



**A HOUSING NEEDS ASSESSMENT  
OF:**

**PITTSBURG,  
KANSAS**

# **A HOUSING NEEDS ASSESSMENT OF: PITTSBURG, KANSAS**

**Report Date: May 5, 2025**

**Prepared For:  
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201 W. 4<sup>th</sup> Street  
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May 5, 2025

Kim Froman  
Director of Community Development and Housing  
City of Pittsburg  
201 W. 4<sup>th</sup> Street  
Pittsburg, KS 66762

Re:               Housing Needs Assessment  
                     Pittsburg, Kansas

Dear Kim Froman:

At your request, Novogradac & Company LLP doing business under the brand name Novogradac Consulting ("Novogradac"), performed a study of the current state of the housing market in the Pittsburg, Kansas area.

The purpose of this engagement is to conduct and provide a housing needs assessment for Pittsburg, Kansas. The report will be utilized for planning purposes with respect to the City's ongoing housing and redevelopment strategy. The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. The scope of this report includes the following based upon our conversations with the client and the indicated scope in the engagement.

- City Profile
- One in-person site inspection, in order to survey the existing housing stock and also to obtain additional in-person interviews that we may not be able to obtain over the phone.
- Overview of Current Economic and Demographic Characteristics, with a particular focus on changes that have occurred since the initial housing needs assessment was completed in 2014
- Interviews with Relevant Stakeholders and Active Market Participants
- Analysis of Housing Stock, both Rental and For Sale
- Identification of Need, based upon qualitative data obtained from HUD CHAS, and qualitative data from stakeholder interviews

The City of Pittsburg is the client in this engagement. As our client, City of Pittsburg owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential users under a separate agreement.

City of Pittsburg, Kansas  
May 2025  
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Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,  
Novogradac

A handwritten signature in black ink that reads "R. B. Denton". The signature is written in a cursive style with a large, stylized "R" and "D".

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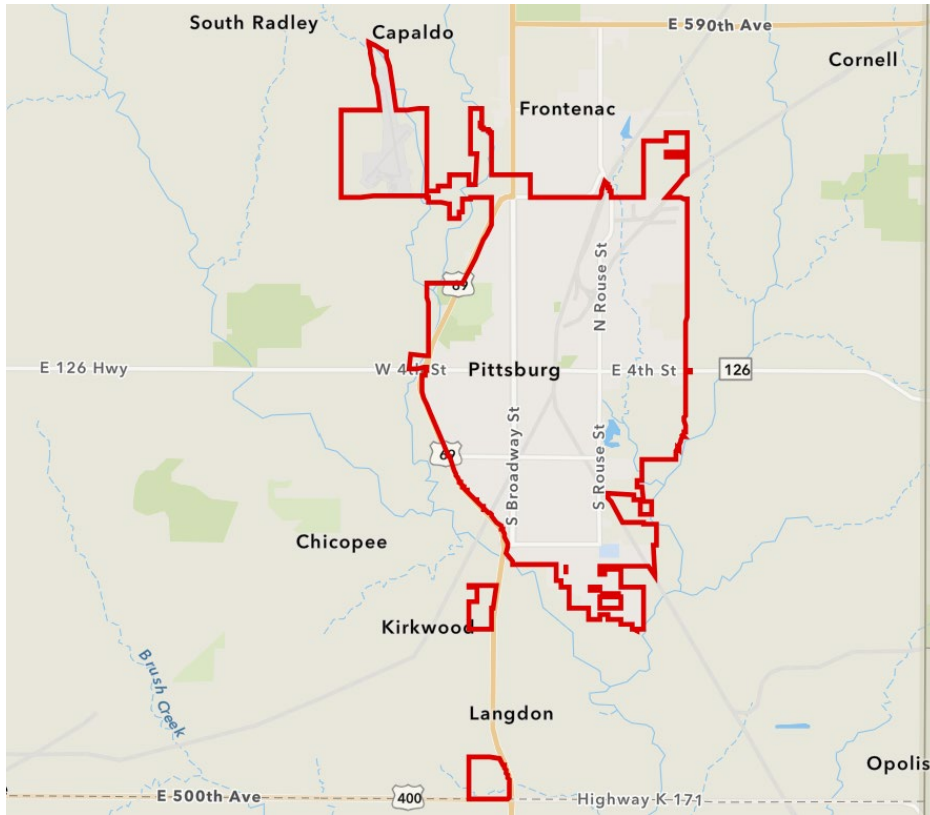
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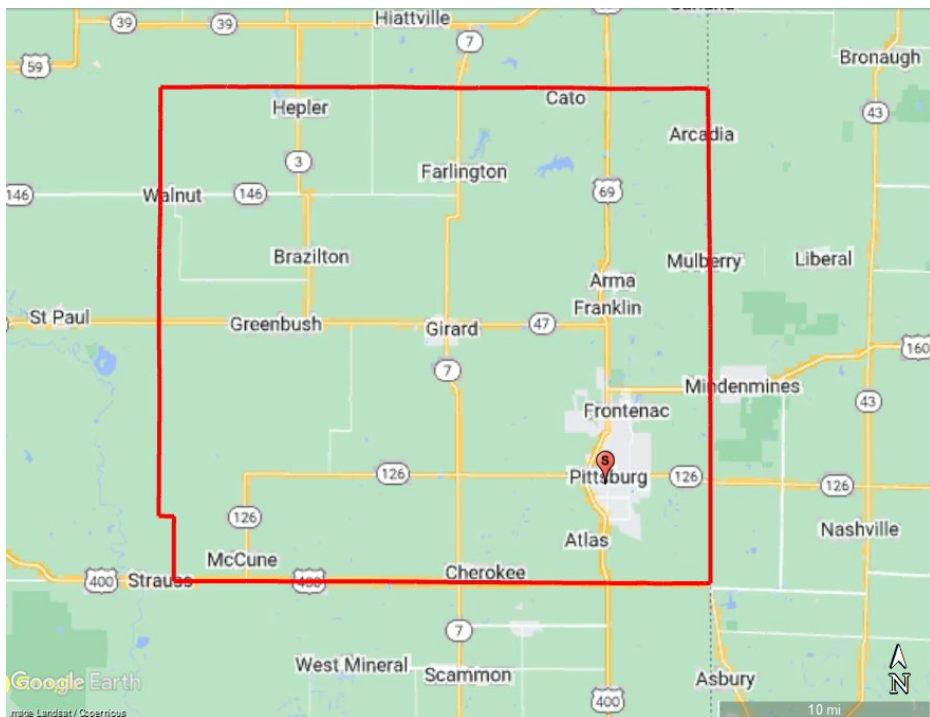
# **I. EXECUTIVE SUMMARY AND CONCLUSIONS**



## Pittsburg, Kansas Map



## Pittsburg, Kansas Micropolitan Statistical Area / Crawford County, Kansas Map





## ECONOMIC TRENDS

Employment in the city is concentrated in the educational services, manufacturing, and healthcare/social assistance industries, which collectively comprise 42.5 percent of local employment. The large share of PMA employment in manufacturing is notable as this industry is historically volatile, and prone to contraction during economic downturns. However, total employment in manufacturing in the city increased from 2010 to 2024, a trend that is contrary to national trends, and suggests that manufacturing locally is more resilient than the national average. Further, the city also has a significant share of employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. Further, from 2010 and 2024, the industries which expanded most substantially during this period include arts/entertainment/recreation, accommodation/food services, and manufacturing. Additionally, total employment in manufacturing increased during this period locally, a trend that is notable given contractions nationwide.

When compared to the prior 2014/2022 reports, three of the top five major employers (Sugar Creek Packing Company, Pittsburg USD 250, and Community Health Center of SEK) currently employ more persons and two (Pittsburg State University and Mercy Hospital) currently employ similar to fewer persons than in 2022, though total employment at Pittsburg State University (PSU) continues to be well above 2014 levels. Additionally, despite the declining enrollment, PSU has been upgrading and expanding its footprint in Pittsburg over the past decade, and many of these projects are targeted at increasing recruitment efforts. New improvements include a \$2 million construction project that added state-of-the-art softball and baseball facilities to its Gene Bicknell Sports Complex and a new \$8 million nursing building and 10,000-square foot simulation hospital. The most significant additions however have been in PSU's downtown presence, referred to as its Educational Enterprise District/Downtown Campus, which includes Block 22, a mixed-use development completed in 2022, and the planned relocation of the Kelce College of Business to a newly constructed location in downtown Pittsburg as well as the renovation of the historic Besse Hotel into a mixed-use development, with a mix of public and office space and the Center for Reading on the ground floor, and student housing on upper floors. Overall, major employers account for approximately 44 percent of total employment in the Pittsburg, Kansas Micropolitan Area/Crawford County, which suggests that these major employers are critical for the local economy, particularly the largest employer, PSU.

Prior to the COVID-19 pandemic, total employment in the Pittsburg Micropolitan Statistical Area fluctuated between periods of contraction and growth while nationwide total employment steadily increased. The local unemployment rate, however, was consistently below the national average. In 2020, total employment in the local area contracted and the unemployment rate increased due to the COVID-19 pandemic, but the local impacts were less severe than that experienced nationwide. While total employment in the Pittsburg Micropolitan Statistical Area surpassed pre-pandemic levels in 2022 and the local unemployment rate remained below the national average through 2023, more recently total employment has contracted and unemployment increased. More specifically, from October 2023 to October 2024 total employment in the SMA decreased by 2.3 percent compared to 0.2 percent growth nationally. Further, from October 2023 to October 2024 the unemployment rate in the SMA increased by 1.3 percentage points to 4.0 percent, slightly higher than the national unemployment rate of 3.9 percent. Overall, the local economy appears to have weathered the COVID-19 pandemic well with a less substantial contraction in total employment and a less substantial increase in unemployment. More recently, however, the local area has underperformed the nation.

## DEMOGRAPHIC TRENDS

**Population.** While Pittsburg’s total population decreased slightly from 2020 to 2023, the total population in 2024 was slightly higher than that of 2010. Population growth in the city has been driven largely by growth in the senior population. The largest age cohort in the city and micropolitan statistical area/county is the 20- to 24-year-old cohort, a trend driven by the presence of Pittsburg State University in the city limits. In fact, the city has approximately 2.4 times the percentage of persons in this cohort relative to nationwide trends. Conversely, the city has a lesser percentage of persons ages 35 and over relative to the nation. While Pittsburg’s total population is projected to decrease slightly from 2024 to 2029, the senior population is projected to increase.

**Households.** The number of total households in the city has increased since 2010 and an additional 65 households are projected to be added through 2029, a trend driven largely by growth among senior households ages 65 and over. The average household size in the city is 2.33 persons, smaller than the national average of 2.53 persons. Approximately 65 percent of all households in the city are one or two-person households, a trend driven by both the large number of college-aged and senior households in the city.

**Tenure.** Approximately 54.1 percent of occupied housing units in the city are occupied by renter households. Both the percentage and number of rental units in the city are projected to decrease through 2029. Conversely, seniors are more likely to be owners, but the number of rental units occupied by seniors (65+) are projected to increase through 2029. Owner households are most likely to be two-person households followed by one-person households while renter households are most likely to be one-person households followed by two-person households. A greater percentage of owner households in the city (37.6 percent) are also three or more person households relative to renter households (32.9 percent).

**Income.** The median household income in Pittsburg is below that of the micropolitan statistical area/county and well below that of the nation. While the larger presence of college students is likely a contributing factor, even working age, middle to late career households in the city also have a significantly lower median household income than that of their counterparts in the micropolitan statistical area and the nation. A significantly greater percentage of households in the city (63.2 percent) and micropolitan statistical area/county (58.1 percent) have incomes below \$50,000 relative to that of the nation (39.5 percent). Conversely, a significantly smaller percentage of households in the city (13.4 percent) and micropolitan statistical area/county (16.0 percent) have incomes of \$100,000 or more relative to the nation (31.4 percent). While there are many potential explanations for the lower incomes in the city, based on our research we believe four are most prevalent. First, the city has a large number of college students many of whom have low to no income while they are in school. Second, jobs in smaller cities and rural areas typically offer lower wages than larger more urban areas due to the relatively affordable cost of living. Third, the city has a large renter household population, again due in part to the university, and renter households typically have lower incomes than owner households. And, finally, the housing supply in the city is older and historically households in search of quality housing have reportedly had to search beyond the city limits.

## HOUSING SUPPLY – SALE MARKET

### Sale Trends

- **Location.** With over half of Crawford County’s housing stock (52.2 percent as of the 2023 American Community Survey) located within Pittsburg, and over 70 percent of recent sales and listings within Pittsburg, the local Pittsburg housing market appears to be a key driver of countywide trends. There are, however, differences between the county and city, which suggests that there are differences between the city and other parts of the county. As the regional economic, education, and healthcare hub, Pittsburg attracts workers from surrounding areas, historically importing more than half of its workforce. According to commuting data and interviews with local stakeholders, the most competitive markets for Pittsburg are Frontenac immediately north of Pittsburg, unincorporated Crawford County, and Carl Junction and Joplin just east of the Kansas/Missouri border.
- **Total Sales/Listings.** As of October 2024, 233 homes sold in 2024 year-to-date. This represents a 5.9 percent increase in the number of sales over the same period in 2023 (220), but it remains below the number of sales from 2022 (281). Additionally, there has been a 19.3 percent increase in the number of new listings year-over-year with 328 new listings posted from January to October 2024 compared to 275 in 2023 and 307 in 2022.
- **Months’ Supply.** Months of supply refers to the number of months it would take for the current inventory of homes on the market to sell given the current sales pace. Historically, six months of supply is associated with moderate price appreciation and is considered a neutral market. Anything less than six months is considered a seller’s market and anything more than six months is considered a buyer’s market. In a seller’s market, homes sell faster, and prices tend to be pushed up more rapidly. In a buyer’s market, prices tend to be lower, and homes sit for longer. The months’ supply in Pittsburg as of October 2024 was 3.6, up from 2.7 in October 2023 and 1.6 in October 2022. The increase in months’ supply appears to be due largely to new listings rather than a decrease in demand as the number of sales has actually increased slightly over the past year. Although trending in the right direction, the total months’ supply remains below what would be considered a balanced market.
- **Days on Market.** The median number of days on the market for properties between January and October 2024 was 19, an increase from the ten days reported in 2023 and 14 days in 2022 for the same time periods.
- **Home Appreciation.** Home prices in Crawford County have, on average, increased by 106 percent since 2000, an above average rate relative to statewide trends. A sizeable percentage of that increase occurred in just the past three years following the COVID-19 pandemic; this is consistent with information provided by local stakeholders and other secondary sources which suggest that home prices increased significantly in recent years.
- **Sale Prices.** The median year-to-date sale price as of October 2024 was \$137,500, 5.0 percent higher than that of 2023 and 14.3 percent higher than that of 2022 for the same reference period. As previously mentioned, rising prices are common in markets such as Pittsburg with less than six months’ supply. The more recent increase in the number of new listings, months’ supply, and days on the market all suggest a slight cooling of the market overall, but given the ongoing supply shortage overall prices have nevertheless continued to climb, albeit at less significant rates of growth relative to prior years. Median list prices in 2024 have generally been higher than those in prior month/years. It is worth noting that the median list price decreased significantly in the summer of 2024 around the same time that the months’ supply started to increase. The full impact of this shift has yet to be seen.

Typically, sale and listing price trends depend in part on what supply is listed and what transfers with characteristics such as unit type/size, age/condition, and features driving prices. This trend is evident in the local housing market as larger units, more recently constructed units, and units with superior features such as a three-car garage, typically command price premiums. Shifts in the distribution of the characteristics of the supply that trades can therefore influence market trends and statistics independent of changes in the amount of supply and/or demand.

### Value/Cost Trends

- **Home Values.** As of the 2019-2023 ACS, median home value in Pittsburg (\$110,800) is well below the national (\$303,400) and state (\$203,400) averages as well as that of the county (\$122,400) and the nearby markets of Frontenac (\$165,400), Carl Junction (\$206,400) and Joplin (\$159,700). While the median home value in the nation increased since the 2014-2018 ACS, the median home values in the other areas are not statistically different to those reported in the 2014-2018 ACS. The lower median home value in Pittsburg is driven by the large number of homes valued below \$100,000, many of which are likely in need of substantial repairs.

While ACS data on home values is based on self-reporting in the annual ACS conducted by the U.S. Census Bureau, Zillow home value data is based on sale records and a model which assumes that all homes transfer in any given time to account for the bias inherent in sales data which depends largely on what inventory is listed and transfers. According to Zillow, the current median home value in Pittsburg is \$126,140, below the median 2024 year-to-date sale price as of October 2024 (\$168,038), and 6.6 percent higher than the median home value over the past year.

- **Monthly Ownership Costs.** In addition to lower home values, Pittsburg also has lower median ownership costs relative to many of the comparison areas, both for housing units with and without a mortgage. The median monthly owner cost for housing units with a mortgage in Pittsburg is \$1,150, well below the national (\$1,902) and statewide (\$1,638) averages and below that of the county (\$1,240) and the immediately adjacent community of Frontenac (\$1,529); Pittsburg is generally comparable to that to nearby markets of Carl Junction and Joplin. While the monthly owner costs for housing units with a mortgage increased nationally, ownership costs in Pittsburg are not statistically significantly different from the median reported in the 2014-2018 ACS, though the current estimate is lower and the median cost countywide did decrease. The median monthly owner costs for housing units without a mortgage, as expected, are lower than those for housing units with a mortgage in all areas. Additionally, similar to ownership costs for housing units with a mortgage, monthly ownership costs for units without a mortgage in Pittsburg (\$495) are also low relative to the national and statewide averages.

### Recently Completed, Under Construction, and Planned Supply – Ownership Market

The following table summarizes the additions to the for-sale housing supply in the past decade.

ADDITIONS TO HOUSING SUPPLY SINCE 2014 REPORT											
Development	Construction Start / Type	Status	Total Phases	Total Units	Total Units Delivered	Total Units in Pipeline	Unit Types	2014 Price	2018 Price	Current Price	Developer
<b>Owner Housing Units</b>											
Creekside East	Late 2020	In absorption	3	TBD	20	TBD	3BR	\$230 - \$250K	\$230 - \$250K	\$200 - \$360K	Turnkey
Silverback Landing	Late 2020	In absorption	3	133	22	111	3-4BR	\$230 - \$250K	\$240 - \$270K	\$360 - \$442K	P&L
Payton's Hamlet	2021	Stabilized	1	4	4	4	4BR	-	\$350K	\$350K+	3P Development
Lakewood Drive Addition	2019	In absorption	1	15	14	1	3BR	-	\$165 - \$200K	\$325 - \$330K	-
Sunflower Estates	-	Planned	1	12	0	12	N/Av	-	-	-	3P Development
<b>Total</b>				<b>164</b>	<b>60</b>	<b>128</b>					



There are currently 164 recently constructed/planned units to be added to the sale market of which 60 are complete and at least 128 additional units planned. According to the 2024 Esri Demographics estimates, there are currently 3,822 owner-occupied housing units in Pittsburg. Thus, the known new supply equates to an increase of approximately 4.2 percent in the for-sale housing supply. The city also has a Land Bank which was established in 2015 to convert vacant, abandoned, tax-delinquent, or otherwise underused properties into productive uses. Currently there are 77 properties in the inventory. To date a total of 57 properties have been sold on which 15 new homes have been built, three homes were removed, one new commercial structure/expansion was added, and one commercial structure was remodeled. This inventory also adds to the housing supply, but given the unknown nature of the final uses of the properties we have not accounted for these units in the above table. Finally, there are also four additional potential development sites for residential uses, including one that is platted and just needs the infrastructure on Pinnacle Lane. The following section summarizes potential uses for the other three sites. It is worth noting that these are suggestions, but each site could reasonably support a variety of different types of residential projects.

- Site 1: Located immediately south of Silverback Landing. Immediately south of the potential site is Summerfield Apartments and Mercy Hospital is located southwest of the site. Given the surrounding uses, this site would be ideal for a mixed-density planned development with slightly higher density uses such as two to three-story townhomes located on the major corridors followed by cluster homes, or other types of lower density missing middle housing structures, followed by single-family homes abutting the Silverback Landing development. Additionally, given the site's proximity to the hospital and PSU, a mixed-tenure development would likely be well received. In the spring of 2025, a rental development, Villas at Wellington Springs, was officially proposed for the site. As proposed, Villas at Wellington Springs will consist of two phases each with 40 units for a total of 80 units in duplex/quadplex buildings. The development will be an independent living property for seniors targeting seniors ages 55 and over and as proposed will offer both affordable and market rate units. The developer applied for Low Income Housing Tax Credits (LIHTC) in the spring of 2025 and a decision on that application is expected in August 2025.
- Site 2: Located in between two of the most recently completed single-family home developments, Payton's Hamlet and Creekside East, on the east side of Pittsburg. Given the immediately surrounding uses, for sale units are the most likely use for the site, though there is a rental property, Remington Square, located within 0.3 mile north of the site and the newly completed Creekside Villas is located 0.5-mile northeast of the site. Both properties are performing relatively well in the market, which suggests that rental development can be successful despite the site's slightly more remote location. Overall, based on the surrounding uses, a single-family home or duplex/one-story townhome for-sale development is the most likely use for the site.
- Site 3: Located immediately south of Home Depot and west of the age-restricted Hopefield Gardens and Pittsburg Duplexes developments. Hopefield Gardens consists of two affordable U.S. Department of Agriculture (USDA) / Low-Income Housing Tax Credit (LIHTC) properties restricted to seniors ages 62 and over and/or persons with a disability. In between these two developments is a 20-unit market rate development restricted to seniors ages 55 and over known as the Pittsburg Duplexes. All three projects are fully occupied with waiting lists. Further all are well maintained and there is a dense vegetative buffer between the property and the parcel to the west, i.e. the proposed development site. The development site is bound by US Highway 69/160 to the west. East of the age-restricted rental properties is a major commercial corridor, North Broadway Street/US Business 69. Commercial uses in the neighborhood include a Walmart Supercenter, which is within walking distance of the site. Overall, given the location and the immediate surrounding uses, a multifamily affordable or moderate-income rental development is the most likely use for the site.

- Site 4. The next most recently completed development in Pittsburg are the homes on Pinnacle Lane on the south side of the city. This development is partially completed with homes built between 2008 and 2018 and offers three and four-bedroom homes ranging in size from approximately 1,600 to 3,000 square feet. Of the five homes that transferred in 2024, final listing prices range from \$285,500 to \$385,000, or \$130 to \$177 per square foot. There are additional platted lots that are platted, but need infrastructure.

## HOUSING NEEDS – RENTAL MARKET

As of 2024 approximately 4,506 housing units, or 54.1 percent of the occupied housing stock in Pittsburg, was renter-occupied. Over 70 percent of renter households in Pittsburg pay less than \$1,000 a month in gross rent, i.e. asking rent plus utilities. The median gross rent in Pittsburg (\$840) is well below the national (\$1,348) and state (\$1,029) averages as well as that of Carl Junction (\$1,222) and Joplin (\$889). Further, the median gross rent in Pittsburg is not statistically different from that reported in the 2014-2018 ACS, contrary to state and national trends.

Vacancy in the rental market is low. According to the 2019-2023 ACS, the rental vacancy rate in Pittsburg was 3.7 percent. There is currently no available vacancy at the subsidized properties and all maintain waiting lists, some of which are extensive. Vacancy rates at the stabilized unsubsidized affordable and market rate properties are also exceptionally low with just 12 vacant units among the 786 units surveyed, or 1.5 percent. This suggests that supply in all sectors of the rental market continues to lag demand. When vacancy is low there is more competition for the limited number of available units potentially driving up rental rates. While all of the surveyed properties reported rent growth in the past year, most reported growth of one to three percent, which is fairly standard in balanced markets. A select number of properties did report larger rent increases including one that increased rents by up to 17 percent on select units, but overall, the market appears to have avoided more widespread significant increases that could be achieved given the supply shortages. There are a variety of potential explanations for this trend.

- First, the majority of the rental supply in Pittsburg consists of single-family homes and units in small multifamily buildings (ten or fewer units), many of which are privately owned and managed. Under this ownership structure there are oftentimes competing interests, for example the potential losses associated with turnover, which may pre-empt rent growth.
- Second, according to the secondary data and interviews with local stakeholders, a sizeable percentage of the rental supply in Pittsburg is in fair to average condition suffering from deferred maintenance. In these circumstances owners may forego rent growth to avoid pressures to reinvest in the upkeep of the units/buildings.
- Third, it is reasonable to assume that at least some property owners or landlords may be unaware of the tightness in the rental market and potential for rent growth.
- Fourth, the relatively low cost of homeownership in the city may be limiting rent growth. More specifically, a three-bedroom rental unit priced at the maximum allowable 60 percent AMI level would be competitive with homeownership in Pittsburg at current prices.
- Finally, the large student presence within the rental market is somewhat unique and could be limiting growth if landlords/property owners are operating on the assumption that students are unable to afford rent increases given their limited incomes, but research suggests that the opposite is more often the case, namely that markets with large college student populations oftentimes experience stronger rent growth.

Overall, vacancy in all segments of the market is low and waiting lists at affordable properties in particular are pervasive.

### Recently Completed, Under Construction, and Planned Supply – Rental Market

The following table summarizes the additions to the rental housing supply over the past decade.

**ADDITIONS TO HOUSING SUPPLY SINCE 2014 REPORT**

Development	Construction Start / Type	Status	Total Phases	Total Units	Total Units Delivered	Total Units in Pipeline	Unit Types
<b>Rental Housing Units</b>							
Gorilla Rising <sup>1</sup>	Mixed-Use (63 Student Housing Units)	Under renovation	1	63	0	63	-
Villas at Creekside <sup>2</sup>	Market Rate (55+)	In lease-up	Up to 5	58	58	0	2-3BR
Leland Lofts <sup>1</sup>	Moderate Income & Short-Term Rental	Stabilized	1	7	7	0	1-2BR
Block 22	Student Housing	Stabilized	1	97	97	0	1BR-2BR
Smithsonian	Moderate Income	Stabilized	1	14	14	0	0-2BR
Pittsburg Highlands	LIHTC (Rent to Buy)	Stabilized	1	25	25	0	3BR
Town Talk Studios <sup>4</sup>	Market Rate & Short-Term Rental (STR)	Stabilized	1	9	9	0	0-2BR
The Robberson	Mixed-Use (2 to 4 Market Rate)	Proposed	1	4	0	4	TBD
The Aviary	Moderate Income	Proposed	1	10	0	10	TBD
The Station	HOME/Permanent Supportive Housing	Proposed	1	10	0	10	0BR
LIHTC/PSH	LIHTC/Permanent Supportive Housing	Proposed	1	50	0	50	TBD
Villas at Wellington Springs	LIHTC/Market (55+)	Proposed	2	80	0	80	2BR
<b>Total</b>				<b>427</b>	<b>210</b>	<b>217</b>	

<sup>1</sup> Proposed multi-faceted expansion of Pittsburg State University into downtown Pittsburg. Plans include the relocation of the Kelce College of Business to a newly constructed downtown building as well as the redevelopment of the historic Besse Hotel into a mixed-use development featuring ground floor commercial space and 63 student housing units on the upper

<sup>2</sup> Active-adult (55+) gated community with limited exceptions for younger, childless professionals.

<sup>3</sup> Property offers six long-term moderate-income rental units and one STR.

<sup>4</sup> Property offers five long-term market rate rental units and four STRs.

As illustrated, there are 210 rental units that have been added to the market since the initial 2014 report and 217 additional units are planned. According to the 2024 Esri Demographics estimates, there are currently 4,506 renter-occupied housing units in Pittsburg. Thus, the known new supply equates to an increase of approximately 9.5 percent in the rental housing supply. Additional details on the completed developments are provided in the rental market survey section of this report. Of the projects in the pipeline, one will target students (Gorilla Rising), two will target low to moderate-income households (note the property has not yet applied for LIHTCs, the sponsor anticipates that application will be submitted in 2025), one will target moderate income households (Aviary), one will be market rate (Robberson), two will target low-income households offering Permanent Supportive Housing (PSH), and one will target seniors (55 and over); as such, the portfolio of proposed rental projects spans the majority of the rental housing spectrum in terms of targeted income/rent levels.

## HOUSING NEEDS

This section provides an overview of current housing needs in Pittsburg. The section begins with a discussion of housing needs and issues which showed that renter households in Crawford County and Pittsburg are more likely than their owner counterparts to have housing problems, and to be cost burdened. Additionally, the median renter cannot afford the median rent. This section also demonstrates that while the median owner can afford the median home price, the median renter cannot, which suggests that homeownership may be out of reach for some first-time buyers without some form of downpayment assistance. Approximately 36 percent of all renter households or 1,636 total renter households in Pittsburg, have incomes ranging from \$20,000 to \$49,999; affordable sale prices for these first-time homebuyers would likely range from \$80,000 to \$200,000. Overall, the results suggest that renters, and low-income renters in particular, are the most in need of assistance. It is worth noting however that the large number of college age households, the majority of whom are renters, may be artificially inflating the aforementioned perception of need as these households

are generally not considered in need of additional assistance as their economic situations are often temporary.

Traditional measures of housing affordability account only for housing costs. In recent years, however, there has been an increased recognition that transportation costs, which oftentimes account for the second largest expenditure in a household budget, play a significant role in the overall affordability of housing. In places that are dominated by commuters and where public transportation is limited such as Pittsburg, transportation costs are oftentimes even more significant in terms of their impact on a household budget. Incorporating both transportation and housing costs into the discussion of affordability provides a more comprehensive understanding of affordability, particularly in areas such as Pittsburg where a sizeable percentage of the workforce commutes into the city. According to the H&T Index, on average, households in Pittsburg spend 25 percent of household income on housing costs and a slightly higher percentage (29 percent) of household income on transportation costs; collectively this equates to approximately 54 percent of household income spent by the average household in Pittsburg on housing and transportation costs. **When compared to Crawford County as a whole and to nearby Carl Junction, Pittsburg is more affordable on average with 54 percent of income on average spent on housing and transportation costs relative to 60 percent in the county and 59 percent in Carl Junction.**

In addition to reviewing secondary data on housing needs and conducting the citywide rental survey, we also supplemented our analysis with information solicited from local stakeholders who were identified in consultation with the city officials and included representatives from the public, private, and not for profit sectors including major employers, public officials, realtor/brokers, property managers, lenders, landlords, builders, advocates, community members, government officials, and housing and general service providers. In total 99 stakeholders were invited and 43 participated in this process either by attending a stakeholder engagement meeting or through a one-on-one interview. Stakeholders were asked to provide insight into the current state of the housing market in Pittsburg, and in particular, to identify current needs, barriers that are preventing those needs from being met, and potential solutions. The identified housing needs can generally be classified as gaps in supply (lack of affordable housing, lack of quality housing, and lack of variety) and target markets (low to middle-income renter and owner households, first time homebuyers, single adults, single-parent households, special needs households, and seniors). The primary barriers on the other hand were financial (high construction costs, lack of capital for initial infrastructure costs, rising interest rates), lack of capacity (no production builders, lack of general builders, trade shortages, absentee landlords), lack of information (insufficient knowledge of how to maintain older homes, lack of financial understanding of the costs associated with maintaining older homes, lack of financial literacy more broadly, lack of understanding of how subdivisions work). Recommendations focused on the types of housing needed (downtown upper story residential, new construction, renovated units, higher density, smaller units) as well as suggested mechanisms or policies that can help mitigate the identified barriers (incentives in the form of grants, public-private partnerships, infrastructure investment, information dissemination, among others).

## HOUSING POLICY INITIATIVES AND DEVELOPMENT IN PITTSBURG, 2014 - 2024

The following section summarizes recent housing policy initiatives and development in Pittsburg in the past decade.

### CITY HOUSING INCENTIVE PROGRAM (CHIP)

According to city officials, this builder incentive program was developed in the fall of 2024 and has since been approved and is now being implemented. Grants will be awarded in the amount of 10 percent of the construction cost for the total amount of the grant not to exceed \$20,000 for eligible single-family residential construction sold to an income eligible buyer, defined as a household with an income of 150 percent of the AMI or less. As previously mentioned, this threshold renders the vast majority of households eligible for the program.

## **LAND BANK – PITTSBURG LAND BANK**

The Land Bank was created in 2015 and has reportedly been the primary vehicle through which the city has pursued this recommendation. The Land Bank focuses on the conversion of vacant, abandoned, tax-delinquent, or otherwise underused properties into productive uses. Every transfer of property from the Land Bank is accompanied by a development agreement, outlining the final use of the property, as well as accompanying timelines. The purchase price for Land Bank properties is set at 75 percent of the appraisal price, which is based on the Crawford County Appraiser's Office. To date, the Land Bank has sold 57 properties, seen 15 homes built, three homes remodeled, one commercial expansion, and two commercial buildings remodeled. There are four pending buildings and an additional 77 lots in the current inventory.

## **COMMUNITY DEVELOPMENT CORPORATION (CDC) - POINT FORWARD**

Community Development Corporations (CDCs) are nonprofit, community development-oriented organizations focused on revitalizing areas in which they are located. CDCs can provide a wide variety of services to a community including buying, renovating, or building for sale or rental properties, economic development projects, social services, community organizing and cleanup projects, community development projects, and neighborhood promotion, among others. While the local government and Chamber of Commerce have a strong economic development team, community organizing, neighborhood development, and affordable housing development are areas in which a CDC could fill a void in the community.

Point Forward, a non-profit CDC focused on promoting economic development and improving overall quality of life in Pittsburg was created in 2022. In August 2023, Point Forward purchased the former Washington Elementary School and plans to redevelop it into a childcare center. The project has received public funding as well as private donations.

## **NEIGHBORHOOD ADVISORY COUNCIL**

The Neighborhood Advisory Council was established in 2023 following a community-wide grassroots initiative led by the City commission to “Spruce Up.” This 12-member volunteer board of property owners and renters represents all four quadrants within Pittsburg. The NAC was created in 2023 to support the city-wide cleanup efforts and create a council of citizen that can access both public and private resources; and provide leadership, support, and information on neighborhood issues. Some of the NAC's goals include:

- Build awareness, and educate neighborhoods about city policies, services, resources, tenants' rights, code enforcement guidelines and more.
- Establish a Neighborhood Map to establish boundaries and distinct neighborhood names.
- Network and build community by establishing a volunteer database, get to know neighbors and their individual needs, identify resources to help neighbors, coordinate regular cleanup events, and assist with neighborhoods gatherings and special events.
- Collaborate with city advisory boards to support policy changes that result in healthier neighborhoods.
- Create a neighborhood grant program to fund neighborhood improvements.



## RURAL HOUSING INCENTIVE DISTRICT (RHID)

The City of Pittsburg established a RHID to incentivize the creation of new housing within the city limits. The RHID is designed to aid developers to build housing in rural communities. The RHID captures 100 percent of the incremental increase in real property taxes (less the mills taken out for the school district) and reimburse those funds to the developer over a 25-year period, rather than the traditional approach to new development where the city would split the cost of infrastructure with developers. All three of the recently completed/ongoing for-sale developments (Payton's Hamlet, Creekside East, and Silverback Landing) in the area utilized the RHID program.

## NEW DEVELOPMENT – MODERATE TO HIGH INCOME

There are three for-sale developments (Creekside East, Payton's Hamlet, and Silverback Landing) and three rental developments (Villas at Creekside, Leland Lofts, and Smithsonian) projects that have been initiated in the past decade which have added to the moderate to higher income housing supply as well as two additional planned projects (Sunflower Estates and The Aviary).

### For-Sale Developments

- Creekside East is complete with 20 homes delivered in the \$200,000 to \$360,000 price range. Future phases are planned, but no additional details were available as of the date of this report.
- Payton's Hamlet is now complete with four high-end homes built in the \$350,000 and higher price range.
- Silverback Landing is located within one mile of both PSU and the hospital. This development is platted for 133 parcels of which 60 are in Phase I. To date 22 homes have been delivered or are under construction. Homes are reportedly now selling for between \$360,000 and \$441,900. Silverback Landing was the first planned subdivision added to Pittsburg. As the first of its kind in over 80 years in Pittsburg, not only did the homes themselves have to be marketed and sold, but so too did the subdivision concept itself, including the establishment of an HOA, a rarity in Pittsburg. A strong marketing campaign and competitive pricing are traditional methods used to mitigate the penalty associated with being first, but the timing of the development's market entry in the height of the COVID-19 pandemic and the subsequent increases in material and labor costs in the construction industry likely hampered these efforts. The development experienced three primary challenges: timing (the development launched amidst the COVID-19 pandemic), rise in labor and material costs, and a lack of builders/tradespeople.

### Rental Developments

- Villas at Creekside is a 58-unit unit development. All units are duplexes and offer attached garages. The neighborhood is marketed as a luxury maintenance free living lifestyle for seniors ages 55 and over. A previously mentioned, the development has made several exceptions for households under the age restriction but who had no children and were working professionals including a household employed at the hospital. As of the March 2025, 47 units have been leased. The asking rents at this property are significantly higher than the rents being achieved at other rental properties in the market and well above rents competitive with homeownership.
- **Leland Lofts** was completed with a MIH Grant. The project is a rental development with six rental units and is fully occupied.
- **The Smithsonian** is a 14-unit development funded with both an MIH and KHITC grant. All units are restricted to households with incomes of 60 to 150 percent of the Area Median Income (AMI) and

there are no rent limits. The property began advertising in April 2024, opened in early June 2024, and was fully occupied by the end of June 2024 for an absorption rate of 14 units per month. Management indicated that there were no issues identifying income qualified applicants as nearly all of Pittsburg qualifies under the 150 percent AMI threshold. The property was reportedly well received in the market and demand was and has continued to be strong.

### Developments in Pipeline

- **Sunflower Estates** (12 single-family homes) was awarded KHITC in 2023. The development is platted. Construction is scheduled to begin in 2025. No additional details were available as of the time of this report.
- **The Aviary** is a long-vacant apartment building that was recently sold with plans for a substantial renovation. The developer intends to secure MIH funding for the development.

### NEW DEVELOPMENT - DOWNTOWN AREA

The city has promoted the revitalization of the downtown area. Progress to date includes:

- **Leland Lofts** was completed with a MIH Grant. The project is a rental development with six rental units and is fully occupied.
- **The Smithsonian** is a 14-unit development funded with both an MIH and KHITC grant. All units are restricted to households with incomes of 60 to 150 percent of the Area Median Income (AMI) and there are no rent limits. The property began advertising in April 2024, opened in early June 2024, and was fully occupied by the end of June 2024 for an absorption rate of 14 units per month. Management indicated that there were no issues identifying income qualified applicants as nearly all of Pittsburg qualifies under the 150 percent AMI threshold. The property was reportedly well received in the market and demand was and has continued to be strong.
- **Block 22** is an innovative mixed-use, living-learning, entrepreneurial community in Downtown that opened in 2019. The property consists of four historical buildings and was developed through a partnership between Pittsburg State University, the city, and the Vecino Group. The development consists of student housing for Pittsburg State University students, co-working and business incubation spaces inside The Foundry, and multiple dining options. The project offers 97 one-bedroom apartments and two, two-bedroom suites. The units are fully furnished with TVs, a full-sized bed, a full kitchen including a dishwasher and garbage disposal, and washer/dryer. The prices range from \$625 to \$730 and the rent includes all utilities and high-speed internet. There is also a \$50 per month discount for income-eligible students. The Foundry @ Block 22 is more than 16,000 square feet of space that includes a maker space, business incubator, co-working space, conference rooms, and a large meeting space used by Pittsburg State University and community groups. The Foundry's co-working space is home to several small businesses and Root Coffeehouse & Creperie. In the fall of 2018, Block22 was selected as one of the top university-led projects in the nation by the University Economic Development Association.
- **Talk Town Studios** is a mixed-use development with nine apartment units (five long-term market rate rental units and four short-term rental units) and ground floor commercial. Management indicated that the property was well received and demand for both types of rental unit has been strong since opening. Further, management did not report any issues with the proposed tenancy mix, a phenomenon that has been reported in other markets where long-term and short-term uses are intermingled. The long-term market rate units rent for between \$900 (studio, unfurnished), \$1,800 (one-bedroom furnished), \$1,550 (two-bedroom unfurnished), and \$2,400 (two-bedroom furnished). The long-term furnished units are more like an extended stay hotel as the unit is both fully furnished and includes all utilities.

- **The Robberson** is a redevelopment project that offers 10 ground floor flex office spaces. There are currently plans to add either four smaller one-bedroom units or two larger units (two and three-bedroom units) in the future, but an exact timeline was not available. These units will most likely operate as market rate units.
- **The Aviary** is a long-vacant apartment building that was recently sold with plans for a substantial renovation. The developer intends to secure MIH funding for the development.

There is also one significant development in the immediate pipeline.

- **Gorilla Rising** is Pittsburg State University's next project in downtown. The \$60 million project will relocate the Kelce College of Business downtown and expand student housing to the heart of the city through the substantial renovation of the former LIHTC property, the Besse Hotel, which had reportedly been vacant for five years. The historic building will be redeveloped into a second mixed-use building adjacent to the already successful Block 22 project and upon completion will offer ground floor commercial and office space and 63 additional student housing units on the upper floors. Construction on the Besse is underway and the Kelce College of Business anticipates welcoming students by the fall of 2026. Adding new quality units to the rental market may pressure some landlords of existing developments with deferred maintenance to either renovate or lower prices in order to remain competitive. These pressures and potential knock-on effects will increase as the amount of new, quality rental supply increases.

## CONCLUSIONS – TARGET MARKETS

There are five main target markets for development: extremely low to low-income renters, existing renters looking to become first-time homebuyers, existing owners looking to downsize (oftentimes seniors), existing owners looking to upgrade, inflow commuters to (i.e. people who live outside the city but work inside) and prospective new residents/employees. By adding more options, Pittsburg can reasonably expect to attract/retain demand from each of these target markets.

### 1) EXTREMELY LOW TO LOW-INCOME RENTERS

The majority of cost burdened (70.5 percent) and severely cost burdened (79.1 percent) households are renter households. Further, extremely low-income and very low-income renter households are the most likely to be both cost burdened and severely cost burdened in terms of count and propensity, but extremely low-income owners are also just as likely to be cost burdened as extremely low-income renters, but on a smaller scale. This suggests a need for additional rental housing for extremely low and low-income households.

#### Existing Supply

There are only four properties in Pittsburg that target general tenancy extremely low-income or low-income households including two that are subsidized and two that offer unsubsidized LIHTC units. All online units at the subsidized properties are fully occupied. Further, both properties maintain extensive waiting lists. The two properties offering LIHTC units reported only one vacant unit out of 43 total LIHTC units between the two properties. Finally, the city's tenant-based voucher programs are also in high demand and according to interviews with the housing authority and local stakeholders it has become increasingly difficult for voucher holders to find units in the market that accept vouchers. In fact, only an estimated 30 to 40 percent of households that are issued vouchers are reportedly able to secure a unit.



### Pipeline Supply

At the time of this report, we were aware of one proposed 50-unit mixed-tenancy LIHTC development that is expected to be submitted to the state for LIHTCs in 2025. As currently proposed the project would offer a mix of general tenancy and permanent supportive housing units. We were also aware of a second proposed 40-unit senior (55+) LIHTC and market rate development that applied for LIHTCs in the spring of 2025; if awarded, this would be the first phase of a proposed two-phase 80 total unit development known as Villas at Wellington Springs.

### Housing Need

Low Income Housing Tax Credit (LIHTC) projects are required to accept vouchers. Thus, by adding a LIHTC development one would also be increasing the potential inventory for voucher holders and this could be done without having to offer a landlord incentive, programs that are being implemented nationwide as other communities similarly struggle with a decrease in landlord participation. Given rising construction costs, LIHTC projects have become increasingly difficult to cash flow, particularly those with lower AMI set-asides.

## 2) FIRST TIME HOMEBUYERS

The median renter household in Pittsburg is not able to afford the median home value. What can first time homebuyers in Pittsburg afford? Households with incomes in the lowest income cohorts are the least likely to be able to access homeownership. Additionally, some of these lowest income households are college students, others are seniors who either already downsized or were never homeowners; homeownership options for these target groups are generally not considered a high need. Renter households in the slightly higher income cohorts, those with incomes of \$20,000 to \$100,000 are the most likely to be those able to and/or interested in accessing homeownership. Renter households with incomes above this range are likely renting for reasons other than a lack of access to homeownership. Approximately 52 percent of renter households have incomes ranging from \$20,000 to \$99,999; the estimated affordable purchase prices (estimated at three to four times the household income) for renters in these brackets range from \$80,000 and \$400,000. The majority of these, 36 percent of all renter households or 1,636 total renter households, have incomes ranging from \$20,000 to \$49,999; affordable sale prices for these first-time homebuyers would likely range from \$80,000 to \$200,000.

While there is no city sponsored first-time homebuyer education or downpayment assistance programs, these services are reportedly available in the community through other sources including lenders. According to interviews with local stakeholders, a large percentage of homebuyers, and first-time homebuyers in particular, in Pittsburg use unconventional loans such as FHA, USDA, or VA loans. While these types of loans offer key advantages, including a lower credit score and/or downpayment requirement, homes that are traded using these types of loan vehicles do have to pass certain inspection criteria, and many of the older homes do have issues that require work prior to being eligible to a buyer with said financing.

### Existing Supply

According to local MLS statistics, median sale price in Pittsburg (from January to October) ranged from \$120,000 in 2022 to \$131,000 in 2023 and \$137,500 in 2024; all are within the range of affordability for the majority of renter households most likely to be interested in homeownership. Additionally, of the 83 current listings, 51, or 61.5 percent, are priced below \$200,000. Further, on average homes sell for slightly less than the list price. Thus, it is reasonable to assume that the majority of the above current listings will sell for below \$200,000. It is worth noting however that according to local stakeholders many of the affordably priced homes in Pittsburg are in poor to fair condition with deferred maintenance. Thus, while the existing supply does offer affordable options for first-time homebuyers based on current incomes, there are questions as to the quality/condition of this supply segment.

### Pipeline Supply

There are two projects in the pipeline that may target this market segment. First, Sunflower Estates is a proposed 12-unit for-sale development that will target moderate income households. The project was awarded Kansas Housing Investor Tax Credits (KHITC) in 2023 and is platted. Additional details on design or pricing were not available. Thus, while the homes will be income restricted, it is not known at this time if they will be priced at affordable levels for this market segment. The second is a new rent-to-buy program. It is our understanding that a local organization, Level Playing Field, has started such a program. The project is being spearheaded by local residents with particular skill sets and connections interested in providing quality housing for moderate income households, and single-earner households in particular. The current plans call for two-bedroom/one-bathroom 900 square foot homes for \$125,000 and three-bedroom/two-bathroom 1,300 square foot homes for less than \$200,000. Initial rent payments would be credited toward the purchase price, homes are sold at cost and loans would be issued at two to four percent interest. The homes are deed restricted to ensure that buyers meet particular income/need requirements and that the homes remain affordable, similar in design to many Habitat for Humanity programs. To date two homes have been completed and plans call for five homes to be added per year.

### Housing Need

Homeownership is the primary tool for building generational wealth. Expanding access to the homeownership market can be pursued through a variety of mechanisms including first-time homebuyer education, downpayment assistance, rehabilitation grants, and/or the use of unconventional loans such as FHA, USDA, or VA loans, all of which are reportedly widely used in Pittsburg. Overall, we recommend focusing on the following:

- Townhomes/Condominiums/Starter homes @ <\$200,000
- Rent to Buy options for <80% AMI households
- Rehabilitation grants for homes being sold to buyers using FHA/USDA/VA loans for inspection specific repairs to ensure that the home will pass and the sale can close
- Rehabilitation grants for buyers with incomes <80% AMI funded through CDBG funds
- Rehabilitation program for the cities camp houses through cultural preservation or related type of program

## 3) EXISTING OWNERS LOOKING TO DOWNSIZE

### Demographic Characteristics

- **Population/Households:** While the total population is projected to decrease slightly through 2029, the senior population is projected to increase. Additionally, Pittsburg is projected to add 58 senior (55+) and 151 senior (65+) households in the next five years. The following section provides an overview of the characteristics of senior households in Pittsburg.
- **Household Size:** The vast majority (96.4 percent of senior households 65 and over) of senior households are one or two-person households.
- **Tenure:** Seniors are more likely to own (65.1 percent) than rent.
- **Income:** Senior owner households are most likely to have incomes ranging from \$10,000 to \$39,999 (45.5 percent of senior 65+ households) or \$60,000 to \$99,999 (23.2 percent). Senior renter households are most likely to have incomes below \$40,000 (75.6 percent).

### Existing Supply

- Rental - Extremely low-income to low-income. Age-restricted subsidized properties in Pittsburg are fully occupied with waiting lists. Managers generally reported strong demand for this type of housing in Pittsburg noting that turnover is low and when turnover does happen it is oftentimes due to a need for a higher level of care and/or death.
- Rental - Market rate. There are two market rate age-restricted properties in Pittsburg: Pittsburg Duplexes and Villas at Creekside. Pittsburg Duplexes offers 20 two-bedroom 800 square foot duplex units with an attached one-car garage for \$1,045 a month. The property was built in 2005 and is fully occupied with a short waiting list. Management indicated that the property is generally full, but that there does not appear to be a significant need for additional similar unit types in the market, though this may be due to its location adjacent the Hopefield Gardens properties (subsidized senior rental units for low to moderate-income households), which is reportedly in high demand. Villas at Creekside is one of the most recent additions to the rental market in Pittsburg. The property offers 58 one-story duplex units offers two or three-bedrooms and ranging in size from approximately 1,115 to 1,338 square feet. The property is currently 77.6 percent occupied and is achieving rents of \$1,857 to \$2,257 (utility adjusted to assume trash removal is included in the rent). The property expects to be fully occupied by the spring of 2025. The rent/buy analysis in the Housing Supply section of this report illustrated that homeownership was competitive with rental properties at the maximum allowable 60 percent AMI rent. More specifically, a three-bedroom rental unit at \$1,162 a month was competitive with a \$150,000 home in terms of monthly cost.
- While some stakeholders did note that there are still seniors in the market interested in downsizing, others indicated that this would not be at the expense of homeownership. In other words, there appears to be a segment of the senior population who are interested in downsizing from their three or four-bedroom home into a smaller home, but they still want to own the unit. This suggests there may be a market for a development with smaller homes on smaller lots, for example a cluster home development or a townhome property, and/or a condominium development, particularly if located in a walkable location.

### Pipeline Supply

There are no projects in the pipeline that will specifically target this market.

### Housing Needs

The highest need amongst the senior population is for rental units targeting extremely low and low-income households. While there may still be a need for additional age-restricted market rate rental housing in Pittsburg given the projected growth among this demographic, it would need to be (a) at a significantly lower price point than that offered at Villas at Creekside, (b) smaller in size), and/or (c) be in a more walkable location, for example in downtown or the downtown adjacent neighborhoods. We recommend focusing on the following:

- 1BR rental units @ <60% AMI
- 1-2BR rental units @ <\$1,000
- 1-2BR sale units @ \$75 - \$125,000 in higher density structures in walkable locations

## 4) EXISTING OWNERS LOOKING TO UPGRADE

Over the past decade, Pittsburg has added four new single-family home developments, one of which still has over 100 lots for sale and another of which has land for future phases but for which additional plans have not yet been announced. All of these developments offer three and four-bedroom homes the majority of the homes planned at the largest new development, Silverback Landing, will also have superior features such as three-

car garages. Overall, it appears that the market is responding to the needs of this segment and we have no additional recommendations other than to continue to support its development.

## 5) COMMUTERS/NEW RESIDENTS

Pittsburg continues to be a net importer of its workforce with approximately 7,723 jobs in Pittsburg filled by people who live outside the city limits. Previous reports suggested that one contributing factor was the lack of quality housing and the lack of new housing in Pittsburg. Interviews with local stakeholders indicated that this continues to be an issue, though now price seems to be the main issue.

### Existing Supply

In the past ten years four new single-family home developments have been added to Pittsburg: Lakewood Drive Addition, Creekside East, Payton's Hamlet, Silverback Landing. Homes were all newly constructed and sold for between \$200,000 and \$442,000. While recent for-sale projects such as Payton's Hamlet, Creekside East, and Silverback Landing, have certainly contributed toward addressing the needs for this particular target market, i.e. the lack of quality, new construction housing in Pittsburg, all of these projects offer a relatively similar product - three and four-bedroom single-family homes on 0.25 to 0.50 acre lots with a two to three-car garage – and more recently the prices of the homes at the largest development, Silverback Landing, are somewhat high relative to new construction prices in neighboring markets of Carl Junction and Joplin.

### Pipeline Supply

While all/nearly all homes in the first three have been sold, Silverback Landing still has an estimated 111 lots available for sale but these homes as of now are all expected to be larger (three and four-bedroom) homes. There has reportedly however been some discussion of offering some slightly smaller floorplan options, possibly down to 1,800 square feet, which would presumably come with a lower price point. Further, there is land available for future phases at Creekside East, though no additional homes are planned at the present time. Lastly, there are several additional potential development sites in Pittsburg identified in the *Housing Supply* analysis, which could be improved with housing.

### Housing Need

Home prices in Pittsburg are higher than those in neighboring markets for a variety of reasons many of which are outside the control of the city including statewide licensing requirements for trades in Kansas relative to neighboring Missouri. Thus, in order to compete for this target market, Pittsburg will need to find ways to offer additional quality housing, and likely at lower price points.

One way to do that is through changes to the building and zoning codes. More specifically, building codes could be updated to permit smaller homes (currently the minimum size is 800 square feet), including tiny homes. Building codes could also be updated to permit off-site modular construction, which is estimated to reduce costs by up to 20 percent and build times by up to 50 percent. Zoning codes on the other hand could be updated to permit the aforementioned diverse structure types as well as allowing for higher density as higher density buildings are oftentimes cheaper per unit given land costs can be spread across multiple units as well as infrastructure efficiencies. Relatedly, zoning could be updated to allow for Accessory Dwelling Units (ADUs) in single-family home districts. ADUs serve a variety of purposes including being ideal for intergenerational households, communal living arrangements for persons with special needs, and/or an additional income source for an owner-occupier to ensure overall affordability.

Another way to do that is through subsidies, direct or indirect. A direct subsidy could go to the homebuyer. For example, some municipalities have had success with offering grants to new residents, either as a way to attract new residents in general or to specific occupational groups, with schools, teachers and healthcare workers being the most common. A different, but related, approach is through rent-to-buy programs, although these are more likely to be targeted towards existing renter households seeking to access homeownership rather

than the target market of discussion here. An indirect subsidy could go to the developer or builder. According to city officials, a builder incentive program (City Housing Incentive Program - CHIP) was developed in the fall of 2024 and has since been approved and is now being implemented. Grants will be awarded in the amount of 10 percent of the construction cost for the total amount of the grant not to exceed \$20,000 for eligible single-family residential construction sold to an income eligible buyer, defined as a household with an income of 150 percent of the AMI or less. As previously mentioned, this threshold renders the vast majority of households eligible for the program.

Relatedly, Pittsburg should lean into its strengths, including, being the economic, healthcare, and education center in the region and reframe Pittsburg's use of code, licensing, and permitting programs to emphasize the value added (i.e. these are designed to protect consumers and the life-safety of Pittsburg's citizens, some are state mandated and the city has no control), rather than allowing the conversation to be driven by cost alone (i.e. Missouri is cheaper). Overall, we recommend focusing on the following:

- Townhomes/Condominiums/Starter homes @ <\$200,000
- Owner occupied homes with ADUs priced @ <\$400,000
- Housing in walkable locations
- Planned Use Development (PUD) on one or more of the larger development sites that offer a mix of housing options

## RECOMMENDATIONS

The following section summarizes key recommendations, in no particular order.

- #1: Diversify the housing supply
- #2: Expand the supply of low-income rental housing
- #3: Create additional moderate-income housing, both for rent and for sale
- #4: Preserve Pittsburg's existing single-family housing stock
- #5: Implement stricter property maintenance codes
- #6: Expand affordable housing for seniors
- #7: Educate low to moderate income households on homeownership opportunities
- #8: Increase opportunities for development to meet housing needs
- #9: Develop and disseminate Pittsburg Brand
- #10: Enhance housing and amenities in the Downtown area
- #11: Establish a Land Trust

## **II. CITY PROFILE, ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS**

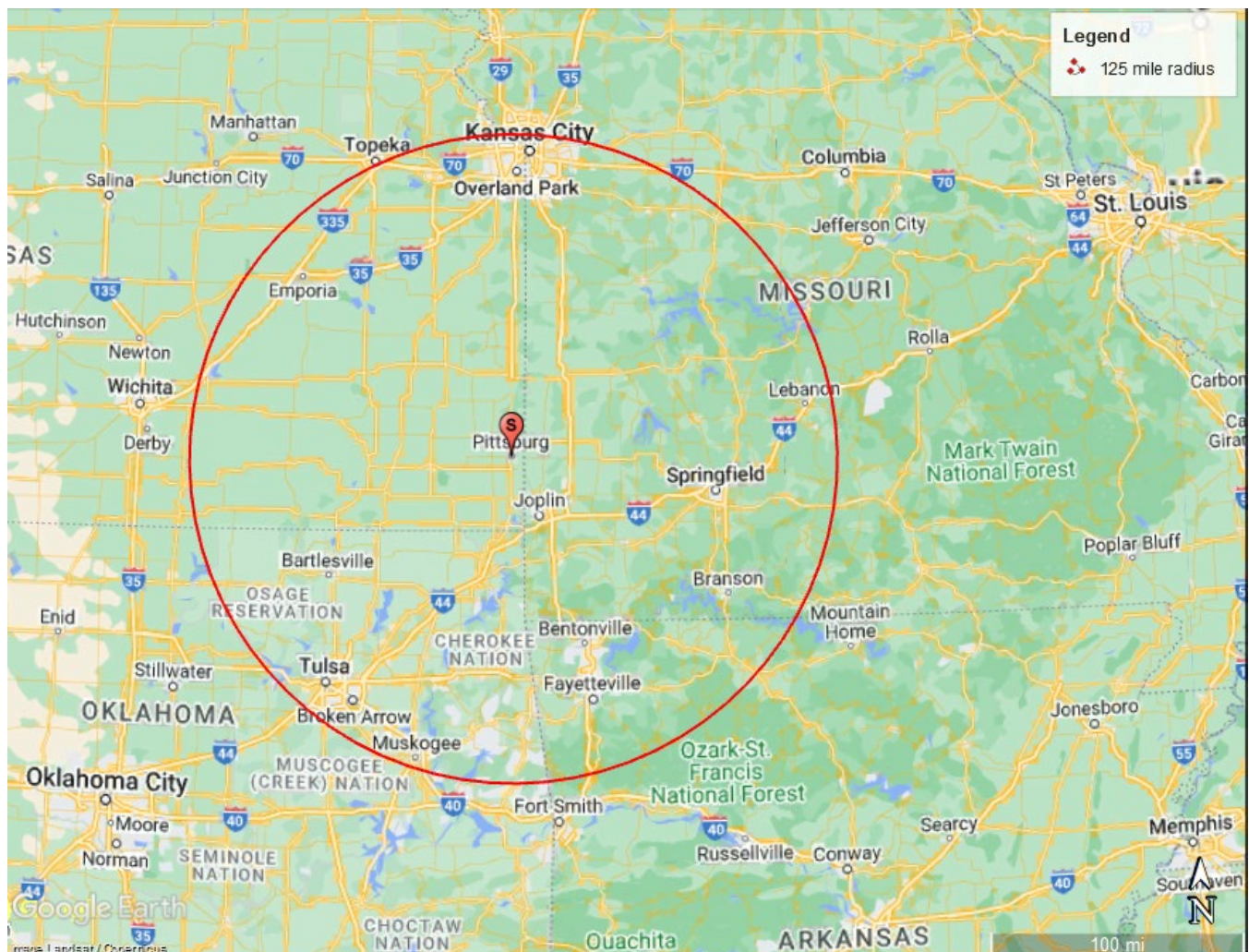


## CITY PROFILE, ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

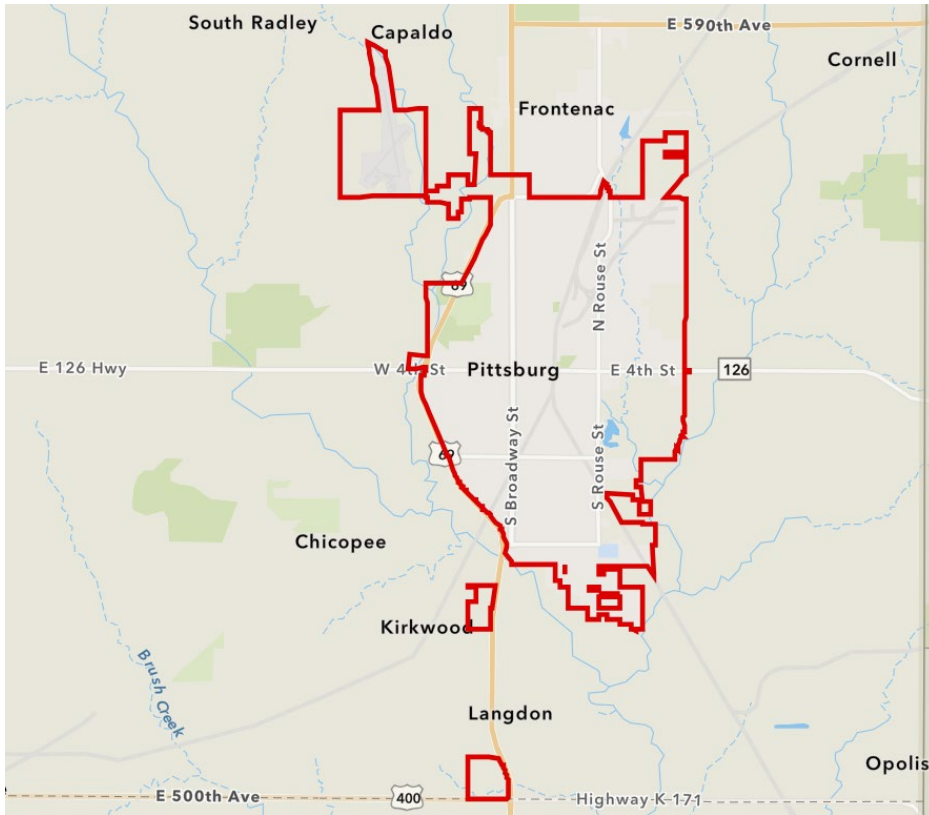
### CITY PROFILE

Pittsburg is located in southeast Kansas within 125 miles of several major metropolitan areas including Kansas City, Kansas; Tulsa, Oklahoma; and Springfield, Missouri. With a population of just over 20,000, Pittsburg is the largest city in Southeast Kansas, and serves as an economic, healthcare, and educational hub for the region. The city limits measure approximately 13.2 square miles, the vast majority of which is land with just 0.1 square mile of water. Pittsburg is bound by the City of Frontenac to the north and unincorporated areas of Crawford County to the east, west, and south, much of which are located in a floodplain. The following maps illustrate the location of Pittsburg within the region, as well as current city and county boundaries.

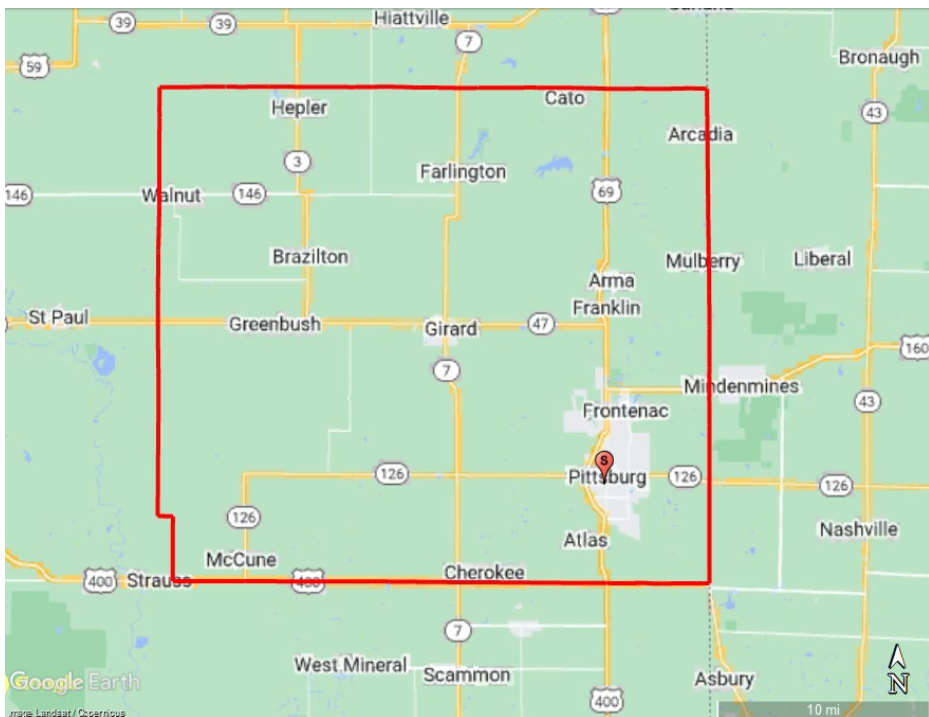
### Regional Map



## Pittsburg, Kansas Map



## Pittsburg, Kansas Micropolitan Statistical Area / Crawford County, Kansas Map





## Transportation

### Air

The nearest commercial airport to Pittsburg, Kansas is the Joplin Regional Airport, which is located approximately 21 miles southeast of Pittsburg. Joplin Regional Airport is served by United Airlines with daily nonstop flights to and from Joplin to Denver, Colorado and Chicago, Illinois. The next closest airport is the Springfield-Branson National Airport, located approximately 73 miles east of Pittsburg. Airlines servicing the Springfield-Branson National Airport include American, Allegiant, Delta, and United Airlines, offering non-stop flights to 15 cities in the United States including five of the nation's largest hub airports.

### Mass Transit

The City of Pittsburg operates a scheduled bus service, Pittsburg Area Community Transportation (PACT), which has a fixed route with 21 stops, stopping at popular retail, education, or service locations.

### Highway

The city is easily accessible via U.S. 69/160, which traverses north/south and provides access to Kansas City to the north and Oklahoma to the south. U.S. 69 is the major north/south corridor in eastern Kansas running from Kansas City in the north to Interstate 44 in Oklahoma to the south. This corridor runs through Crawford County and Pittsburg connecting it to the cities of Frontenac, Arma, Fort Scott, and Kansas City to the north and Baxter Springs, Kansas to the south. In 2023, the four-lane U.S. 69 highway expansion from Kansas City to was completed. This expansion was reportedly critical in securing the FedEx distribution center and is expected to continue to attract new business moving forward. In the summer/fall of 2024, the Kansas Department of Transportation conducted a highway corridor study to evaluate the current and future needs of U.S. 69 in Crawford County. The study area is approximately 18 miles long and includes the communities of Arma, Franklin, Frontenac, and Pittsburg. East/west access to the city is provided via Kansas Highway 126, which connects to US Route 160 and US Route 400.

## Government

The city of Pittsburg is run by the Mayor and the City Commission. The City Commission passes ordinances and resolutions, establishes policies for the city, approves the annual budget, appoints members of city boards and commissions, and appoints the city manager. The City Manager is responsible for delivering quality services to the citizens, controlling and managing every department of the city government and every officer and employee of the city.

## Education

Pittsburg, Kansas is home to Pittsburg State University (PSU), which has a total headcount of approximately 6,895 students. PSU is a four-year institution offering degrees from more than 200 programs. PSU is home to the Kansas Technology Center, recently renamed the Crossland Technology Center, a state-of-the-art technology program and the largest academic building in Kansas, recently renamed the Crossland Technology Center. According to the most recent (2024 Q3) Micropolitan Area Economic Report for Pittsburg, from 2013 to 2024, 134.3 million was invested in PSU.

The most significant additions have been in PSU's downtown presence, referred to as its Educational Enterprise District/Downtown Campus, including Block 22, a mixed-use development completed in 2022, and the planned relocation of the Kelce College of Business to a newly constructed location in downtown Pittsburg as well as the renovation of the historic Besse Hotel into a mixed-use development with ground floor commercial and student housing on upper floors.

Pittsburg has one public school district, the Unified School District #250, which serves the city of Pittsburg, Kansas and the immediate surrounding rural areas, and is the largest school district in Southeast Kansas. The district has four elementary schools, one middle school, and one high school. The district employs more than 500 people serving more than 3,300 students.

### **Medical Facilities**

Pittsburg's major medical center is Mercy Hospital (formerly known as Via Christi Hospital), a 188-bed facility operated by Mercy, one of the nation's largest Catholic healthcare systems with over 44 acute and specialty care hospitals, 4,000 physicians, and 44,000 caregivers. Since 2003, Mercy Hospital Pittsburg provides heart care, cancer care, women's center and maternity services, advanced wound care, emergency and trauma care (Level III trauma center), surgical care, an acute rehabilitation center, and a full range of patient and family resources.

### **Recreation**

In addition to Pittsburg's 15 city parks, the area is also home to the Mined Land Wildlife Area, where former strip pits have been converted into ponds, lakes, and recreation land. In total, Mined Land Wildlife Area offers approximately 14,500 acres of land (13,000 acres of land and 1,500 acres of water), all but 2,000 of which was surface mined for coal during the 1920s through 1974. The area is popular for canoeing, fishing, hiking, hunting, berry picking and more, but swimming is not permitted. The TransAmerica Trail, a bike route that runs from Virginia to Oregon.

### **Imagine Pittsburg 2030**

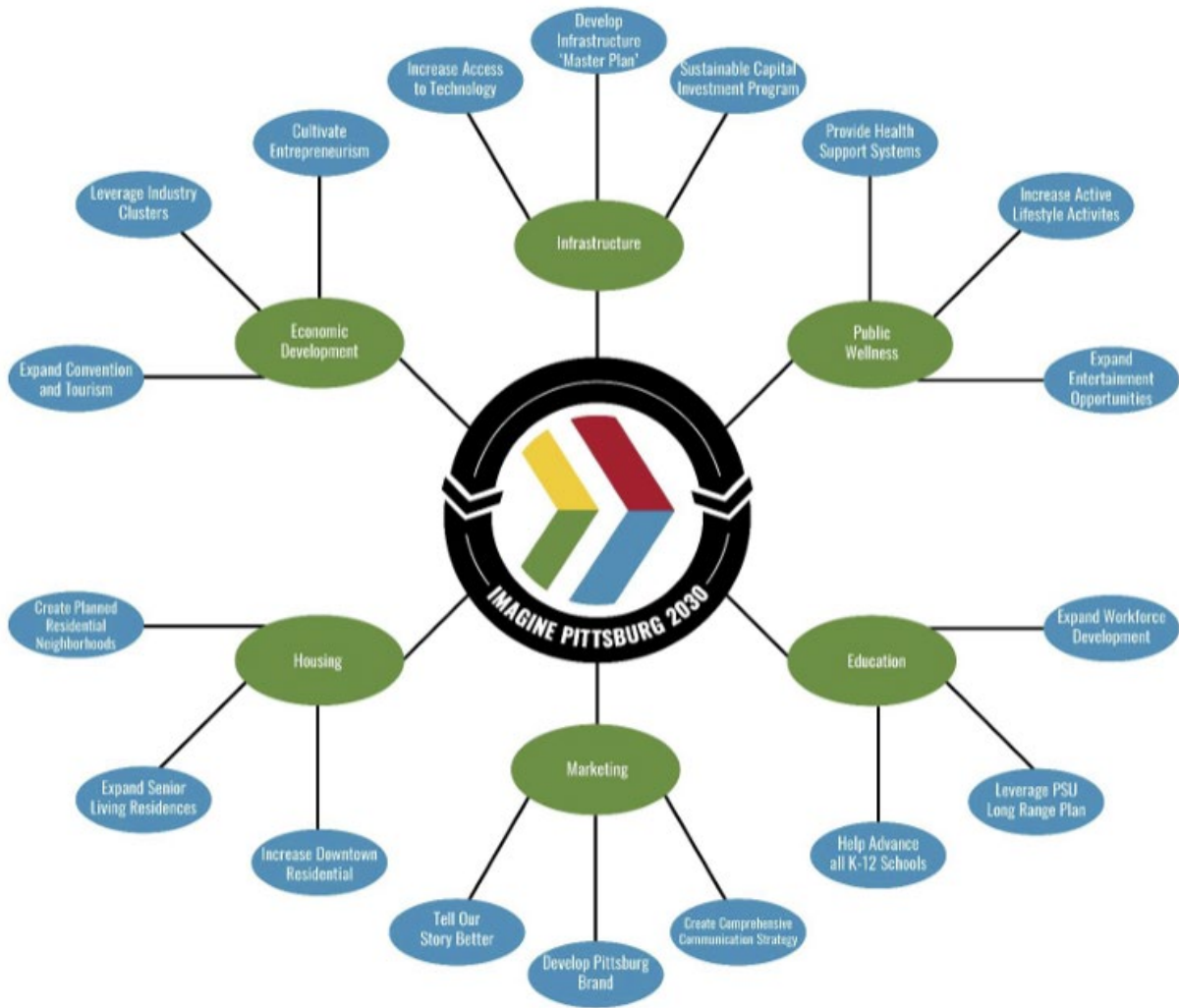
Founded in 2010, Imagine Pittsburg is a "grassroots, citizen-driven visioning effort to strategically address the community's opportunities and challenges." The process includes significant community input and engagement. The original vision identified four core areas of focus - housing, economic development, infrastructure and public wellness – along with a list of strategies and specific goals for each area.

The plan is then updated every five years. From 2012 to 2017, Pittsburg experienced approximately \$400 million in planned or completed projects many of which were a direct result of community input received through the Imagine Pittsburg 2030 planning process. Among the successes noted in the most recent report include:

- Construction of the \$80 million Kansas Crossing Casino project, along with new Hampton Inn & Suites and La Quinta Inn & Suites properties.
- Completion of the \$34 million Bicknell Family Center for the Arts and \$16 million Robert W. Plaster Indoor Event Center at Pittsburg State University.
- Continued growth in the medical sector, including multi-million dollar expansions at Via Christi Hospital, Community Health Center of Southeast Kansas and Pinamonti Wellness Center.

- Significant expansions at Masonite, Kendall Packaging Corporation, EaglePicher Technologies, CDL Electric, Miller's Professional Imaging and several other major employers.
- Considerable growth in the retail sector, including new locations for Buffalo Wild Wings, Rib Crib, Domino's Pizza and more.
- The \$1.6 million Crawford County Career & Technical Education Center, a collaborative effort between the Bicknell Family Foundation, City of Pittsburg, Crawford County, USD 250, Pittsburg State University and the Pittsburg Area Chamber of Commerce, which will ensure that area residents have access to the skills required for the jobs of today and that area businesses enjoy a skilled, competitive workforce.
- A new City of Pittsburg Five-Year Capital Improvement Plan, which now serves as a crucial part of the City's annual budgeting process.
- Passage of a sales tax dedicated to enhancing public safety, which added more than twenty-five law enforcement officers and greatly improved forensic technology.
- Over 100 miles of fiber optic connectivity, along with four new telecommunications company franchise agreements providing high-speed service to Pittsburg businesses and residents (including 1GB to the home)
- Over \$3 million secured by the City in planned or constructed trails as a result of state and federal grants, safe routes to school grants, Sunflower trail grants and private donations.
- Streamlined City internal procedures for demolition of dilapidated structures and better coordination with the County for more frequent Sheriff sales of properties
- Adoption and implementation of the International Property Maintenance Code.
- A target industry analysis aimed better leveraging Pittsburg's resources and programs offered at Pittsburg State University to enhance economic development/business recruitment.

The most recent update was completed in 2022. The updated plan also added two additional focus areas – education, which will focus on both city schools and PSU, and marketing, which will focus on the city's brand and the way it advertises itself to potential residents, business, and visitors. According to local media coverage of the December 2022 update, the Imagine Pittsburg team reported \$300 million in construction projects, both new businesses and additions to existing facilities, bringing in around 1,000 new jobs. The following graphic summarizes the current Imagine Pittsburg 2030 strategy.



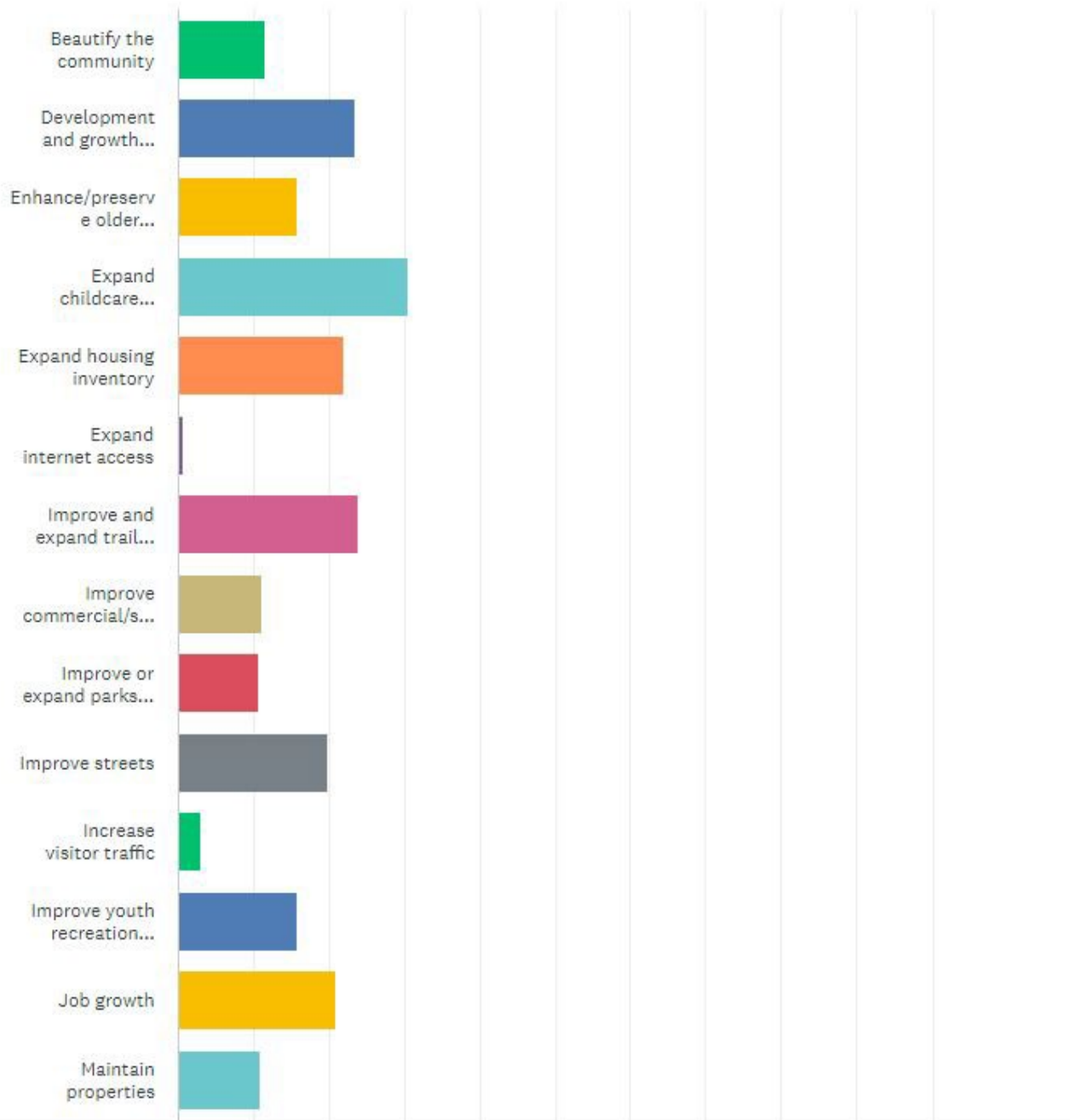
The Pittsburg Area Chamber of Commerce, City of Pittsburg, and Imagine Pittsburg 2030 committee launched a community survey in 2023 to gather input from Pittsburg residents and businesses on what the future goals of this initiative should be. Results from the survey, as illustrated below, show significant support for expanding housing inventory, development/growth and redeveloping existing properties.

Q4



What do you feel should be the TOP 3 priorities of the Imagine Pittsburg plan?

Answered: 483 Skipped: 117



ANSWER CHOICES	RESPONSES	
Beautify the community	11.59%	56
Development and growth potential	23.40%	113
Enhance/preserve older buildings	15.73%	76
Expand childcare capacity (more slots available)	30.43%	147
Expand housing inventory	21.95%	106
Expand internet access	0.62%	3
Improve and expand trails, sidewalks for bikeability and walkability	23.81%	115
Improve commercial/shopping areas	11.18%	54
Improve or expand parks and green spaces	10.56%	51
Improve streets	19.88%	96
Increase visitor traffic	2.90%	14
Improve youth recreation programs/facilities	15.73%	76
Job growth	20.91%	101
Maintain properties	10.97%	53
Maintain public safety (police, fire, etc.)	17.60%	85
Preserve natural environmental features	4.35%	21
Redevelop vacant and/or underutilized properties	26.71%	129
Stabilize and improve neighborhoods	25.88%	125
Workforce training	5.80%	28
Total Respondents: 483		

### **Southeast Kansas Community Action Plan (SEK – CAP) Community Needs Assessment 22-24**

Southeast Kansas Community Action Plan (SEK-CAP) is a private non-profit Community Action Agency serving 12 counties in southeast Kansas, including Crawford County. The agency is one of eight organizations designated to receive Community Service Block Grants (CSBG) and is a member of the national Community Action Partnership. Every three years, SEK-CAP produces a Community Needs Assessment, developed in part through community engagement including a survey regarding key community needs for each county. The 2022 survey results for Crawford County indicated that respondents believed that the top concern for Crawford County continued to be access to affordable housing with 49 percent of respondents saying that finding affordable housing/lack of a homeless shelter was a significant struggle.



## ECONOMIC CHARACTERISTICS

The following discussion includes an analysis of the local economy. This section will present and analyze information regarding employment by industry, the major current employers, and unemployment trends in Pittsburg (city), Pittsburg, Kansas Micropolitan Statistical Area (also known as the secondary market area, SMA), which consists of Crawford County, Kansas, relative to national trends.

### Employment by Industry

The following table illustrates the distribution of employment sectors by industry within the city and the nation.

**2024 EMPLOYMENT BY INDUSTRY**

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Educational Services	1,577	15.0%	15,195,042	9.1%
Manufacturing	1,543	14.7%	16,689,019	10.0%
Healthcare/Social Assistance	1,349	12.8%	23,456,754	14.1%
Accommodation/Food Services	1,282	12.2%	11,278,763	6.8%
Retail Trade	1,003	9.5%	17,466,879	10.5%
Other Services	668	6.3%	7,659,177	4.6%
Arts/Entertainment/Recreation	632	6.0%	3,747,153	2.3%
Admin/Support/Waste Mgmt Svcs	366	3.5%	7,081,387	4.3%
Public Administration	359	3.4%	8,264,977	5.0%
Finance/Insurance	349	3.3%	8,016,602	4.8%
Transportation/Warehousing	233	2.2%	8,419,689	5.1%
Construction	230	2.2%	11,451,658	6.9%
Prof/Scientific/Tech Services	212	2.0%	13,808,768	8.3%
Information	149	1.4%	3,255,493	2.0%
Wholesale Trade	133	1.3%	3,291,556	2.0%
Agric/Forestry/Fishing/Hunting	133	1.3%	1,785,076	1.1%
Utilities	123	1.2%	1,502,053	0.9%
Real Estate/Rental/Leasing	113	1.1%	2,954,339	1.8%
Mining	41	0.4%	561,373	0.3%
Mgmt of Companies/Enterprises	25	0.2%	237,343	0.1%
<b>Total Employment</b>	<b>10,520</b>	<b>100.0%</b>	<b>166,123,101</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

Employment in the city is concentrated in the educational services, manufacturing, and healthcare/social assistance industries, which collectively comprise 42.5 percent of local employment. The large share of PMA employment in manufacturing is notable as this industry is historically volatile, and prone to contraction during economic downturns. However, total employment in manufacturing in the city increased from 2010 to 2024, a trend that is contrary to national trends, and suggests that manufacturing locally is more resilient than the national average. Further, the city also has a significant share of employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. Relative to the overall nation, the PMA features comparatively greater employment in the educational services, accommodation/food services, and manufacturing industries. Conversely, the PMA is underrepresented in the prof/scientific/tech services, construction, and finance/insurance industries.

## Growth by Industry

The following table illustrates the change in total employment by sector in the city from 2010 to 2024.

### 2010-2024 CHANGE IN EMPLOYMENT - PITTSBURG, KS

Industry	2010		2024		2010-2024	
	Number Employed	Percent Employed	Number Employed	Percent Employed	Growth	Annualized Percent Change
Educational Services	1,432	15.8%	1,577	15.0%	145	0.7%
Manufacturing	1,102	12.2%	1,543	14.7%	441	2.9%
Healthcare/Social Assistance	1,546	17.1%	1,349	12.8%	-197	-0.9%
Accommodation/Food Services	833	9.2%	1,282	12.2%	449	3.9%
Retail Trade	757	8.4%	1,003	9.5%	246	2.3%
Other Services	449	5.0%	668	6.3%	219	3.5%
Arts/Entertainment/Recreation	163	1.8%	632	6.0%	469	20.6%
Admin/Support/Waste Mgmt Svcs	165	1.8%	366	3.5%	201	8.7%
Public Administration	429	4.7%	359	3.4%	-70	-1.2%
Finance/Insurance	277	3.1%	349	3.3%	72	1.9%
Transportation/Warehousing	191	2.1%	233	2.2%	42	1.6%
Construction	555	6.1%	230	2.2%	-325	-4.2%
Prof/Scientific/Tech Services	372	4.1%	212	2.0%	-160	-3.1%
Information	115	1.3%	149	1.4%	34	2.1%
Wholesale Trade	230	2.5%	133	1.3%	-97	-3.0%
Agric/Forestry/Fishing/Hunting	171	1.9%	133	1.3%	-38	-1.6%
Utilities	53	0.6%	123	1.2%	70	9.4%
Real Estate/Rental/Leasing	109	1.2%	113	1.1%	4	0.3%
Mining	36	0.4%	41	0.4%	5	1.0%
Mgmt of Companies/Enterprises	64	0.7%	25	0.2%	-39	-4.4%
<b>Total Employment</b>	<b>9,049</b>	<b>100.0%</b>	<b>10,520</b>	<b>100.0%</b>	<b>1,471</b>	<b>1.2%</b>

Source: Esri Demographics 2024, Novogradac, May 2024

\*Industry data current as of 2010. Other projections current as of 2024.

\* Change in percentage is calculated as a rate of change by industry.

Total employment in the city increased at an annualized rate of 1.2 percent between 2010 and 2024. The industries which expanded most substantially during this period include arts/entertainment/recreation, accommodation/food services, and manufacturing. Additionally, total employment in manufacturing increased during this period locally, a trend that is notable given contractions nationwide. Conversely, the construction, healthcare/social assistance, and prof/scientific/tech services sectors experienced the least growth and in fact contracted.



## Major Employers

The table following details current major employers in Pittsburg relative to those reported in 2014 and 2022.

**MAJOR EMPLOYERS - PITTSBURG, KANSAS**

Employer	Industry	2014	2022	2024	Trend
Pittsburg State University	Education	1,035	1,867	1,572	
Crossland Construction	Construction	-	1,400	-	
Mercy Hospital (fka Ascension Via Christi)	Healthcare	794	775	775	
Sugar Creek Packing Company	Manufacturing	-	500	750	
Pittsburg USD 250	Education	538	684	684	
Community Health Center of SEK	Healthcare	-	206	480	
CDL Group of Companies, Inc.	Construction/Trades	-	-	460	
Wal-Mart	Retail	380	-	322	
Pitt Plastics	Manufacturing	330	304	304	
Miller's Professional Imaging	Professional Services	238	287	302	
Masonite International	Manufacturing	-	300	300	
Kansas Crossing Casino + Hotel	Recreation/Tourism	-	260	260	
Southeast Kansas Community Action Program Incorporated	Social Assistance	-	-	250	
City of Pittsburg	Public Administration	204	241	241	
Crawford County Mental Health	Healthcare	-	195	225	
Mpix	Professional Services	-	-	200	
Diamond Pet Foods	Manufacturing	-	-	195	
Leisure Time Products, Inc.	Manufacturing	127	-	182	
Mercy Specialty Hospitals of SEK	Healthcare	-	-	178	
SEK Education Service Center	Education	-	160	160	
Ascension Living Via Christi Village	Healthcare	-	152	152	
Pitsco/Lego Education	Education	204	-	-	
Ward Kraft	Manufacturing	-	270	-	
NPC International	Accommodation/Food Services	135	269	-	
Southeast USD 247	Education	-	223	-	
CDL Electric Company, Inc	Utilities	-	154	-	
New Hope Services	Healthcare	-	150	-	
Watco	Railroad	175	150	-	
Names and Numbers	Phone Directories	135	-	-	
<b>Total</b>		<b>4,295</b>	<b>8,547</b>	<b>7,992</b>	

Source: Pittsburg Chamber of Commerce, retrieved April 2014 / March 2022 / November 2024

The largest employers in Pittsburg represent a mix of industries including educational services, healthcare, and manufacturing, among others. Crossland Construction is headquartered in Columbus, Kansas, approximately 25 miles south of Pittsburg. Crossland Construction has eight offices throughout the country and is ranked in the top 100 contractors nationwide. While the company does have offices in the region and a direct connection to Pittsburg, most recently in the renaming of the Pittsburg State University Technology Center into the Crossland Technology Center and at the same time the College of Technology was named the Crossland College of Technology. Sugar Creek Packing Company was founded in 1966 and has grown to a total of six manufacturing and packaging facilities spanning three states in the Midwest including one facility in Frontenac, which is located just north of Pittsburg. The inclusion of Crossland Construction and Sugar Creek Packing Company in prior years suggests the above list may, at times, represent employers in the region rather than specific to Pittsburg.

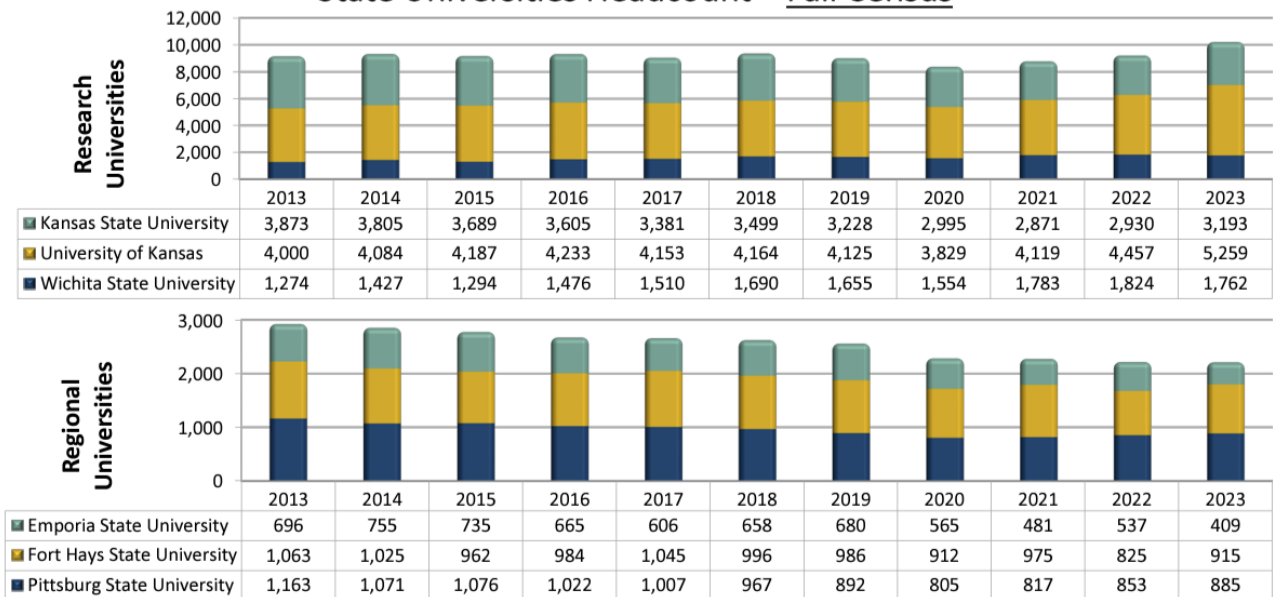
When compared to prior studies, three of the top five major employers (Sugar Creek Packing Company, USD 250, and Community Health Center of SEK) currently employ more persons and two (Pittsburg State University and Mercy Hospital, formerly known as Ascension Via Christi hospital) currently employ similar to fewer persons than in 2022, though total employment at Pittsburg State University continues to be well above 2014 levels. Overall, major employers account for approximately 44 percent of total employment in the Pittsburg, Kansas Micropolitan Area, which suggests that these major employers are critical for the local economy, particularly the largest employer, Pittsburg State University.

### Pittsburg State University

Pittsburg State University (PSU) is by far the largest employer in the city. PSU is a four-year public university offering a wide variety of degrees and certificates in over 200 academic programs. According to the Kansas Board of Regents, there are three state universities and three regional universities in Kansas. The following graphs compare incoming and transfer enrollment figures since 2013 for PSU relative to other regional and research universities in the state.

## First-Time Entering Enrollment

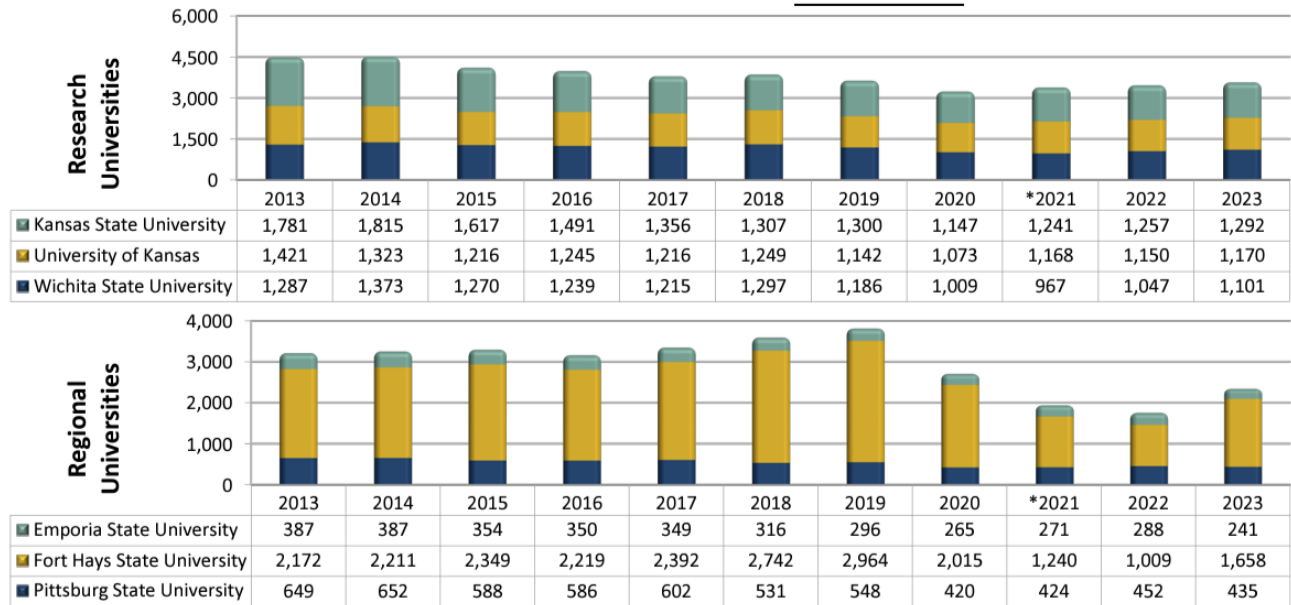
### State Universities Headcount – Fall Census



Source: KHEDS Fall Census Collection

# New Transfer Enrollment

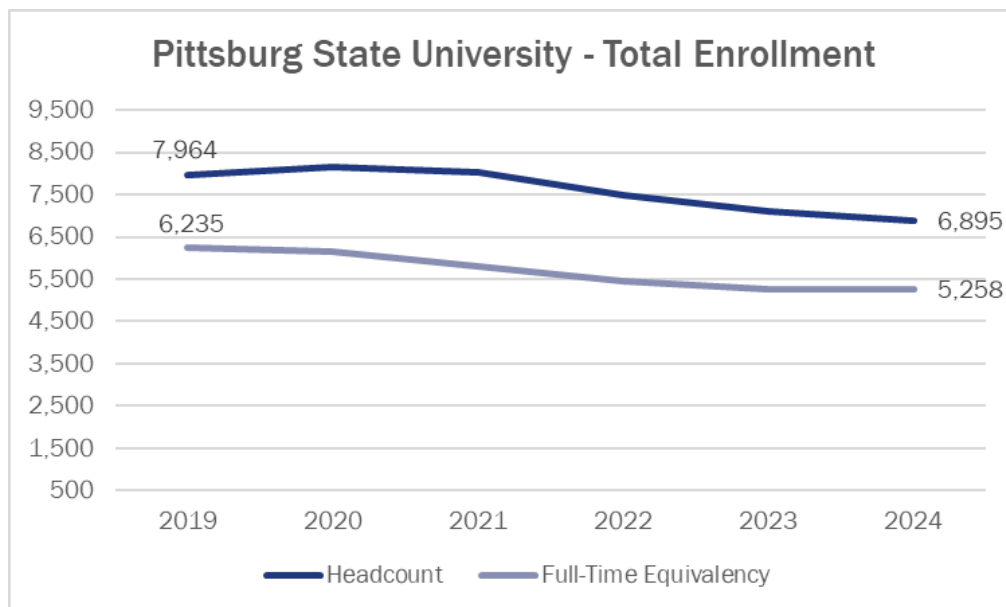
## State Universities Headcount – Fall Census



Source: KHEDS Fall Census Collection

As illustrated, first-time enrollment and new transfer enrollment at PSU have both generally decreased since 2013, similar to trends at the other regional universities and at research universities with the exception of the University of Kansas, which has continued to experience an increase in its incoming class each year since 2020. It is worth noting however that several universities including PSU, did experience a slight increase in the size of its 2024 freshman class.

The following table illustrates total enrollment trends for PSU from 2019 through 2024.



Source: Kansas Board of Regents, retrieved November 2024

As illustrated, the total headcount has steadily decreased since 2020 and full-time equivalency since 2019 with the largest decreases occurring from 2021 to 2022. From 2022 to 2024 both the headcounts and full-time equivalencies at the two other regional state universities also decreased. In fact, despite the aforementioned decreases, PSU has generally outperformed its counterparts in the past two years.

Despite the declining enrollment, PSU has been upgrading and expanding its footprint in downtown over the past decade, with many projects targeted at increasing recruitment efforts. New improvements include a \$2 million construction project that added state-of-the-art softball and baseball facilities to its Gene Bicknell Sports Complex and a new \$8 million nursing building and 10,000-square foot simulation hospital. The most significant additions however have been in PSU's downtown presence, referred to as its Educational Enterprise District/Downtown Campus, as illustrated on the following map.



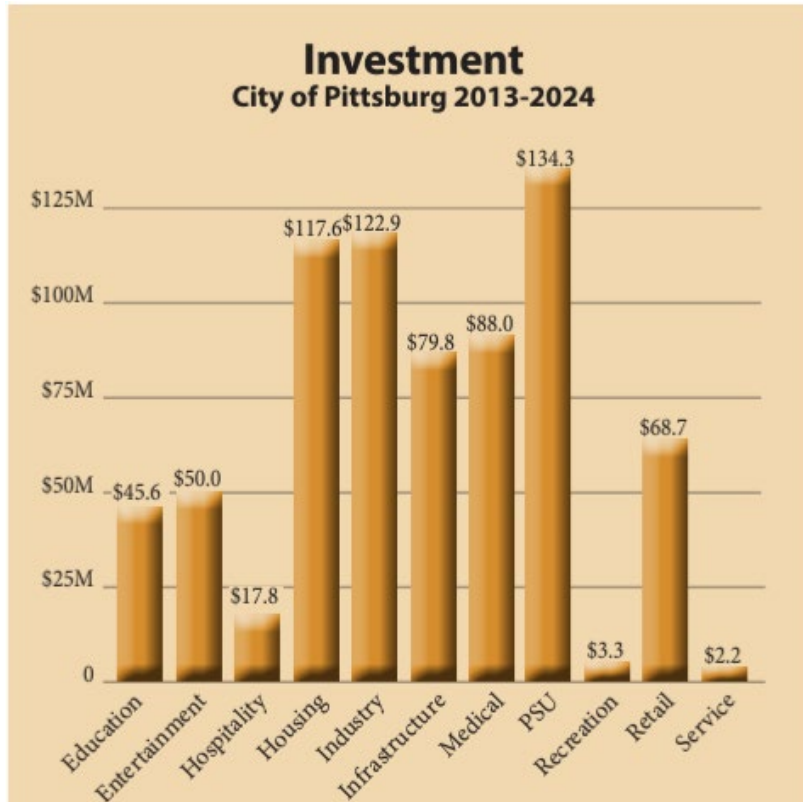
Source: Pittsburg State University, Kelce College of Business – Project Gorilla Rising, retrieved November 2024

The first phase of the project consisted of Block 22, a mixed-use, living-learning center at 4<sup>th</sup> and Broadway in downtown Pittsburg. Block 22 was the result of a public-private partnership between Pittsburg State University, the city of Pittsburg, and the Vecino Group, to transform four historic buildings into a mixed-use development with spaces for students, businesses, and the community including restaurants, conference/meeting rooms, and co-working space as well as 97 student housing units. The project was completed in 2018. Additionally, according to PSU, the Block22 project catalyzed numerous new businesses to open in historic buildings within the immediate area. Additional details on the housing units are discussed in the *Housing Supply* section. Phase II of the project includes the relocation of the Kelce College of Business to a newly constructed location in downtown as well as the renovation of the historic Besse Hotel into a mixed-use development, with a mix of public and office space and the Center for Reading on the ground floor, and student housing on upper floors.

Construction is expected to start in late 2024 with the new Kelce Building opening in time for the Fall 2026 semester.

### Employment Expansions/Contractions

The following graph summarizes investment by industry in the city over the past ten years.



Source: Micropolitan Area Economic Report (Quarter 3–2024), Pittsburg State University Kelce College of Business, retrieved November 2024

As illustrated, over \$730.5 million has been invested in the city in the last ten years. The largest investments have been in education (Pittsburg State University), followed by industry, housing, medical, and infrastructure. As the largest employer in the area, the sizeable investment in PSU bodes well for the local economy.

According to Blake Benson, Pittsburg Area Chamber of Commerce President, from 2013 to 2023 manufacturing represented approximately 18 percent of all projects completed in the city; the rest were in healthcare, infrastructure, and projects at PSU.

The following section summarizes recently completed major economic investments in the area. Investments in housing are discussed in the *Housing Supply* section of the report.

- Tourism/Hospitality.** The \$80 million Kansas Crossing Casino and hotel (123-room Hampton Inn and Suites) opened in March of 2017 and continues to bring new entertainment to the area. With one percent of their profits going to Pittsburg, Crawford County, and Cherokee County, it is estimated that the Casino has contributed \$8.5 million. In addition, the Casino partnered with three local agencies who donated over \$4.5 million over 10 years to the Career and Technical Education Center, PSU, and the Crawford County Convention and Visitors Bureau.
- Healthcare.** The area continues to be a regional medical hub with several developments over the past ten years. First, Davita Dialysis opened the doors to their new location in September of 2016 near Rouse and Centennial, across the street from Mercy Hospital (formerly known as Via Christi). Since the group has provided dialysis treatment options for residents of Pittsburg and the surrounding areas. Second, Crawford County Mental Health Center bought an empty building at 710 N. Broadway and remodeled it for their Children's Services Department in 2024 and they are submitting permit requests for an expansion at this location. Third, the only dermatologist in southeast Kansas opened its headquarters in Pittsburg in late 2020 and employs approximately 15 persons. Fourth, in 2022, the



Community Health Center of Southeast Kansas (CHC-SEK) partnered with the University of Kansas Family Medicine Residency Program to create an ACGME-accredited Rural Training Track program. Residents spend their first year in Kansas City, training in highly complex and acute patients at the urban academic medical center and then their second and third years in Pittsburg at CHC-SEK or Mercy Hospital Pittsburg (formerly known as Ascension Via Christi Hospital). And finally, in September 2024, Mercy Hospital purchased Ascension Via Christi, which has reportedly invested over \$50 million in improvements to their facility in recent years.

- **Infrastructure.** U.S. 69 is the major north/south corridor in eastern Kansas running from Kansas City in the north to Interstate 44 in Oklahoma to the south. This corridor runs through Crawford County and Pittsburg connecting it to the cities of Frontenac, Arma, Fort Scott, and Kansas City to the north and Baxter Springs, Kansas to the south. In 2023, the four-lane U.S. 69 highway expansion from Kansas City to was completed. This expansion was reportedly critical in securing the FedEx distribution center and is expected to continue to attract new business moving forward. In the summer/fall of 2024, the Kansas Department of Transportation conducted a highway corridor study to evaluate the current and future needs of U.S. 69 in Crawford County. The study area is approximately 18 miles long and includes the communities of Arma, Franklin, Frontenac, and Pittsburg.
- **Logistics/Distribution.** In 2022, the city annexed the new industrial park, the Montee Industrial Park. This development will be 180 acres of prime industrial development property served by rail and a transload facility. Watco was the first industry to locate to the Montee Industrial Park opening its transload and storage facility offering full-line trucking capabilities, laydown storage, and a certified struck scale on-site. In February 2022, the City of Pittsburg and Pittsburg Area Chamber of Commerce announced that a new FedEx Ground distribution center would be coming to Pittsburg adjacent to the Kansas Crossing Casino. The 250,000-square foot facility represented a \$30 million investment and brought 165 jobs to the region.
- **Manufacturing.** In 2017, Kendall Packaging expanded its manufacturing facility in Pittsburg at an estimated cost of \$10 million. According to the local Economic Reports, other manufacturing companies that have expanded in Pittsburg since 2014 include Avail Enclosure Systems (formerly AZZ), Eagleplcher Technologies, Vinylplex, Kendall Packaging Corporation, Masonite, CDL Electric, Miller’s Professional Imaging, and US Awards.
- **Retail.** New locations for Buffalo Wild Wings, Rib Crib, Domino’s Pizza, and more.

In addition to the completed projects referenced above, there are also a series of economic development projects in the pipeline, including, but not limited to, the following:

- A new wastewater treatment plant is currently planned in Pittsburg; construction is scheduled to begin in 2025.
- The \$60 million Gorilla Rising project of PSU will see the relocation of the Kelce College of Business to downtown alongside the creation of 63 student housing units in the newly renovated, and former Low Income Housing Tax Credit (LIHTC) and currently vacant property, Besse Hotel.
- The Tyler Research Park is planning an added \$13 million “prove-out” facility to support the National Institute for Materials Advancement.



- In March 2024, Pitt Plastics broke ground for a new 200,000-square foot facility. The expansion will result in additional jobs (exact number to be determined) and the project is expected to be completed by January 2025.
- A Kansas Bureau of Investigation (KBI) regional crime center is being built in the Research Park in collaboration with PSU. The partnership is modeled after the success that KBI had in Topeka by co-locating their facility with criminal justice and science classrooms at Washburn University. The estimated cost is \$50 million and the timeline calls for groundbreaking in January 2025 with completion in July 2026.
- In February 2025, EaglePicher announced plans for a new manufacturing facility next to the PSU campus. The new facility will employ an estimated 40 people, including one shift of 30 hourly positions that are expected to pay \$40,000 to \$55,000 and ten salaried positions that are expected to pay \$75,000 to \$90,000. Estimates put revenue at \$13 million in its first year. Plans are for the facility to be complete by the end of 2025.

## WARN Notices

We reviewed WARN (Worker Adjustment and Retraining Notification Act) notices published by Kansas Works. No notices have been filed in Pittsburg since the onset of the COVID-19 pandemic.

## Employment and Unemployment Trends

The following table details employment and unemployment trends (not seasonally adjusted) for the Pittsburg, Kansas Micropolitan Statistical Area (SMA) from 2008 to October 2024.

EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)								
Pittsburg, KS Micropolitan Statistical Area					USA			
Year	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2008	18,771	-	5.3%	-	145,363,000	-	5.8%	-
2009	18,422	-1.9%	8.6%	3.3%	139,878,000	-3.8%	9.3%	3.5%
2010	17,687	-4.0%	8.6%	0.0%	139,064,000	-0.6%	9.6%	0.3%
2011	17,755	0.4%	7.8%	-0.8%	139,869,000	0.6%	9.0%	-0.7%
2012	18,075	1.8%	6.6%	-1.2%	142,469,000	1.9%	8.1%	-0.9%
2013	18,186	0.6%	5.9%	-0.7%	143,929,000	1.0%	7.4%	-0.7%
2014	18,144	-0.2%	5.3%	-0.6%	146,305,000	1.7%	6.2%	-1.2%
2015	18,012	-0.7%	5.1%	-0.2%	148,833,000	1.7%	5.3%	-0.9%
2016	18,087	0.4%	4.8%	-0.3%	151,436,000	1.7%	4.9%	-0.4%
2017	18,402	1.7%	4.2%	-0.6%	153,337,000	1.3%	4.4%	-0.5%
2018	18,177	-1.2%	4.0%	-0.2%	155,761,000	1.6%	3.9%	-0.4%
2019	18,265	0.5%	3.9%	-0.1%	157,538,000	1.1%	3.7%	-0.2%
2020	17,991	-1.5%	5.5%	1.6%	147,795,000	-6.2%	8.1%	4.4%
2021	18,276	1.6%	3.3%	-2.2%	152,581,000	3.2%	5.4%	-2.7%
2022	18,569	1.6%	2.9%	-0.4%	158,291,000	3.7%	3.7%	-1.7%
2023	18,559	-0.1%	2.8%	0.0%	161,037,000	1.7%	3.6%	0.0%
2024 YTD Average*	17,981	-3.1%	3.8%	1.0%	161,350,182	0.2%	4.0%	0.4%
Oct-2023	18,595	-	2.7%	-	161,676,000	-	3.6%	-
Oct-2024	18,167	-2.3%	4.0%	1.3%	161,938,000	0.2%	3.9%	0.3%

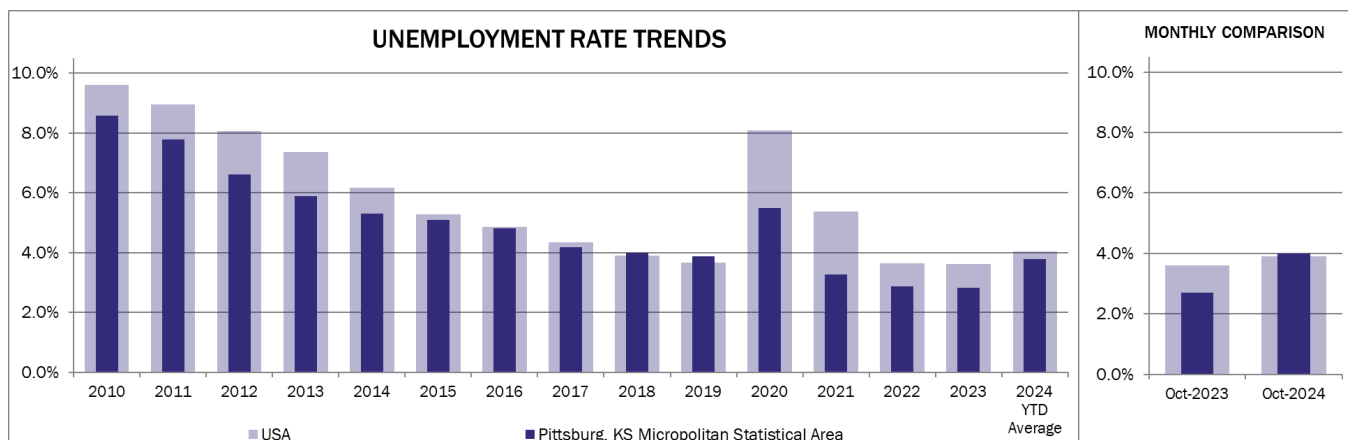
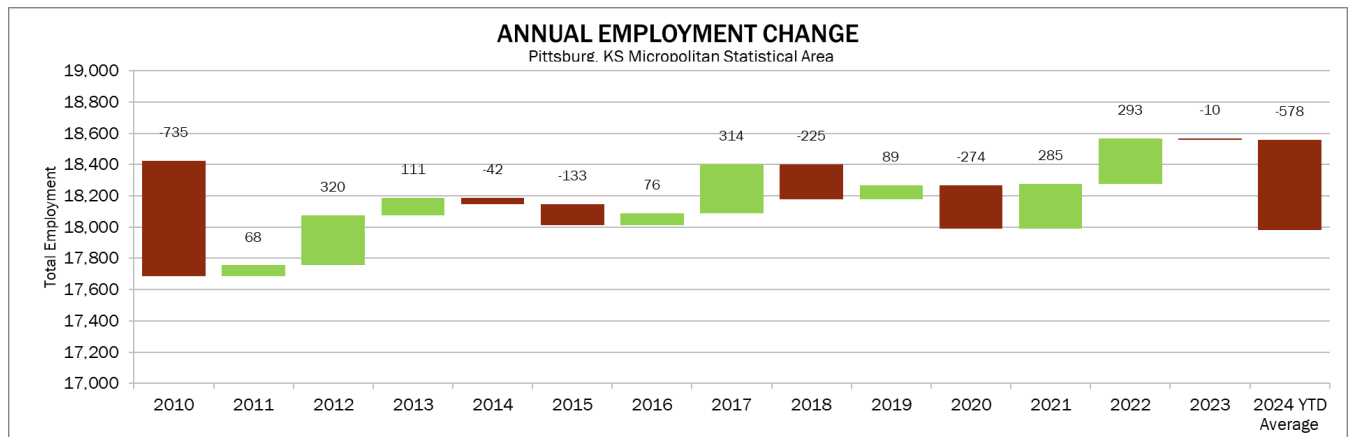
Source: U.S. Bureau of Labor Statistics, December 2024

\*2024 data is through October

From 2012 through 2019 total employment in the SMA fluctuated between periods of contraction and growth while nationwide total employment steadily increased. In 2020, total employment in the SMA contracted by 1.5 percent due to the COVID-19 pandemic; the nationwide contraction was significantly greater in magnitude at 6.2 percent. In 2021 and 2022 both the SMA and the nation experienced an increase in total employment with growth in the SMA lagging that in the nation. Further, both the SMA and nation reached pre COVID total employment levels in 2022. In 2023 and 2024, however, total employment in the SMA decreased, particularly in 2024, compared to continued growth nationwide. More specifically, from October 2023 to October 2024 total employment in the SMA decreased by 2.3 percent compared to 0.2 percent growth nationally.

From 2008 through 2017 the unemployment rate in the SMA was below the national average. In 2018 however the unemployment rate in the SMA increased to be equal to the national average and one year later local unemployment surpassed the national average for the first time since 2007. In 2020 the unemployment rate in SMA increased by 1.6 percentage points to 5.5 percent, well below the national average of 8.1 percent. The local unemployment rate has since continued to remain below the national average until 2024. From October 2023 to October 2024 the unemployment rate in the SMA increased by 1.3 percentage points to 4.0 percent, slightly higher than the national unemployment rate of 3.9 percent.

Overall, the local economy appears to have weathered the COVID-19 pandemic well with a less substantial contraction in total employment and a less substantial increase in unemployment. More recently, however, the local area has underperformed the nation.



## Wages by Occupation

The following table illustrates the wages by occupation for the Kansas Nonmetropolitan Area, which includes the following counties:

### KANSAS NONMETROPOLITAN AREA

Allen County	Comanche County	Grant County	Lyon County	Pawnee County	Smith County
Anderson County	Cowley County	Gray County	Marion County	Phillips County	Stafford County
Atchison County	<b>Crawford County</b>	Greeley County	Marshall County	Pratt County	Stanton County
Barber County	Decatur County	Greenwood County	McPherson County	Rawlins County	Stevens County
Barton County	Dickinson County	Hamilton County	Meade County	Reno County	Thomas County
Bourbon County	Edwards County	Harper County	Mitchell County	Republic County	Trego County
Brown County	Elk County	Haskell County	Montgomery County	Rice County	Wallace County
Chase County	Ellis County	Hodgeman County	Morris County	Rooks County	Washington County
Chautauqua County	Ellsworth County	Jewell County	Morton County	Rush County	Wichita County
Cherokee County	Finney County	Kearny County	Nemaha County	Russell County	Wilson County
Cheyenne County	Ford County	Kiowa County	Neosho County	Saline County	Woodson County
Clark County	Franklin County	Labette County	Ness County	Scott County	-
Clay County	Geary County	Lane County	Norton County	Seward County	-
Cloud County	Gove County	Lincoln County	Osborne County	Sheridan County	-
Coffey County	Graham County	Logan County	Ottawa County	Sherman County	-

Source: U.S. Bureau of Labor Statistics, retrieved November 2024

### KANSAS NONMETROPOLITAN AREA - 2ND QTR 2023 AREA WAGE ESTIMATES

Occupation	Number of Employees	Mean Hourly Wage	Mean Annual Wage
<b>All Occupations</b>	<b>388,670</b>	<b>\$23.28</b>	<b>\$48,410</b>
Management Occupations	17,040	\$49.60	\$103,170
Architecture and Engineering Occupations	4,260	\$39.35	\$81,860
Legal Occupations	1,160	\$37.88	\$78,780
Healthcare Practitioners and Technical Occupations	23,160	\$37.53	\$78,060
Computer and Mathematical Occupations	4,210	\$36.34	\$75,590
Business and Financial Operations Occupations	15,840	\$34.02	\$70,760
Life, Physical, and Social Science Occupations	2,430	\$33.81	\$70,310
Installation, Maintenance, and Repair Occupations	20,860	\$25.58	\$53,200
Construction and Extraction Occupations	18,000	\$23.82	\$49,540
Arts, Design, Entertainment, Sports, and Media Occupations	4,440	\$22.99	\$47,820
Community and Social Service Occupations	6,390	\$22.47	\$46,730
Educational Instruction and Library Occupations	30,950	\$22.16	\$46,090
Protective Service Occupations	8,520	\$21.98	\$45,720
Production Occupations	45,280	\$21.75	\$45,240
Transportation and Material Moving Occupations	37,460	\$20.08	\$41,770
Sales and Related Occupations	32,100	\$19.81	\$41,200
Farming, Fishing, and Forestry Occupations	2,220	\$19.35	\$40,250
Office and Administrative Support Occupations	45,810	\$18.98	\$39,480
Healthcare Support Occupations	17,690	\$15.55	\$32,340
Building and Grounds Cleaning and Maintenance Occupations	11,350	\$15.30	\$31,830
Personal Care and Service Occupations	6,870	\$14.07	\$29,260
Food Preparation and Serving Related Occupations	32,630	\$13.33	\$27,720

Source: Department Of Labor, Occupational Employment Statistics, published 4/2024, retrieved 12/2024

The table above shows the average hourly and annual wages by occupation classification. The classification with the lowest average hourly wage is food preparation and serving related occupations at \$13.33 per hour. The highest average hourly wage, of \$49.60, is for those in management occupations. An element not reflected in the data is that many positions represent part-time employment, and starting rates are typically lower than mean wage rates.

The following table illustrates annual wages by occupation for the Pittsburg Micropolitan Area (Crawford County).

### Annual Wages for the Pittsburg Micropolitan Area 2023

Management Occupations	\$97,172	Public Relations Specialists	\$49,117
Chief Executives	\$164,431	Healthcare Practitioners and Technical Occupations	\$76,230
General and Operations Managers	\$88,430	Pharmacists	\$134,464
Marketing Managers	\$105,990	Healthcare Support Occupations	\$30,122
Sales Managers	\$123,564	Medical Assistants	\$33,068
Financial Managers	\$127,389	Firefighters	\$32,931
Industrial Production Managers	\$127,475	Police and Sheriff's Patrol Officers	\$42,894
Market Research Analysts and Marketing Specialists	\$55,397	Food Preparation and Serving Related Occupations	\$26,079
Accountants and Auditors	\$65,374	Cooks, Institution and Cafeteria	\$28,388
Loan Officers	\$81,312	Landscaping and Groundskeeping Workers	\$29,950
Computer User Support Specialists	\$45,087	Cashiers	\$23,837
Computer Programmers	\$76,330	Retail Salespersons	\$30,684
Software Developers	\$86,034	Office and Administrative Support Occupations	\$37,489
Architecture and Engineering Occupations	\$68,876	Customer Service Representatives	\$34,789
Industrial Engineers	\$83,295	Receptionists and Information Clerks	\$28,627
Engineers, All Other	\$66,443	Postal Service Mail Carriers	\$54,667
Educational, Guidance, and Career Counselors and Advisors	\$50,053	Secretaries, Administrative Assistants, Except Legal, Medical, & Executive	\$34,208
Rehabilitation Counselors	\$32,160	Industrial Machinery Mechanics	\$52,048
Child, Family, and School Social Workers	\$47,632	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	\$36,239
Graphic Designers	\$45,471	Transportation and Material Moving Occupations	\$35,486
Coaches and Scouts	\$36,969	Laborers and Freight, Stock, and Material Movers, Hand	\$32,508

Source: Micropolitan Area Economic Report (Q3 – 2024), Pittsburg State University, Kelce College of Business, retrieved November 2024

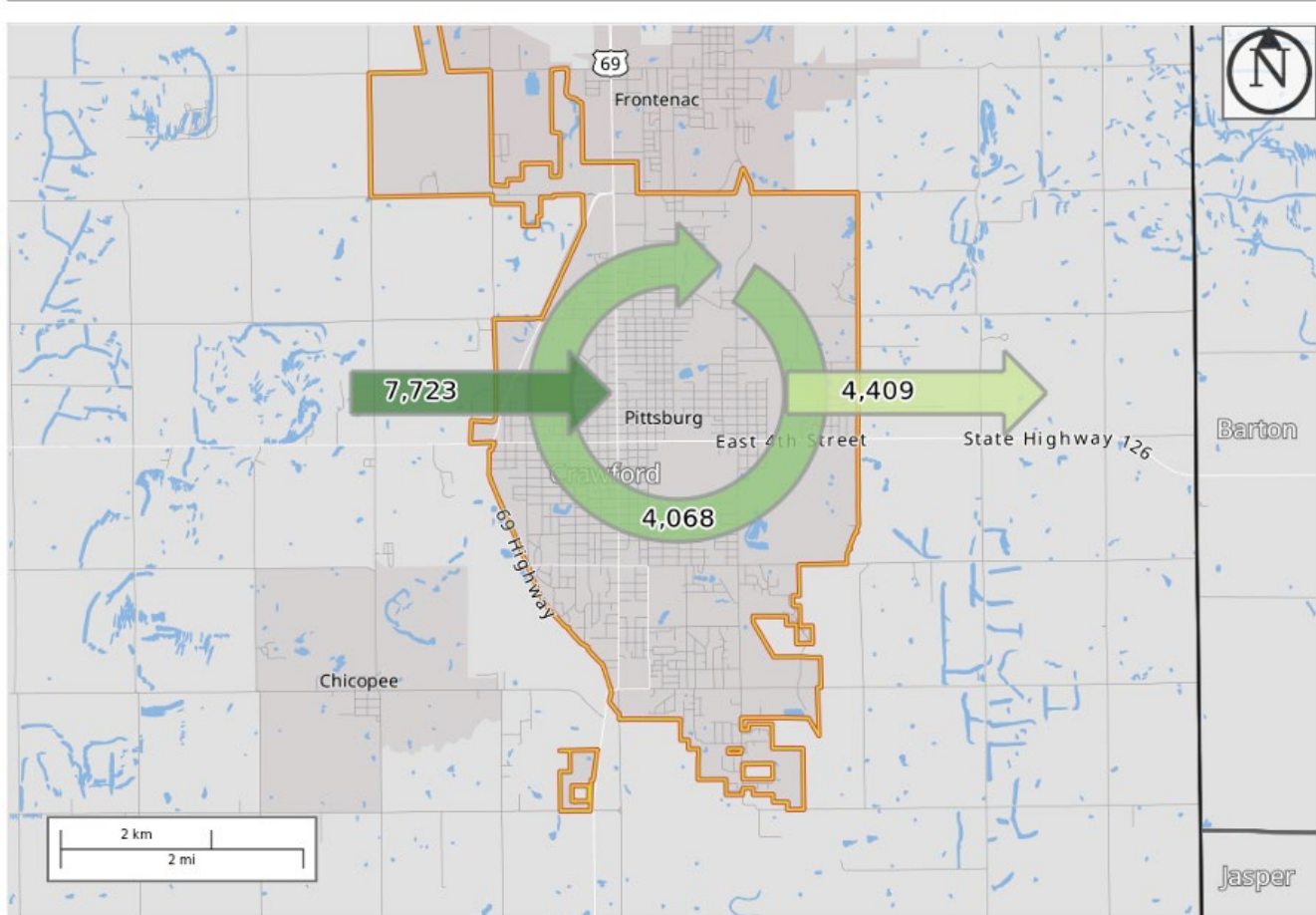
As illustrated, similar to the average nonmetropolitan area trends in Kansas, the classification with the highest wages is in management occupations and the lowest wages are in the cashiers and persons in food preparation/serving occupations. Further, wages in Pittsburg are similar to slightly lower than the statewide averages for nonmetropolitan areas for the majority of occupations.

## Commuting Patterns

The following section analyzes data from the U.S. Census Bureau’s OnTheMap project, utilizing data from 2022, the most recent data available (published November 2024). The first graphic illustrates the inflow/outflow counts for all jobs in Pittsburg.

### Inflow/Outflow Counts of All Jobs for Selection Area in 2022

All Workers

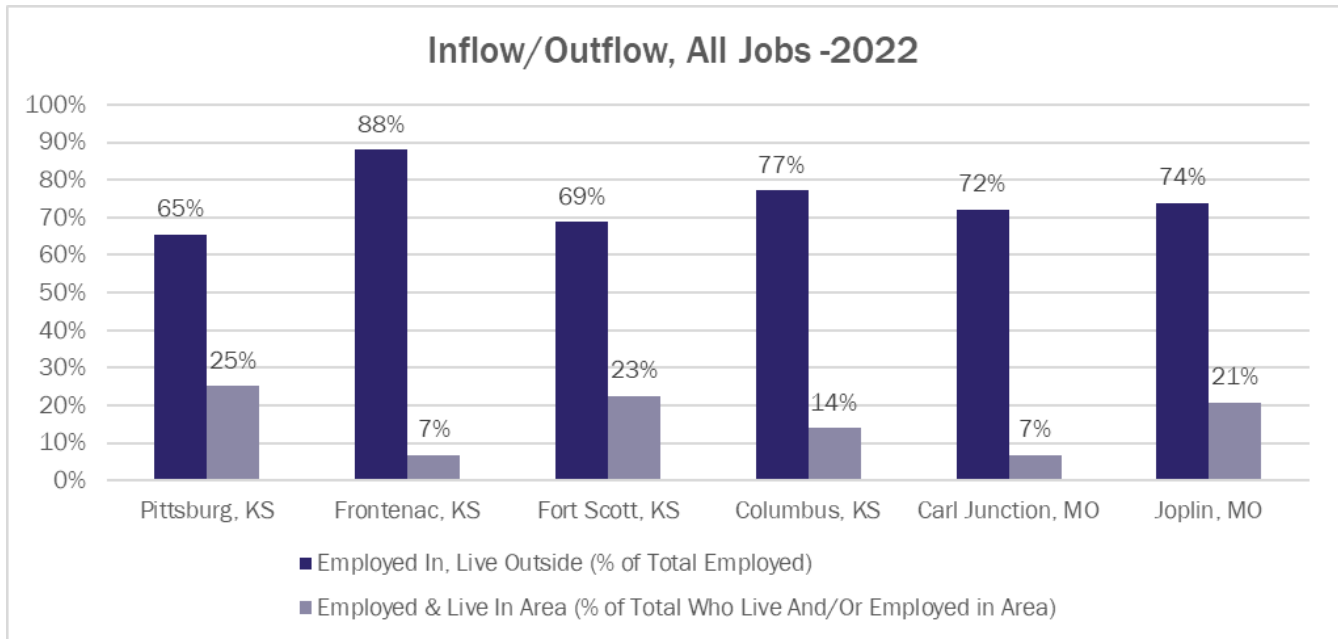


Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022)

As illustrated, Pittsburg is a net importer of workers, consistent with the city’s reputation as a regional economic hub. More specifically, approximately 65.5 percent of all jobs in Pittsburg are filled by people that commute in from outside of the city limits. This percentage has remained relatively stable over the past decade where approximately 65.9 percent (2014) and 64.3 percent (2019) of all jobs in the city were filled by people living outside the city limits.

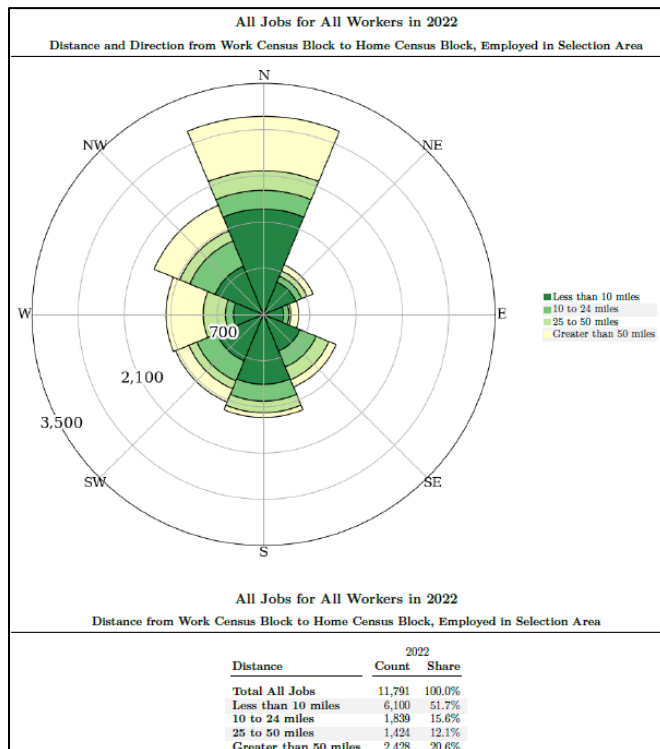
Pittsburg is not however unique in this regard. The majority of jobs in all areas are filled by people who live outside of the respective areas; this is consistent with information provided in local interviews. The city also has the largest percentage of persons who live and work within the city limits. Thus, although the majority of workers live outside the city limits, this is not unique in the region; in fact, a smaller percentage of workers in Pittsburg commute in from other areas and Pittsburg also has a greater percentage of people who live and work within the city. The following graph illustrates the percentage of jobs filled by persons living outside of the respective areas as well as the percentage of all people who are employed and/or living in the areas who are both employed and live within the area.





Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

Over half (51.7 percent) of persons employed in the city travel less than ten miles from their homes, which suggests that a sizeable percentage of workers in Pittsburg are living just outside of the city limits in places such as Frontenac, Girard, Arma, Fort Scott, Parsons, Wichita, and Columbus in Kansas and Joplin in Missouri. The following graphic and table illustrates where people who work in Pittsburg live.



### Job Counts by Places (Cities, CDPs, etc.) Where Workers Live - All Jobs

	2022 Count	Share
<a href="#">All Places (Cities, CDPs, etc.)</a>	11,791	100.0%
<a href="#">Pittsburg city, KS</a>	4,068	34.5%
<a href="#">Frontenac city, KS</a>	579	4.9%
<a href="#">Girard city, KS</a>	279	2.4%
<a href="#">Arma city, KS</a>	182	1.5%
<a href="#">Fort Scott city, KS</a>	174	1.5%
<a href="#">Joplin city, MO</a>	173	1.5%
<a href="#">Parsons city, KS</a>	164	1.4%
<a href="#">Wichita city, KS</a>	149	1.3%
<a href="#">Columbus city, KS</a>	135	1.1%
<a href="#">Overland Park city, KS</a>	99	0.8%
<b>All Other Locations</b>	<b>5,789</b>	<b>49.1%</b>

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).



The most common cities where Pittsburg workers live are Frontenac and Girard; the largest percentage of workers however (46.9 percent) live in either unincorporated areas or cities further from those included on the above list; based on the commuting distance (the majority of workers commute less than ten miles), we believe the majority of workers live in unincorporated areas of Crawford and immediately adjacent counties.

## Conclusion

Employment in the city is concentrated in the educational services, manufacturing, and healthcare/social assistance industries, which collectively comprise 42.5 percent of local employment. The large share of PMA employment in manufacturing is notable as this industry is historically volatile, and prone to contraction during economic downturns. However, total employment in manufacturing in the city increased from 2010 to 2024, a trend that is contrary to national trends, and suggests that manufacturing locally is more resilient than the national average. Further, the city also has a significant share of employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. Further, from 2010 and 2024, the industries which expanded most substantially during this period include arts/entertainment/recreation, accommodation/food services, and manufacturing. Additionally, total employment in manufacturing increased during this period locally, a trend that is notable given contractions nationwide.

When compared to the prior 2014/2022 reports, three of the top five major employers (Sugar Creek Packing Company, Pittsburg USD 250, and Community Health Center of SEK) currently employ more persons and two (Pittsburg State University and Mercy Hospital) currently employ similar number of persons, though total employment at Pittsburg State University (PSU) continues to be well above 2014 levels. Additionally, PSU has been upgrading and expanding its footprint in Pittsburg over the past decade, and many of these projects are targeted at increasing recruitment efforts. New improvements include a \$2 million construction project that added state-of-the-art softball and baseball facilities to its Gene Bicknell Sports Complex and a new \$8 million nursing building and 10,000-square foot simulation hospital. The most significant additions however have been in PSU's downtown presence, referred to as its Educational Enterprise District/Downtown Campus, which includes Block 22, a mixed-use development completed in 2022, and the planned relocation of the Kelce College of Business to a newly constructed location in downtown Pittsburg as well as the renovation of the historic Besse Hotel into a mixed-use development, with a mix of public and office space and the Center for Reading on the ground floor, and student housing on upper floors. Overall, major employers account for approximately 44 percent of total employment in the Pittsburg, Kansas Micropolitan Area/Crawford County, which suggests that these major employers are critical for the local economy, particularly the largest employer, PSU.

Prior to the COVID-19 pandemic, total employment in the Pittsburg Micropolitan Statistical Area fluctuated between periods of contraction and growth while nationwide total employment steadily increased. The local unemployment rate, however, was consistently below the national average. In 2020, total employment in the local area contracted and the unemployment rate increased due to the COVID-19 pandemic, but the local impacts were less severe than that experienced nationwide. While total employment in the Pittsburg Micropolitan Statistical Area surpassed pre-pandemic levels in 2022 and the local unemployment rate remained below the national average through 2023, more recently total employment has contracted and unemployment increased. More specifically, from October 2023 to October 2024 total employment in the SMA decreased by 2.3 percent compared to 0.2 percent growth nationally. Further, from October 2023 to October 2024 the unemployment rate in the SMA increased by 1.3 percentage points to 4.0 percent, slightly higher than the national unemployment rate of 3.9 percent. Overall, the local economy appears to have weathered the COVID-19 pandemic well with a less substantial contraction in total employment and a less substantial increase in unemployment.

## DEMOGRAPHIC TRENDS

The following section presents demographic data for Pittsburg, Kansas Micropolitan Statistical Area (also known as the secondary market area - SMA), which consists of Crawford County, the State of Kansas, and the nation; select data is also presented for other cities in Kansas. Information is provided to us by ESRI Demographics and Ribbon Demographic, national proprietary data providers, or collected from the US Census Bureau. It is worth noting that college students who are living outside of group quarters (i.e. dormitories) and outside of their parents' home, are included in the demographic data.

### Population

#### Total Population

The following table illustrates the total population for incorporated places with 20,000 or more in Kansas ranked (nationally) as of the July 2023 population.

**Annual Estimates of the Resident Population for Incorporated Places of 20,000 or More in United States, Ranked by July 1, 2023 Population: April 1, 2020 to July 1, 2023**

Rank	Geographic Area	April 1, 2020 Estimates	Population Estimate (as of July 1)				Trend
			2020	2021	2022	2023	
51	Wichita city, Kansas	397,547	398,024	396,638	396,063	396,119	
128	Overland Park city, Kansas	197,249	197,734	197,610	197,705	197,089	
175	Kansas City city, Kansas	156,609	156,298	154,763	153,238	152,933	
183	Olathe city, Kansas	141,285	141,586	143,432	145,577	147,461	
227	Topeka city, Kansas	126,610	126,437	126,160	125,499	125,475	
353	Lawrence city, Kansas	94,928	94,931	95,386	95,831	96,207	
546	Shawnee city, Kansas	67,313	67,446	67,675	69,180	69,417	
674	Lenexa city, Kansas	57,417	57,548	58,530	58,607	58,536	
751	Manhattan city, Kansas	54,109	54,158	54,423	53,812	53,682	
874	Salina city, Kansas	46,883	46,844	46,448	46,061	45,792	
1018	Hutchinson city, Kansas	40,022	40,008	39,727	39,736	39,662	
1098	Leavenworth city, Kansas	37,351	37,322	37,197	37,071	37,034	
1187	Leawood city, Kansas	33,897	33,890	33,805	33,713	33,980	
1438	Dodge City city, Kansas	27,793	27,735	27,699	27,481	27,514	
1445	Garden City city, Kansas	28,145	28,026	27,845	27,509	27,371	
1501	Derby city, Kansas	25,661	25,712	25,777	25,931	26,233	
1553	Gardner city, Kansas	23,329	23,417	23,992	24,196	25,378	
1638	Emporia city, Kansas	24,138	24,093	24,024	24,039	24,105	
1707	Prairie Village city, Kansas	22,955	22,966	22,963	22,946	22,900	
1767	Junction City city, Kansas	22,932	22,947	22,537	22,162	21,856	
1817	Hays city, Kansas	21,116	21,126	21,058	21,064	21,040	
<b>1854</b>	<b>Pittsburg city, Kansas</b>	<b>20,646</b>	<b>20,623</b>	<b>20,605</b>	<b>20,695</b>	<b>20,504</b>	
Population decrease							
Population increase							

While many cities in Kansas with 20,000 or more residents experienced a steady decrease in the total population since 2020, the total population in Pittsburg fluctuated, albeit only slightly, and the 2023 total population is slightly lower than that of 2020.

The following tables illustrate the total population growth trends in the city, county, state, and nation from 2010 through 2024, as well as projections through 2029.

	2010	Population Est. 2024	Prj. 2029	Annual Percent Change 2010-24	2024-29
City of Pittsburg	20,229	20,665	20,535	0.2%	-0.1%
Crawford County	39,134	38,935	38,707	0.0%	-0.1%
Kansas	2,853,118	2,954,309	2,964,373	0.2%	0.1%
USA	308,736,216	338,436,229	344,868,049	0.7%	0.4%

Source: Esri Demographics 2024, Novogradac, December 2024

As illustrated above, the 2024 population in Pittsburg is slightly higher than the 2010 population while the countywide population remained generally stable. The state and the nation both experienced an increase in the total population with the strongest increase reported in the nation. From 2024 to 2029, the total populations in the city and county are projected to decrease, albeit only slightly, while the total population in Kansas is projected to continue to increase slightly, continuing to lag the projected growth in the nation. A stable or declining population is relatively common among more rural areas of the country, particularly as nationwide population growth has slowed.

#### Senior Population

The following tables illustrate the senior population growth trends in the city, county, state, and nation from 2010 through 2024, as well as projections through 2029, by senior population segment (55 and over, 65 and over, and 75 and over).

	2010	Population 55+ Est. 2024	Prj. 2029	Annual Percent Change 2010-24	2024-29
City of Pittsburg	4,012	4,521	4,697	0.9%	0.8%
Crawford County	9,678	10,853	11,130	0.9%	0.5%
Kansas	707,363	874,483	905,559	1.7%	0.7%
USA	76,748,105	102,959,124	109,313,592	2.4%	1.2%

Source: Esri Demographics 2024, Novogradac, December 2024

	2010	Population 65+ Est. 2024	Prj. 2029	Annual Percent Change 2010-24	2024-29
City of Pittsburg	2,298	2,690	2,960	1.2%	2.0%
Crawford County	5,463	6,638	7,277	1.5%	1.9%
Kansas	376,116	528,909	589,485	2.9%	2.3%
USA	40,266,748	61,397,883	69,702,608	3.7%	2.7%

Source: Esri Demographics 2024, Novogradac, December 2024

	Population 75+			Annual Percent Change	
	2010	Est. 2024	Prj. 2029	2010-24	2024-29
City of Pittsburg	1,199	1,235	1,427	0.2%	3.1%
Crawford County	2,756	2,956	3,427	0.5%	3.2%
Kansas	185,727	224,821	269,595	1.5%	4.0%
USA	18,553,997	26,155,851	31,691,231	2.9%	4.2%

Source: Esri Demographics 2024, Novogradac, December 2024

As illustrated above, contrary to trends in the general population, the senior population in all segments, increased in all areas from 2010 to 2024 with the strongest growth in the nation and the weakest growth in the city. From 2024 to 2029 the senior population is projected to continue to increase in all areas, with growth in the city surpassing growth projected in the county and state among seniors 55 and over, and surpassing countywide growth projected for seniors 65 and over.

### Population by Age

The following tables illustrate the distribution of the population by age in the city, Crawford County/ micropolitan statistical area, and nation in 2024, as well as projections in 2029.

#### POPULATION BY AGE IN 2024

Age Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
0-4	1,233	6.0%	2,279	5.9%	18,584,565	5.5%
5-9	1,216	5.9%	2,409	6.2%	19,791,939	5.8%
10-14	1,163	5.6%	2,371	6.1%	20,423,998	6.0%
15-19	2,014	9.7%	3,195	8.2%	21,774,384	6.4%
20-24	3,396	16.4%	4,398	11.3%	23,042,011	6.8%
25-29	1,725	8.3%	2,685	6.9%	22,101,332	6.5%
30-34	1,220	5.9%	2,209	5.7%	23,753,070	7.0%
35-39	1,146	5.5%	2,246	5.8%	22,701,131	6.7%
40-44	1,131	5.5%	2,259	5.8%	22,381,558	6.6%
45-49	980	4.7%	2,033	5.2%	20,062,709	5.9%
50-54	919	4.4%	1,998	5.1%	20,860,408	6.2%
55-59	882	4.3%	2,006	5.2%	20,263,436	6.0%
60-64	949	4.6%	2,209	5.7%	21,297,805	6.3%
65-69	801	3.9%	1,980	5.1%	19,399,830	5.7%
70-74	654	3.2%	1,702	4.4%	15,842,202	4.7%
75-79	569	2.8%	1,325	3.4%	12,056,452	3.6%
80-84	311	1.5%	819	2.1%	7,260,236	2.1%
85+	355	1.7%	812	2.1%	6,839,163	2.0%
<b>Total</b>	<b>20,664</b>	<b>100.0%</b>	<b>38,935</b>	<b>100.0%</b>	<b>338,436,229</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

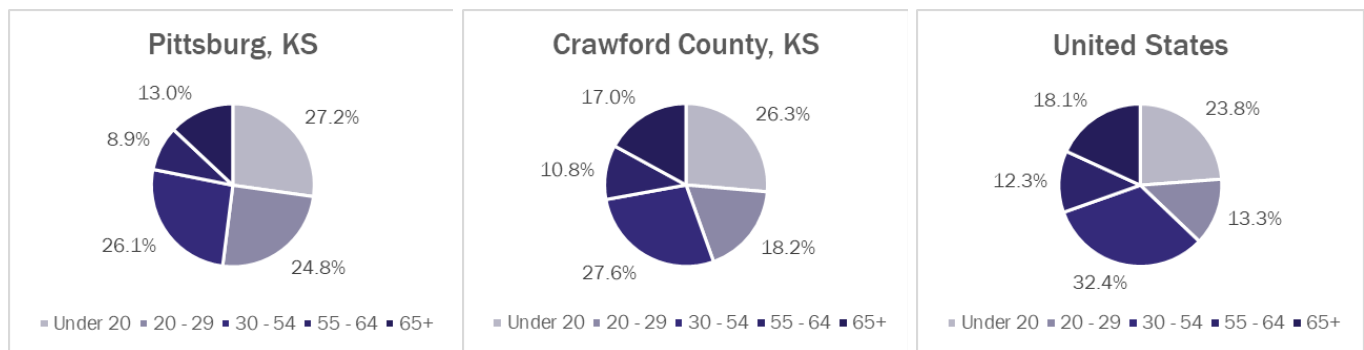
## POPULATION BY AGE IN 2029 ESTIMATE

Age Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
0-4	1,193	5.8%	2,231	5.8%	18,632,070	5.4%
5-9	1,132	5.5%	2,206	5.7%	18,713,311	5.4%
10-14	1,136	5.5%	2,295	5.9%	20,043,778	5.8%
15-19	1,894	9.2%	2,977	7.7%	20,828,484	6.0%
20-24	3,168	15.4%	4,156	10.7%	22,503,458	6.5%
25-29	1,619	7.9%	2,666	6.9%	23,760,789	6.9%
30-34	1,446	7.0%	2,480	6.4%	22,603,863	6.6%
35-39	1,194	5.8%	2,266	5.9%	23,744,641	6.9%
40-44	1,062	5.2%	2,136	5.5%	22,719,989	6.6%
45-49	1,090	5.3%	2,221	5.7%	22,172,224	6.4%
50-54	906	4.4%	1,943	5.0%	19,831,850	5.8%
55-59	855	4.2%	1,902	4.9%	20,097,217	5.8%
60-64	882	4.3%	1,951	5.0%	19,513,767	5.7%
65-69	834	4.1%	2,025	5.2%	20,132,949	5.8%
70-74	699	3.4%	1,825	4.7%	17,878,428	5.2%
75-79	612	3.0%	1,469	3.8%	13,966,143	4.0%
80-84	429	2.1%	1,062	2.7%	9,698,603	2.8%
85+	386	1.9%	896	2.3%	8,026,485	2.3%
<b>Total</b>	<b>20,537</b>	<b>100.0%</b>	<b>38,707</b>	<b>100.0%</b>	<b>344,868,049</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

The largest age cohort in the city and micropolitan statistical area/county is the 20- to 24-year-old cohort, a trend driven by the presence of Pittsburg State University in the city limits. In fact, the city has approximately 2.4 times the percentage of persons in this cohort relative to nationwide trends. Conversely, the city has a lesser percentage of persons ages 35 and over relative to the nation. These trends are projected to continue through 2029. The following pie charts summarizes the age distributions based on children (19 and younger), college/young adult (20 -29), middle age (30 to 54), older persons (55 to 64), and seniors (65 and over).



## Households

### Total Households

The following tables illustrate the total household growth trends in the city, county, state, and nation from 2010 through 2024, as well as projections through 2029.

	2010	Households Est. 2024	Prj. 2029	Annual Percent Change 2010-24	2024-29
City of Pittsburg	8,136	8,328	8,393	0.2%	0.2%
Crawford County	15,699	15,826	15,871	0.1%	0.1%
Kansas	1,112,062	1,167,047	1,184,941	0.3%	0.3%
USA	116,712,903	130,714,038	134,926,628	0.8%	0.6%

Source: Esri Demographics 2024, Novogradac, December 2024

All areas experienced household growth from 2010 to 2024 with the strongest growth in the nation and the weakest growth in the county and these trends are projected to continue through 2029.

### Senior Households

The following tables illustrate the senior household growth trends in the city, county, state, and nation from 2010 through 2024, as well as projections through 2029.

	2010	Households 55+ Est. 2024	Prj. 2029	Annual Percent Change 2010-24	2024-29
City of Pittsburg	2,928	2,878	2,936	-0.1%	0.4%
Crawford County	6,548	6,607	6,742	0.1%	0.4%
Kansas	471,437	530,766	557,813	0.9%	1.0%
USA	50,931,069	60,574,761	65,815,178	1.3%	1.7%

Source: Esri Demographics 2024, Novogradac, December 2024

	2010	Households 65+ Est. 2024	Prj. 2029	Annual Percent Change 2010-24	2024-29
City of Pittsburg	1,739	1,784	1,935	0.2%	1.7%
Crawford County	3,882	4,043	4,379	0.3%	1.7%
Kansas	254,463	312,637	353,538	1.6%	2.6%
USA	27,340,694	35,504,901	40,819,707	2.1%	3.0%

Source: Esri Demographics 2024, Novogradac, December 2024

	2010	Households 75+ Est. 2024	Prj. 2029	Annual Percent Change 2010-24	2024-29
Pittsburg, KS	807	841	878	0.3%	0.9%
SMA	1,808	1,832	1,909	0.1%	0.8%
Kansas	111,754	136,633	148,223	1.6%	1.7%
USA	11,921,548	14,992,714	16,562,526	1.8%	2.1%

Source: Esri Demographics 2024, Novogradac, December 2024

As illustrated above, the number of senior households (55+) in the city decreased slightly from 2010 through 2024, but is projected to increase through 2029, albeit at a slower rate of growth than that projected in the state or nation. The number of senior households in the older age cohorts, 65+ and 75+, on the other hand



increased in all areas, though the city and county experienced weaker growth than that reported in the state and nation.

### Average Household Size

The following table illustrates the average household size between 2010 and 2024 as well as projections for 2029 in the city, micropolitan statistical area/county, and the nation.

AVERAGE HOUSEHOLD SIZE						
Year	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2010	2.32	-	2.38	-	2.57	-
2024	2.33	0.0%	2.37	0.0%	2.53	-0.1%
2029	2.30	-0.3%	2.35	-0.2%	2.50	-0.2%

Source: Esri Demographics 2024, Novogradac, December 2024

The average household sizes in the city and county are below the national average, a trend that is likely due to the sizeable college student population in the city, many of whom are in one-person households. From 2024 to 2029 the average household sizes are projected to decrease in all areas. Thus, by 2029 the average household sizes in the city and county will remain well below the national average. It is worth noting that there is variation by tenure with owner households typically being larger than renter households. This is also true in Pittsburg where the average renter household size as of the 2019-2023 ACS was 2.12 persons compared to 2.48 persons in the average owner household; both are smaller than the respective national averages.

### Household Size Distribution

The following table illustrates the household size distributions in the city, micropolitan statistical area/county, and nation for the years 2010 and 2024, as well as the projected distributions for the year 2029.

HOUSEHOLD SIZE DISTRIBUTION - CITY						
	2010		2024		2029	
Household Size	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	2,573	31.6%	2,647	31.8%	2,645	31.5%
2 persons	2,768	34.0%	2,761	33.2%	2,784	33.2%
3 persons	1,330	16.3%	1,384	16.6%	1,393	16.6%
4 persons	817	10.0%	838	10.1%	846	10.1%
5+ persons	648	8.0%	698	8.4%	725	8.6%
<b>Total</b>	<b>8,136</b>	<b>100.0%</b>	<b>8,328</b>	<b>100.0%</b>	<b>8,393</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

HOUSEHOLD SIZE DISTRIBUTION - COUNTY						
	2010		2024		2029	
Household Size	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	4,665	29.7%	4,733	29.9%	4,709	29.7%
2 persons	5,512	35.1%	5,436	34.3%	5,460	34.4%
3 persons	2,485	15.8%	2,557	16.2%	2,566	16.2%
4 persons	1,732	11.0%	1,737	11.0%	1,755	11.1%
5+ persons	1,305	8.3%	1,363	8.6%	1,381	8.7%
<b>Total</b>	<b>15,699</b>	<b>100.0%</b>	<b>15,826</b>	<b>100.0%</b>	<b>15,871</b>	<b>100.0%</b>

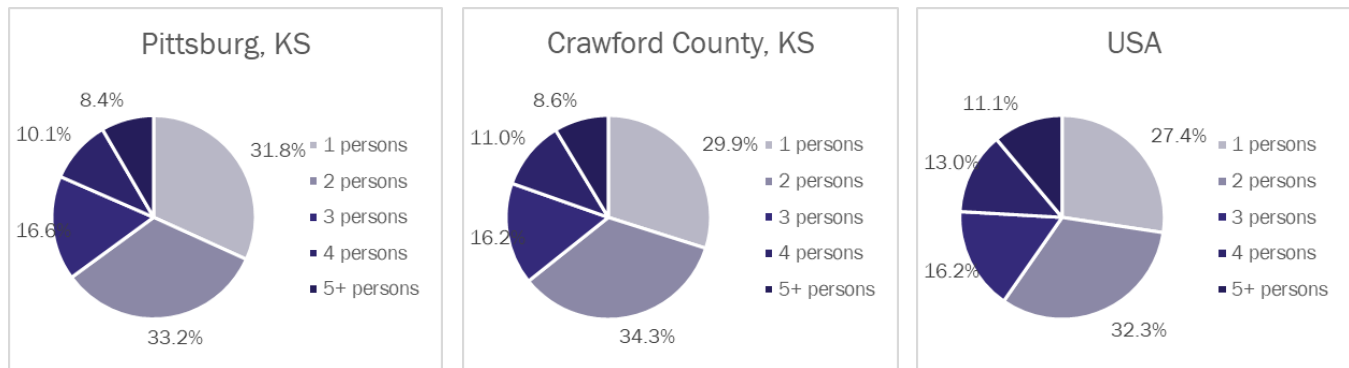
Source: Esri Demographics 2024, Novogradac, December 2024

## HOUSEHOLD SIZE DISTRIBUTION - USA

Household Size	2010		2024		2029	
	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	31,087,565	26.6%	35,814,479	27.4%	36,934,259	27.4%
2 persons	38,198,222	32.7%	42,181,224	32.3%	43,572,915	32.3%
3 persons	18,782,302	16.1%	21,223,425	16.2%	21,955,649	16.3%
4 persons	15,690,218	13.4%	16,996,133	13.0%	17,461,745	12.9%
5+ persons	12,954,596	11.1%	14,498,777	11.1%	15,002,060	11.1%
<b>Total</b>	<b>116,712,903</b>	<b>100.0%</b>	<b>130,714,038</b>	<b>100.0%</b>	<b>134,926,628</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

The majority of households in all areas are one and two-person households, though the city and county have a larger percentage of these smaller households relative to the national average. The city and county also have a smaller percentage of three or more person households (35.1 and 35.7 percent, respectively) relative to national trends (40.3 percent). All of the aforementioned trends are projected to continue through 2029. The following pie charts illustrate the 2024 household size distribution for all households in the city, county, and nation.

Senior (65+) Household Size Distribution

The following tables and corresponding pie charts illustrate the senior household size distribution in the city and the micropolitan statistical area/county, and nation for the years 2010 and 2024, as well as the projected senior household size distributions for the year 2029.

## HOUSEHOLD SIZE DISTRIBUTION - CITY (65+)

Household Size	2024		2029	
	Total Households	Percent	Total Households	Percent
1 persons	1,048	58.7%	1,109	57.3%
2 persons	671	37.6%	726	37.5%
3 persons	52	2.9%	67	3.5%
4 persons	6	0.3%	22	1.1%
5+ persons	7	0.4%	11	0.6%
<b>Total</b>	<b>1,784</b>	<b>100.0%</b>	<b>1,935</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

**HOUSEHOLD SIZE DISTRIBUTION - COUNTY (65+)**

	2024		2029	
Household Size	Total Households	Percent	Total Households	Percent
1 persons	2,086	51.6%	2,203	50.3%
2 persons	1,762	43.6%	1,935	44.2%
3 persons	153	3.8%	180	4.1%
4 persons	34	0.8%	49	1.1%
5+ persons	8	0.2%	12	0.3%
<b>Total</b>	<b>4,043</b>	<b>100.0%</b>	<b>4,379</b>	<b>100.0%</b>

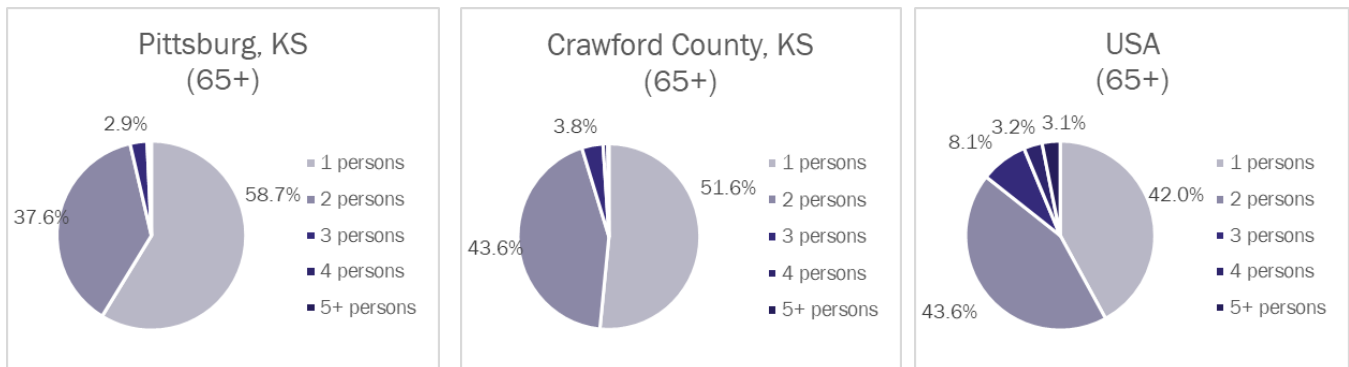
Source: Esri Demographics 2024, Novogradac, December 2024

**HOUSEHOLD SIZE DISTRIBUTION - USA (65+)**

	2024		2029	
Household Size	Total Households	Percent	Total Households	Percent
1 persons	14,926,322	42.0%	16,866,715	41.3%
2 persons	15,490,964	43.6%	17,796,142	43.6%
3 persons	2,862,509	8.1%	3,455,338	8.5%
4 persons	1,126,521	3.2%	1,365,963	3.3%
5+ persons	1,098,585	3.1%	1,335,549	3.3%
<b>Total</b>	<b>35,504,901</b>	<b>100.0%</b>	<b>40,819,707</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

The vast majority of all senior (65+) households in all areas are one or two-person households, particularly in the city and county. The city and the county both have a significantly greater percentage of one-person senior households and a lesser percentage of three or more-person senior (65+) households relative to the nation. All trends are projected to continue through 2029. The following pie charts illustrate the 2024 household size distribution for senior (65+) households in the city, county, and nation.



### General Household Tenure

The following table illustrates the tenure patterns in the city, the micropolitan statistical area/county, and the nation for the years 2010 and 2024, as well as the projected tenure patterns for the year 2029.

**TENURE PATTERNS - CITY**

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	3,902	48.0%	4,234	52.0%
2024	3,822	45.9%	4,506	54.1%
2029	3,992	47.6%	4,401	52.4%

Source: Esri Demographics 2024, Novogradac, December 2024

**TENURE PATTERNS - COUNTY**

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	9,649	61.5%	6,050	38.5%
2024	9,504	60.1%	6,322	39.9%
2029	9,747	61.4%	6,124	38.6%

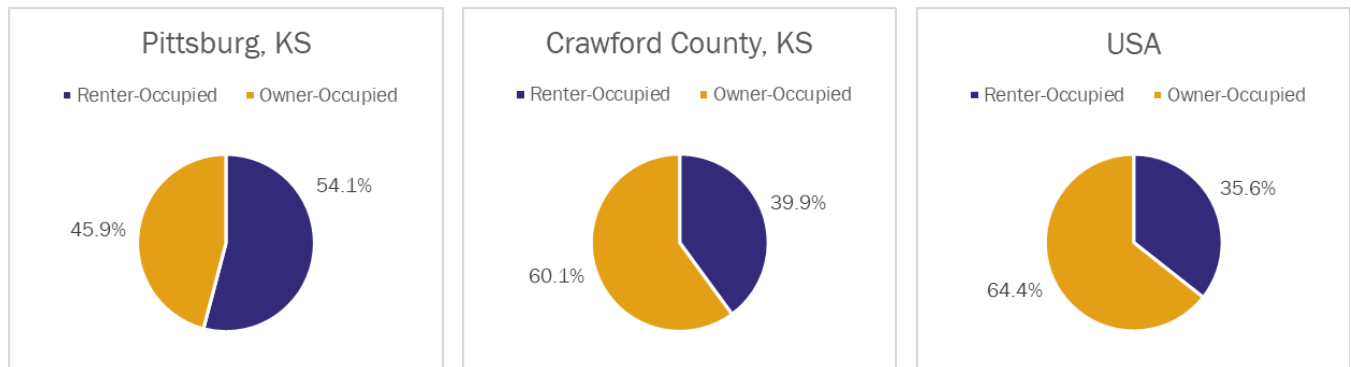
Source: Esri Demographics 2024, Novogradac, December 2024

**TENURE PATTERNS - USA**

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	75,984,415	65.1%	40,728,488	34.9%
2024	84,131,556	64.4%	46,582,482	35.6%
2029	88,302,912	65.4%	46,623,716	34.6%

Source: Esri Demographics 2024, Novogradac, December 2024

As illustrated in the tables above, the majority of occupied housing units in the city are occupied by renter households; this is in contrast to the tenure patterns in the micropolitan statistical area/county and nation as a whole. More specifically, while 54.1 percent of occupied housing units in the city are occupied by renters, only 39.9 percent of occupied housing units in the micropolitan statistical area/county and 35.6 percent nationwide are renter-occupied. Both the number and percentage of renter-occupied housing units in the city are projected to decrease through 2029, while the number and percentage of owner-occupied housing units are projected to increase over this time period. The following pie charts illustrate the 2024 tenure distribution for all households in the city, county, and nation.



### Senior Household Tenure

The following table illustrates the tenure patterns for senior (55+) and (65+) households in the city, the micropolitan statistical area/county, and the nation for the years 2010 and 2024, as well as the projected tenure patterns for the year 2029.

#### TENURE PATTERNS OF SENIORS - CITY (55+)

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	2,028	69.3%	900	30.7%
2024	1,901	66.1%	977	33.9%
2029	1,934	65.9%	1,002	34.1%

Source: Esri Demographics 2024, Novogradac, December 2024

#### TENURE PATTERNS OF SENIORS - COUNTY (55+)

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	5,054	77.2%	1,494	22.8%
2024	4,972	75.3%	1,635	24.7%
2029	5,093	75.5%	1,649	24.5%

Source: Esri Demographics 2024, Novogradac, December 2024

#### TENURE PATTERNS OF SENIORS - USA (55+)

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	38,887,005	76.4%	12,044,064	23.6%
2024	45,672,209	75.4%	14,902,552	24.6%
2029	49,899,768	75.8%	15,915,410	24.2%

Source: Esri Demographics 2024, Novogradac, December 2024

#### TENURE PATTERNS OF SENIORS - CITY (65+)

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	1,224	70.4%	515	29.6%
2024	1,161	65.1%	623	34.9%
2029	1,260	65.1%	675	34.9%

Source: Esri Demographics 2024, Novogradac, December 2024

#### TENURE PATTERNS OF SENIORS - COUNTY (65+)

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	3,014	77.6%	868	22.4%
2024	3,009	74.4%	1,034	25.6%
2029	3,288	75.1%	1,091	24.9%

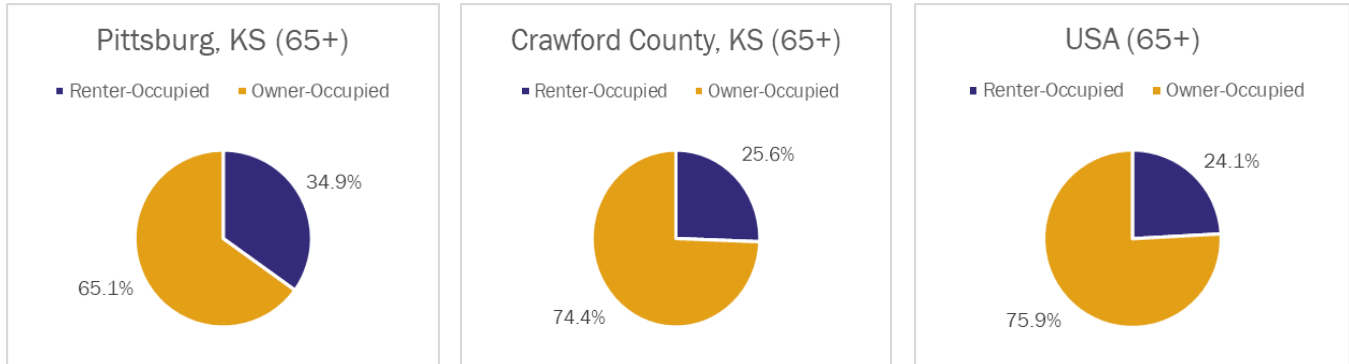
Source: Esri Demographics 2024, Novogradac, December 2024

#### TENURE PATTERNS OF SENIORS - USA (65+)

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	21,182,198	77.5%	6,158,496	22.5%
2024	26,937,225	75.9%	8,567,676	24.1%
2029	31,164,498	76.3%	9,655,209	23.7%

Source: Esri Demographics 2024, Novogradac, December 2024

The majority of housing units occupied by senior households in all areas are occupied by owners, and the city does have a higher percentage of senior renter households. The number and percentage of senior renter households in the city are projected to increase through 2029. The following pie charts illustrate the 2024 tenure distribution for all households in the city, county, and nation.



### Owner Household Size Distribution

The following table illustrates the owner household size distributions in the city and the micropolitan statistical area/county for the years 2010 and 2024, as well as the projected renter distributions for the year 2029.

#### OWNER HOUSEHOLD SIZE DISTRIBUTION - CITY

	2010		2024		2029	
Household Size	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	1,002	25.7%	935	24.5%	965	24.2%
2 persons	1,452	37.2%	1,449	37.9%	1,516	38.0%
3 persons	640	16.4%	638	16.7%	675	16.9%
4 persons	476	12.2%	487	12.7%	503	12.6%
5+ persons	332	8.5%	313	8.2%	333	8.3%
<b>Total</b>	<b>3,902</b>	<b>100.0%</b>	<b>3,822</b>	<b>100.0%</b>	<b>3,992</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

#### OWNER HOUSEHOLD SIZE DISTRIBUTION - COUNTY

	2010		2024		2029	
Household Size	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	2,460	25.5%	2,349	24.7%	2,387	24.5%
2 persons	3,624	37.6%	3,603	37.9%	3,712	38.1%
3 persons	1,484	15.4%	1,502	15.8%	1,545	15.9%
4 persons	1,224	12.7%	1,217	12.8%	1,252	12.8%
5+ persons	857	8.9%	833	8.8%	851	8.7%
<b>Total</b>	<b>9,649</b>	<b>100.0%</b>	<b>9,504</b>	<b>100.0%</b>	<b>9,747</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

#### OWNER HOUSEHOLD SIZE DISTRIBUTION - USA

	2010		2024		2029	
Household Size	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	15,868,693	20.9%	17,674,764	21.0%	18,651,293	21.1%
2 persons	27,434,341	36.1%	30,359,253	36.1%	31,953,046	36.2%
3 persons	12,650,614	16.6%	14,326,640	17.0%	15,057,598	17.1%
4 persons	11,344,992	14.9%	12,161,220	14.5%	12,590,513	14.3%
5+ persons	8,685,775	11.4%	9,609,679	11.4%	10,050,462	11.4%
<b>Total</b>	<b>75,984,415</b>	<b>100.0%</b>	<b>84,131,556</b>	<b>100.0%</b>	<b>88,302,912</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024



Owner households in the city are most likely to be two-person households followed by one-person households. Further, a smaller percentage of owner households in the city (37.6 percent) are three or more person households relative to national trends (42.9 percent). The number of three or more person households in the city is projected to increase slightly through 2029.

### Renter Household Size Distribution

The following table illustrates the renter household size distributions in the city and the micropolitan statistical area/county for the years 2010 and 2024, as well as the projected renter distributions for the year 2029.

**RENTER HOUSEHOLD SIZE DISTRIBUTION - CITY**

Household Size	2010		2024		2029	
	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	1,571	37.1%	1,712	38.0%	1,680	38.2%
2 persons	1,316	31.1%	1,312	29.1%	1,268	28.8%
3 persons	690	16.3%	746	16.6%	718	16.3%
4 persons	341	8.1%	351	7.8%	343	7.8%
5+ persons	316	7.5%	385	8.5%	392	8.9%
<b>Total</b>	<b>4,234</b>	<b>100.0%</b>	<b>4,506</b>	<b>100.0%</b>	<b>4,401</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

**RENTER HOUSEHOLD SIZE DISTRIBUTION - COUNTY**

Household Size	2010		2024		2029	
	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	2,205	36.4%	2,384	37.7%	2,322	37.9%
2 persons	1,888	31.2%	1,833	29.0%	1,748	28.5%
3 persons	1,001	16.5%	1,055	16.7%	1,021	16.7%
4 persons	508	8.4%	520	8.2%	503	8.2%
5+ persons	448	7.4%	530	8.4%	530	8.7%
<b>Total</b>	<b>6,050</b>	<b>100.0%</b>	<b>6,322</b>	<b>100.0%</b>	<b>6,124</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

**RENTER HOUSEHOLD SIZE DISTRIBUTION - USA**

Household Size	2010		2024		2029	
	Total Households	Percent	Total Households	Percent	Total Households	Percent
1 persons	15,218,872	37.4%	18,139,715	38.9%	18,282,966	39.2%
2 persons	10,763,881	26.4%	11,821,971	25.4%	11,619,869	24.9%
3 persons	6,131,688	15.1%	6,896,785	14.8%	6,898,051	14.8%
4 persons	4,345,226	10.7%	4,834,913	10.4%	4,871,232	10.4%
5+ persons	4,268,821	10.5%	4,889,098	10.5%	4,951,598	10.6%
<b>Total</b>	<b>40,728,488</b>	<b>100.0%</b>	<b>46,582,482</b>	<b>100.0%</b>	<b>46,623,716</b>	<b>100.0%</b>

Source: Esri Demographics 2024, Novogradac, December 2024

Renter households in the city are most likely to be one-person households followed by two-person households. Further, renter households in the city are more likely than their owner household counterparts to be smaller in size. More specifically, while 37.6 percent of owner households in Pittsburg are three or more persons in size, only 32.9 percent of renter households in Pittsburg are three or more persons in size. Additionally, a smaller percentage of owner households in the city (37.6 percent) is three or more person households relative to national trends (42.9 percent).

## Income

### Median Household Income

The following table illustrates the median household incomes in 2024 as well as projections for 2029 in the city, micropolitan statistical area/county, and the nation.

MEDIAN HOUSEHOLD INCOME						
Year	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Amount	Annual Change	Amount	Annual Change	Amount	Annual Change
2024	\$43,130	-	\$51,604	-	\$79,067	-
2029	\$50,362	3.4%	\$58,030	2.5%	\$91,442	3.1%

Source: Esri Demographics 2024, Novogradac, December 2024

As of 2024, the median household income in the city is below that of the micropolitan statistical area and both are well below that of the nation. While the larger presence of college students is likely a contributing factor, even working age, middle to late career households in the city also have a significantly lower median household income than that of their counterparts in the micropolitan statistical area and the nation as is evidenced in the table below.

MEDIAN HOUSEHOLD INCOME (AGES 55-64)						
Year	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
2024	\$48,433	-	\$57,484	-	\$86,820	-
2029	\$53,860	2.2%	\$75,666	6.3%	\$115,561	6.6%

Source: Esri Demographics 2024, Novogradac, December 2024

### General Household Income Distribution

The following tables illustrate household income distribution in 2024 and that projected in 2029 in the city, micropolitan statistical area/county, and nation.

HOUSEHOLD INCOME IN 2024						
Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	1,048	12.6%	1,576	10.0%	7,907,657	6.0%
\$10,000-19,999	1,369	16.4%	2,305	14.6%	10,780,901	8.2%
\$20,000-29,999	1,025	12.3%	1,948	12.3%	11,376,588	8.7%
\$30,000-39,999	1,006	12.1%	1,806	11.4%	11,059,173	8.5%
\$40,000-49,999	812	9.8%	1,553	9.8%	10,480,977	8.0%
\$50,000-59,999	556	6.7%	1,096	6.9%	9,301,788	7.1%
\$60,000-74,999	647	7.8%	1,331	8.4%	12,565,590	9.6%
\$75,000-99,999	750	9.0%	1,682	10.6%	16,221,772	12.4%
\$100,000-124,999	452	5.4%	1,134	7.2%	12,147,592	9.3%
\$125,000-149,999	266	3.2%	654	4.1%	8,451,775	6.5%
\$150,000-199,999	213	2.6%	389	2.5%	8,895,129	6.8%
\$200,000+	184	2.2%	352	2.2%	11,525,096	8.8%
<b>Total</b>	<b>8,328</b>	<b>100.0%</b>	<b>15,826</b>	<b>100.0%</b>	<b>130,714,038</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

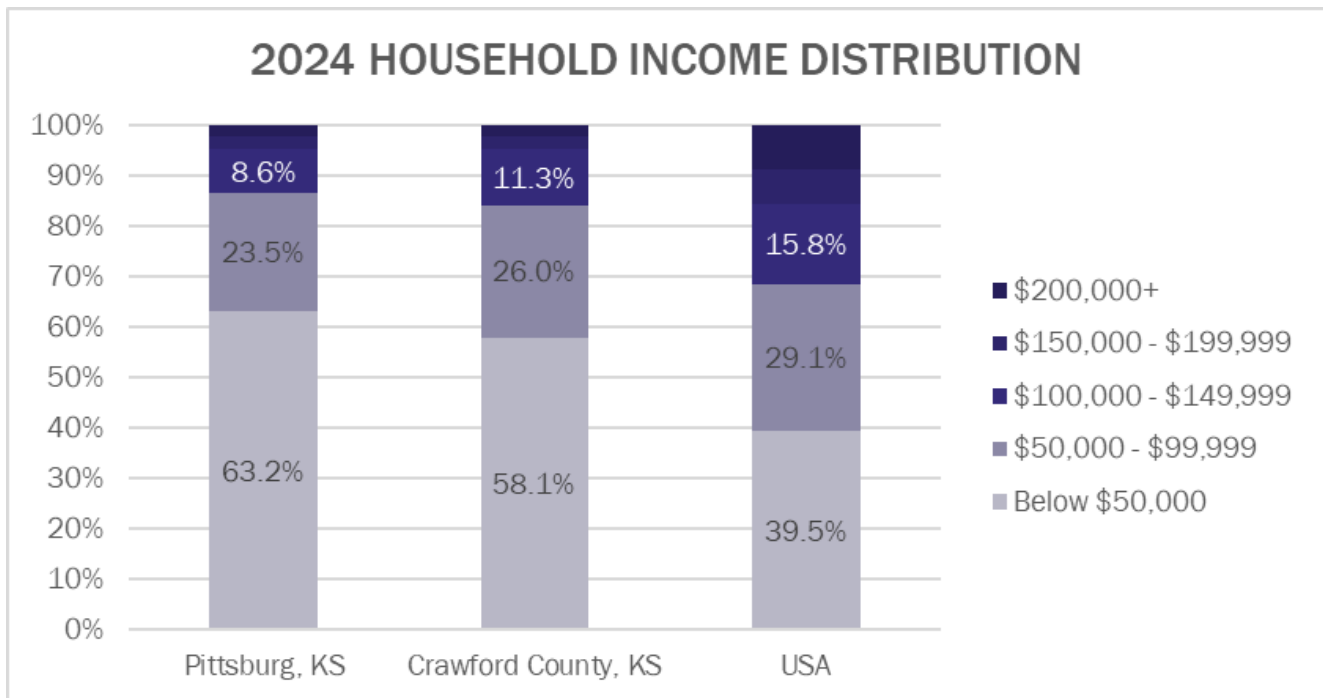
Note: Color coded within each area with green representing the most common and red the least common

## HOUSEHOLD INCOME IN 2029

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	964	11.5%	1,441	9.1%	7,316,359	5.4%
\$10,000-19,999	1,280	15.3%	2,116	13.3%	9,686,061	7.2%
\$20,000-29,999	970	11.6%	1,824	11.5%	10,555,271	7.8%
\$30,000-39,999	945	11.3%	1,720	10.8%	10,352,530	7.7%
\$40,000-49,999	913	10.9%	1,580	10.0%	10,035,706	7.4%
\$50,000-59,999	521	6.2%	1,118	7.0%	9,245,439	6.9%
\$60,000-74,999	659	7.9%	1,344	8.5%	12,283,243	9.1%
\$75,000-99,999	795	9.5%	1,706	10.7%	16,552,789	12.3%
\$100,000-124,999	517	6.2%	1,226	7.7%	12,951,240	9.6%
\$125,000-149,999	320	3.8%	784	4.9%	9,676,418	7.2%
\$150,000-199,999	261	3.1%	553	3.5%	10,706,731	7.9%
\$200,000+	248	3.0%	459	2.9%	15,564,841	11.5%
<b>Total</b>	<b>8,393</b>	<b>100.0%</b>	<b>15,871</b>	<b>100.0%</b>	<b>134,926,628</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

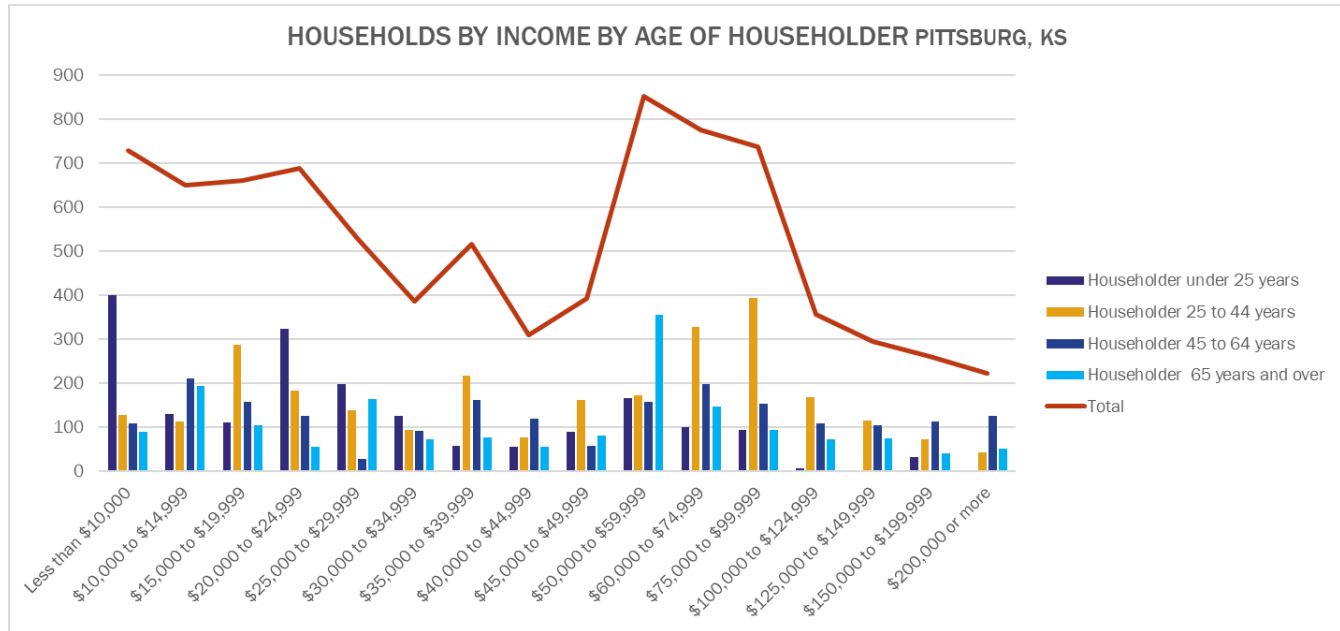
Note: Color coded within each area with green representing the most common and red the least common



A significantly greater percentage of households in the city (63.2 percent) and micropolitan statistical area/county (58.1 percent) have incomes below \$50,000 relative to that of the nation (39.5 percent). Conversely, a significantly smaller percentage of households in the city (13.4 percent) and micropolitan statistical area/county (16.0 percent) have incomes of \$100,000 or more relative to the nation (31.4 percent). While there are many potential explanations for the lower incomes in the city, based on our research we believe four are most prevalent. First, the city has a large number of college students many of whom have low to no income while they are in school. Second, jobs in smaller cities and rural areas typically offer lower wages than larger more urban areas due to the relatively affordable cost of living. Third, the city has a large renter household population, again due in part to the university, and renter households typically have lower incomes than owner households. And, finally, the housing supply in the city is older and historically households in search of quality housing have reportedly had to search beyond the city limits.

### Household Income Distribution by Age

The following graph and corresponding table illustrate the number of households by income and age of householder in Pittsburg, Kansas.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Income	Householder under 25 years	Householder 25 to 44 years	Householder 45 to 64 years	Householder 65 years and over	Total
Less than \$10,000	401	129	109	90	729
\$10,000 to \$14,999	130	114	212	195	651
\$15,000 to \$19,999	112	287	157	104	660
\$20,000 to \$24,999	323	183	127	56	689
\$25,000 to \$29,999	198	138	28	165	529
\$30,000 to \$34,999	126	95	93	73	387
\$35,000 to \$39,999	59	218	163	77	517
\$40,000 to \$44,999	57	77	120	56	310
\$45,000 to \$49,999	91	163	58	81	393
\$50,000 to \$59,999	166	172	159	356	853
\$60,000 to \$74,999	100	329	199	148	776
\$75,000 to \$99,999	95	393	154	95	737
\$100,000 to \$124,999	8	168	109	72	357
\$125,000 to \$149,999	0	116	104	76	296
\$150,000 to \$199,999	33	73	113	42	261
\$200,000 or more	0	44	127	52	223
<b>Total</b>	<b>1,899</b>	<b>2,699</b>	<b>2,032</b>	<b>1,738</b>	<b>8,368</b>

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

As illustrated, young householders are more likely to have lower incomes than mid and late career householders as well as senior householders. More specifically, 35.4 percent of householders with incomes below \$25,000 are householders under the age of 25. Additionally, younger householders are more likely than their counterparts to have low incomes. For example, 50.9 percent of householders under 25 years of age

have incomes below \$25,000; this compares to 26.4 percent of householders ages 25 to 44, 29.8 percent of householders ages 45 to 64, and 25.6 percent of senior householders. It is reasonable to assume that many of the householders ages 25 and under are college students and that their low incomes will be temporary in nature.

### Senior (65+) Household Income Distribution

The following tables illustrate senior household income distribution in 2024 and that projected in 2029 in the city, micropolitan statistical area, and nation.

**HOUSEHOLD INCOME OF SENIORS 55+ IN 2024**

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	219	7.6%	481	7.3%	3,886,620	6.4%
\$10,000-19,999	464	16.1%	1,038	15.7%	6,606,913	10.9%
\$20,000-29,999	471	16.4%	1,001	15.2%	6,166,841	10.2%
\$30,000-39,999	339	11.8%	821	12.4%	5,579,675	9.2%
\$40,000-49,999	237	8.2%	631	9.6%	5,028,379	8.3%
\$50,000-59,999	178	6.2%	449	6.8%	4,304,453	7.1%
\$60,000-74,999	263	9.1%	589	8.9%	5,511,590	9.1%
\$75,000-99,999	295	10.3%	641	9.7%	6,836,912	11.3%
\$100,000-124,999	174	6.0%	423	6.4%	4,770,000	7.9%
\$125,000-149,999	72	2.5%	211	3.2%	3,422,795	5.7%
\$150,000-199,999	76	2.6%	142	2.1%	3,537,297	5.8%
\$200,000+	90	3.1%	180	2.7%	4,923,286	8.1%
<b>Total</b>	<b>2,878</b>	<b>100.0%</b>	<b>6,607</b>	<b>100.0%</b>	<b>60,574,761</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

**HOUSEHOLD INCOME OF SENIORS 55+ IN 2029**

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	206	7.0%	453	6.7%	3,781,744	5.7%
\$10,000-19,999	464	15.8%	1,010	15.0%	6,207,460	9.4%
\$20,000-29,999	449	15.3%	964	14.3%	6,073,807	9.2%
\$30,000-39,999	333	11.3%	809	12.0%	5,566,854	8.5%
\$40,000-49,999	285	9.7%	658	9.8%	5,142,818	7.8%
\$50,000-59,999	160	5.4%	467	6.9%	4,573,850	6.9%
\$60,000-74,999	259	8.8%	595	8.8%	5,773,532	8.8%
\$75,000-99,999	306	10.4%	657	9.7%	7,455,357	11.3%
\$100,000-124,999	184	6.3%	449	6.7%	5,433,676	8.3%
\$125,000-149,999	81	2.8%	243	3.6%	4,177,317	6.3%
\$150,000-199,999	91	3.1%	197	2.9%	4,544,649	6.9%
\$200,000+	118	4.0%	240	3.6%	7,084,114	10.8%
<b>Total</b>	<b>2,936</b>	<b>100.0%</b>	<b>6,742</b>	<b>100.0%</b>	<b>65,815,178</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

## HOUSEHOLD INCOME OF SENIORS 65+ IN 2024

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	138	7.7%	301	7.4%	2,266,377	6.4%
\$10,000-19,999	324	18.2%	726	18.0%	4,764,044	13.4%
\$20,000-29,999	373	20.9%	758	18.7%	4,475,051	12.6%
\$30,000-39,999	213	11.9%	581	14.4%	3,819,270	10.8%
\$40,000-49,999	117	6.6%	373	9.2%	3,289,739	9.3%
\$50,000-59,999	87	4.9%	249	6.2%	2,664,880	7.5%
\$60,000-74,999	168	9.4%	351	8.7%	3,252,898	9.2%
\$75,000-99,999	188	10.5%	346	8.6%	3,654,019	10.3%
\$100,000-124,999	66	3.7%	150	3.7%	2,310,821	6.5%
\$125,000-149,999	32	1.8%	70	1.7%	1,528,847	4.3%
\$150,000-199,999	36	2.0%	56	1.4%	1,469,313	4.1%
\$200,000+	42	2.4%	82	2.0%	2,009,642	5.7%
<b>Total</b>	<b>1,784</b>	<b>100.0%</b>	<b>4,043</b>	<b>100.0%</b>	<b>35,504,901</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

## HOUSEHOLD INCOME OF SENIORS 65+ IN 2029

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	138	7.1%	302	6.9%	2,385,172	5.8%
\$10,000-19,999	333	17.2%	745	17.0%	4,709,134	11.5%
\$20,000-29,999	374	19.3%	765	17.5%	4,635,400	11.4%
\$30,000-39,999	229	11.8%	607	13.9%	4,043,840	9.9%
\$40,000-49,999	160	8.3%	424	9.7%	3,594,324	8.8%
\$50,000-59,999	87	4.5%	283	6.5%	3,047,631	7.5%
\$60,000-74,999	176	9.1%	383	8.7%	3,690,669	9.0%
\$75,000-99,999	204	10.5%	387	8.8%	4,367,258	10.7%
\$100,000-124,999	77	4.0%	180	4.1%	2,914,147	7.1%
\$125,000-149,999	44	2.3%	91	2.1%	2,079,961	5.1%
\$150,000-199,999	51	2.6%	89	2.0%	2,116,794	5.2%
\$200,000+	62	3.2%	123	2.8%	3,235,377	7.9%
<b>Total</b>	<b>1,935</b>	<b>100.0%</b>	<b>4,379</b>	<b>100.0%</b>	<b>40,819,707</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

A significantly greater percentage of senior (65+) households in the city (65.3 percent) and micropolitan statistical area/county (67.7 percent) have incomes below \$50,000 relative to that of the nation (52.4 percent). Conversely, a significantly smaller percentage of senior (65+) households in the city (9.9 percent) and micropolitan statistical area (8.9 percent) and have incomes of \$100,000 and above relative to that of the nation (20.6 percent).



### All Renter Household Income Distribution

The following table illustrates total renter household income distributions in the city, micropolitan statistical area/county, and nation in 2024 and 2029.

#### RENTER HOUSEHOLD INCOME IN 2024

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	941	20.9%	1,221	19.3%	5,068,879	10.9%
\$10,000-19,999	1,061	23.5%	1,460	23.1%	6,154,928	13.2%
\$20,000-29,999	662	14.7%	1,002	15.8%	5,705,689	12.2%
\$30,000-39,999	621	13.8%	812	12.8%	5,028,584	10.8%
\$40,000-49,999	353	7.8%	500	7.9%	4,325,730	9.3%
\$50,000-59,999	286	6.3%	425	6.7%	3,489,580	7.5%
\$60,000-74,999	175	3.9%	223	3.5%	4,189,288	9.0%
\$75,000-99,999	247	5.5%	395	6.2%	4,433,840	9.5%
\$100,000-124,999	59	1.3%	120	1.9%	2,771,233	5.9%
\$125,000-149,999	32	0.7%	68	1.1%	1,793,015	3.8%
\$150,000-199,999	37	0.8%	54	0.9%	1,679,955	3.6%
\$200,000+	32	0.7%	42	0.7%	1,941,761	4.2%
<b>Total</b>	<b>4,506</b>	<b>100.0%</b>	<b>6,322</b>	<b>100.0%</b>	<b>46,582,482</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

#### RENTER HOUSEHOLD INCOME IN 2029

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	858	19.5%	1,115	18.2%	4,637,721	9.9%
\$10,000-19,999	976	22.2%	1,327	21.7%	5,471,333	11.7%
\$20,000-29,999	619	14.1%	925	15.1%	5,232,040	11.2%
\$30,000-39,999	577	13.1%	760	12.4%	4,664,423	10.0%
\$40,000-49,999	412	9.4%	538	8.8%	4,128,843	8.9%
\$50,000-59,999	280	6.4%	426	7.0%	3,495,551	7.5%
\$60,000-74,999	183	4.2%	229	3.7%	4,157,118	8.9%
\$75,000-99,999	265	6.0%	400	6.5%	4,667,113	10.0%
\$100,000-124,999	77	1.7%	141	2.3%	3,083,791	6.6%
\$125,000-149,999	44	1.0%	97	1.6%	2,165,548	4.6%
\$150,000-199,999	53	1.2%	92	1.5%	2,149,438	4.6%
\$200,000+	57	1.3%	74	1.2%	2,770,797	5.9%
<b>Total</b>	<b>4,401</b>	<b>100.0%</b>	<b>6,124</b>	<b>100.0%</b>	<b>46,623,716</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

A significantly greater percentage of renter households in the city (80.7 percent) has incomes below \$50,000 relative to that of the nation (56.4 percent). Conversely, a significantly smaller percentage of households in the city (3.6 percent) has incomes of \$100,000 and above relative to that of the micropolitan statistical area (4.5 percent) and the nation (17.6 percent). While the percentage of households in the lowest income cohorts are projected to decrease and those in the highest projected to increase through 2029 in all areas, by 2029 the majority (78.2 percent) of renter households in the city will continue to have incomes below \$50,000.

### Senior Renter Household Income Distribution

The following tables illustrate senior renter household income distributions for seniors 55 and over and seniors 65 and over in 2024 and that projected in 2029 in the city, micropolitan statistical area/county, and nation.

#### RENTER HOUSEHOLD INCOME 55+ IN 2024

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	144	14.7%	226	13.8%	1,832,238	12.3%
\$10,000-19,999	212	21.7%	391	23.9%	2,903,811	19.5%
\$20,000-29,999	226	23.1%	355	21.7%	1,965,086	13.2%
\$30,000-39,999	97	9.9%	145	8.9%	1,455,496	9.8%
\$40,000-49,999	72	7.4%	128	7.8%	1,166,662	7.8%
\$50,000-59,999	32	3.3%	89	5.4%	922,856	6.2%
\$60,000-74,999	65	6.7%	68	4.2%	1,043,927	7.0%
\$75,000-99,999	60	6.1%	75	4.6%	1,104,404	7.4%
\$100,000-124,999	29	3.0%	72	4.4%	754,741	5.1%
\$125,000-149,999	14	1.4%	42	2.6%	577,376	3.9%
\$150,000-199,999	12	1.2%	20	1.2%	534,887	3.6%
\$200,000+	14	1.4%	24	1.5%	641,068	4.3%
<b>Total</b>	<b>977</b>	<b>100.0%</b>	<b>1,635</b>	<b>100.0%</b>	<b>14,902,552</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

#### RENTER HOUSEHOLD INCOME 55+ IN 2029

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	135	13.5%	214	13.0%	1,769,961	11.1%
\$10,000-19,999	209	20.9%	377	22.9%	2,727,334	17.1%
\$20,000-29,999	211	21.1%	333	20.2%	1,957,011	12.3%
\$30,000-39,999	93	9.3%	141	8.6%	1,470,385	9.2%
\$40,000-49,999	91	9.1%	138	8.4%	1,213,866	7.6%
\$50,000-59,999	34	3.4%	93	5.6%	1,008,088	6.3%
\$60,000-74,999	70	7.0%	71	4.3%	1,123,891	7.1%
\$75,000-99,999	69	6.9%	83	5.0%	1,251,227	7.9%
\$100,000-124,999	29	2.9%	73	4.4%	908,965	5.7%
\$125,000-149,999	16	1.6%	48	2.9%	758,541	4.8%
\$150,000-199,999	23	2.3%	39	2.4%	743,550	4.7%
\$200,000+	22	2.2%	39	2.4%	982,591	6.2%
<b>Total</b>	<b>1,002</b>	<b>100.0%</b>	<b>1,649</b>	<b>100.0%</b>	<b>15,915,410</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

## RENTER HOUSEHOLD INCOME 65+ IN 2024

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	89	14.3%	150	14.5%	1,007,512	11.8%
\$10,000-19,999	152	24.4%	266	25.7%	1,998,579	23.3%
\$20,000-29,999	171	27.4%	259	25.0%	1,294,085	15.1%
\$30,000-39,999	59	9.5%	79	7.6%	859,923	10.0%
\$40,000-49,999	15	2.4%	59	5.7%	650,825	7.6%
\$50,000-59,999	17	2.7%	68	6.6%	493,706	5.8%
\$60,000-74,999	41	6.6%	43	4.2%	544,304	6.4%
\$75,000-99,999	46	7.4%	55	5.3%	546,524	6.4%
\$100,000-124,999	11	1.8%	23	2.2%	362,714	4.2%
\$125,000-149,999	6	1.0%	10	1.0%	271,728	3.2%
\$150,000-199,999	6	1.0%	9	0.9%	243,455	2.8%
\$200,000+	10	1.6%	13	1.3%	294,321	3.4%
<b>Total</b>	<b>623</b>	<b>100.0%</b>	<b>1,034</b>	<b>100.0%</b>	<b>8,567,676</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

## RENTER HOUSEHOLD INCOME 65+ IN 2029

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	88	13.0%	147	13.5%	1,051,773	10.9%
\$10,000-19,999	154	22.8%	272	24.9%	1,978,429	20.5%
\$20,000-29,999	171	25.3%	258	23.6%	1,366,414	14.2%
\$30,000-39,999	64	9.5%	85	7.8%	932,571	9.7%
\$40,000-49,999	29	4.3%	69	6.3%	730,920	7.6%
\$50,000-59,999	17	2.5%	71	6.5%	581,842	6.0%
\$60,000-74,999	46	6.8%	48	4.4%	632,092	6.5%
\$75,000-99,999	54	8.0%	62	5.7%	668,895	6.9%
\$100,000-124,999	11	1.6%	24	2.2%	472,640	4.9%
\$125,000-149,999	10	1.5%	16	1.5%	387,287	4.0%
\$150,000-199,999	15	2.2%	17	1.6%	366,029	3.8%
\$200,000+	16	2.4%	22	2.0%	486,317	5.0%
<b>Total</b>	<b>675</b>	<b>100.0%</b>	<b>1,091</b>	<b>100.0%</b>	<b>9,655,209</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

A greater percentage of senior (65+) households in the city (78.0 percent) and micropolitan statistical area/county (78.6 percent) have incomes below \$50,000 relative to national trends (67.8 percent). Conversely, a smaller percentage of senior households in the city (5.3 percent) and micropolitan statistical area (5.3 percent) have incomes of \$100,000 and above relative to the nation (13.7 percent).

### All Owner Household Income Distribution

The following table illustrates total owner household income distributions in the city, micropolitan statistical area/county, and nation in 2024 and projected in 2029.

#### OWNER HOUSEHOLD INCOME IN 2024

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	107	2.8%	355	3.7%	2,838,778	3.4%
\$10,000-19,999	308	8.1%	845	8.9%	4,625,973	5.5%
\$20,000-29,999	363	9.5%	946	10.0%	5,670,899	6.7%
\$30,000-39,999	385	10.1%	994	10.5%	6,030,589	7.2%
\$40,000-49,999	459	12.0%	1,053	11.1%	6,155,247	7.3%
\$50,000-59,999	270	7.1%	671	7.1%	5,812,208	6.9%
\$60,000-74,999	472	12.3%	1,108	11.7%	8,376,302	10.0%
\$75,000-99,999	503	13.2%	1,287	13.5%	11,787,932	14.0%
\$100,000-124,999	393	10.3%	1,014	10.7%	9,376,359	11.1%
\$125,000-149,999	234	6.1%	586	6.2%	6,658,760	7.9%
\$150,000-199,999	176	4.6%	335	3.5%	7,215,174	8.6%
\$200,000+	152	4.0%	310	3.3%	9,583,335	11.4%
<b>Total</b>	<b>3,822</b>	<b>100.0%</b>	<b>9,504</b>	<b>100.0%</b>	<b>84,131,556</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

#### OWNER HOUSEHOLD INCOME IN 2029

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	106	2.7%	326	3.3%	2,678,638	3.0%
\$10,000-19,999	304	7.6%	789	8.1%	4,214,728	4.8%
\$20,000-29,999	351	8.8%	899	9.2%	5,323,231	6.0%
\$30,000-39,999	368	9.2%	960	9.8%	5,688,107	6.4%
\$40,000-49,999	501	12.6%	1,042	10.7%	5,906,863	6.7%
\$50,000-59,999	241	6.0%	692	7.1%	5,749,888	6.5%
\$60,000-74,999	476	11.9%	1,115	11.4%	8,126,125	9.2%
\$75,000-99,999	530	13.3%	1,306	13.4%	11,885,676	13.5%
\$100,000-124,999	440	11.0%	1,085	11.1%	9,867,449	11.2%
\$125,000-149,999	276	6.9%	687	7.0%	7,510,870	8.5%
\$150,000-199,999	208	5.2%	461	4.7%	8,557,293	9.7%
\$200,000+	191	4.8%	385	3.9%	12,794,044	14.5%
<b>Total</b>	<b>3,992</b>	<b>100.0%</b>	<b>9,747</b>	<b>100.0%</b>	<b>88,302,912</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

A greater percentage of owner households in the city (42.4 percent) has incomes below \$50,000 relative to that of the nation (30.1 percent). Conversely, a significantly smaller percentage of households in the city (25.0 percent) has incomes of \$100,000 and above relative to that of the nation (39.0 percent). These trends are projected to continue through 2029, albeit with a slightly lesser percentage in each area having incomes below \$50,000.

Senior Owner Household Income Distribution

The following tables illustrate senior owner household income distributions for seniors 55 and over and seniors 65 and over in 2024 and that projected in 2029 in the city, micropolitan statistical area/county, and nation.

**OWNER HOUSEHOLD INCOME 55+ IN 2024**

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	75	3.9%	255	5.1%	2,054,382	4.5%
\$10,000-19,999	252	13.3%	647	13.0%	3,703,102	8.1%
\$20,000-29,999	245	12.9%	646	13.0%	4,201,755	9.2%
\$30,000-39,999	242	12.7%	676	13.6%	4,124,179	9.0%
\$40,000-49,999	165	8.7%	503	10.1%	3,861,717	8.5%
\$50,000-59,999	146	7.7%	360	7.2%	3,381,597	7.4%
\$60,000-74,999	198	10.4%	521	10.5%	4,467,663	9.8%
\$75,000-99,999	235	12.4%	566	11.4%	5,732,508	12.6%
\$100,000-124,999	145	7.6%	351	7.1%	4,015,259	8.8%
\$125,000-149,999	58	3.1%	169	3.4%	2,845,419	6.2%
\$150,000-199,999	64	3.4%	122	2.5%	3,002,410	6.6%
\$200,000+	76	4.0%	156	3.1%	4,282,218	9.4%
<b>Total</b>	<b>1,901</b>	<b>100.0%</b>	<b>4,972</b>	<b>100.0%</b>	<b>45,672,209</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

**OWNER HOUSEHOLD INCOME 55+ IN 2029**

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	71	3.7%	239	4.7%	2,011,783	4.0%
\$10,000-19,999	255	13.2%	633	12.4%	3,480,126	7.0%
\$20,000-29,999	238	12.3%	631	12.4%	4,116,796	8.3%
\$30,000-39,999	240	12.4%	668	13.1%	4,096,469	8.2%
\$40,000-49,999	194	10.0%	520	10.2%	3,928,952	7.9%
\$50,000-59,999	126	6.5%	374	7.3%	3,565,762	7.1%
\$60,000-74,999	189	9.8%	524	10.3%	4,649,641	9.3%
\$75,000-99,999	237	12.3%	574	11.3%	6,204,130	12.4%
\$100,000-124,999	155	8.0%	376	7.4%	4,524,711	9.1%
\$125,000-149,999	65	3.4%	195	3.8%	3,418,776	6.9%
\$150,000-199,999	68	3.5%	158	3.1%	3,801,099	7.6%
\$200,000+	96	5.0%	201	3.9%	6,101,523	12.2%
<b>Total</b>	<b>1,934</b>	<b>100.0%</b>	<b>5,093</b>	<b>100.0%</b>	<b>49,899,768</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

## OWNER HOUSEHOLD INCOME 65+ IN 2024

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	49	4.2%	151	5.0%	1,258,865	4.7%
\$10,000-19,999	172	14.8%	460	15.3%	2,765,465	10.3%
\$20,000-29,999	202	17.4%	499	16.6%	3,180,966	11.8%
\$30,000-39,999	154	13.3%	502	16.7%	2,959,347	11.0%
\$40,000-49,999	102	8.8%	314	10.4%	2,638,914	9.8%
\$50,000-59,999	70	6.0%	181	6.0%	2,171,174	8.1%
\$60,000-74,999	127	10.9%	308	10.2%	2,708,594	10.1%
\$75,000-99,999	142	12.2%	291	9.7%	3,107,495	11.5%
\$100,000-124,999	55	4.7%	127	4.2%	1,948,107	7.2%
\$125,000-149,999	26	2.2%	60	2.0%	1,257,119	4.7%
\$150,000-199,999	30	2.6%	47	1.6%	1,225,858	4.6%
\$200,000+	32	2.8%	69	2.3%	1,715,321	6.4%
<b>Total</b>	<b>1,161</b>	<b>100.0%</b>	<b>3,009</b>	<b>100.0%</b>	<b>26,937,225</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

## OWNER HOUSEHOLD INCOME 65+ IN 2029

Income Cohort	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	50	4.0%	155	4.7%	1,333,399	4.3%
\$10,000-19,999	179	14.2%	473	14.4%	2,730,705	8.8%
\$20,000-29,999	203	16.1%	507	15.4%	3,268,986	10.5%
\$30,000-39,999	165	13.1%	522	15.9%	3,111,269	10.0%
\$40,000-49,999	131	10.4%	355	10.8%	2,863,404	9.2%
\$50,000-59,999	70	5.6%	212	6.4%	2,465,789	7.9%
\$60,000-74,999	130	10.3%	335	10.2%	3,058,577	9.8%
\$75,000-99,999	150	11.9%	325	9.9%	3,698,363	11.9%
\$100,000-124,999	66	5.2%	156	4.7%	2,441,507	7.8%
\$125,000-149,999	34	2.7%	75	2.3%	1,692,674	5.4%
\$150,000-199,999	36	2.9%	72	2.2%	1,750,765	5.6%
\$200,000+	46	3.7%	101	3.1%	2,749,060	8.8%
<b>Total</b>	<b>1,260</b>	<b>100.0%</b>	<b>3,288</b>	<b>100.0%</b>	<b>31,164,498</b>	<b>100.0%</b>

Source: HISTA Data / Ribbon Demographics 2023, Novogradac, December 2024

Note: Color coded within each area with green representing the most common and red the least common

Senior owner households in the city and micropolitan statistical area/county are most likely to have incomes between \$10,000 and \$39,999 compared to \$20,000 to \$39,999 and \$75,000 to \$99,999 in the nation as a whole. A greater percentage of senior (65+) owner households in the city (58.5 percent) and micropolitan statistical area/county (64.0 percent) have incomes below \$50,000. Conversely, a smaller percentage of senior (65+) owner households in the city (12.3 percent) and micropolitan statistical area/county (10.1 percent) and have incomes of \$100,000 and above relative to national trends (22.8 percent). These trends are projected to continue through 2029.



## Conclusion

**Population.** While Pittsburg’s total population decreased slightly from 2020 to 2023, the total population in 2024 was slightly higher than that of 2010. Population growth in the city has been driven largely by growth in the senior population. The largest age cohort in the city and micropolitan statistical area/county is the 20- to 24-year-old cohort, a trend driven by the presence of Pittsburg State University in the city limits. In fact, the city has approximately 2.4 times the percentage of persons in this cohort relative to nationwide trends. Conversely, the city has a lesser percentage of persons ages 35 and over relative to the nation. While Pittsburg’s total population is projected to decrease slightly from 2024 to 2029, the senior population is projected to increase.

**Households.** The number of total households in the city has increased since 2010 and an additional 65 households are projected to be added through 2029, a trend driven largely by growth among senior households ages 65 and over. The average household size in the city is 2.33 persons, smaller than the national average of 2.53 persons. Approximately 65 percent of all households in the city are one or two-person households, a trend driven by both the large number of college-aged and senior households in the city.

**Tenure.** Approximately 54.1 percent of occupied housing units in the city are occupied by renter households. Both the percentage and number of rental units in the city are projected to decrease through 2029. Conversely, seniors are more likely to be owners, but the number of rental units occupied by seniors (65+) are projected to increase through 2029. Owner households are most likely to be two-person households followed by one-person households while renter households are most likely to be one-person households followed by two-person households. A greater percentage of owner households in the city (37.6 percent) are also three or more person households relative to renter households (32.9 percent).

**Income.** The median household income in Pittsburg is below that of the micropolitan statistical area/county and well below that of the nation. While the larger presence of college students is likely a contributing factor, even working age, middle to late career households in the city also have a significantly lower median household income than that of their counterparts in the micropolitan statistical area and the nation. A significantly greater percentage of households in the city (63.2 percent) and micropolitan statistical area/county (58.1 percent) have incomes below \$50,000 relative to that of the nation (39.5 percent). Conversely, a significantly smaller percentage of households in the city (13.4 percent) and micropolitan statistical area/county (16.0 percent) have incomes of \$100,000 or more relative to the nation (31.4 percent). While there are many potential explanations for the lower incomes in the city, based on our research we believe four are most prevalent. First, the city has a large number of college students many of whom have low to no income while they are in school. Second, jobs in smaller cities and rural areas typically offer lower wages than larger more urban areas due to the relatively affordable cost of living. Third, the city has a large renter household population, again due in part to the university, and renter households typically have lower incomes than owner households. And, finally, the housing supply in the city is older and historically households in search of quality housing have reportedly had to search beyond the city limits.

### **III. HOUSING SUPPLY**

## HOUSING SUPPLY

### OVERVIEW

The following section provides an overview of current housing supply conditions in the rental and sale markets. Data for this section has been obtained from a variety of secondary sources including, but not limited to, the following: ESRI Demographics 2024, a national proprietary data provider, the U.S. Census Bureau, CoStar, Zillow, the Kansas Association of Realtors, Wichita State University Center for Real Estate, and more.

The American Community Survey data presented herein, as collected and published by the U.S. Census Bureau, are estimates based on a sample of the total population (rather than the entirety of the population, which would constitute a census) and are therefore subject to both sampling and non-sampling error. A margin of error is a measure of the possible variation of an estimate based on a sample around the actual population value. At a specified level of confidence, the sample estimate and the actual population value will differ by no more than the value of the margin of error. Further, there is generally a negative correlation between sample size and the magnitude of the margin of error. As a result, estimates based on small sample sizes typically have a larger margin of error and consequently less reliable estimates. For this reason, the Census Bureau does not produce complete one-year estimates for areas with populations less than 65,000; for these areas, which include Pittsburg, five-year estimates are provided. It is worth noting that supplemental one-year estimates are available for places with 20,000 or more people, and just qualifies above that threshold, but the margins of error associated with those data estimates are quite large given Pittsburg's size. The estimates in the five-year data sets are based on data collected over the respective five-year period and describe the average characteristics for that five-year period. The 2019-2023 American Community Survey 5-Year estimates are the most recent and reliable census data available for Pittsburg, Kansas given its size.

It is worth noting that the US Census Bureau has issued several notable cautions against making comparisons between 5-Year Estimates. First, in general one should not compare data sets with overlapping time periods; thus, the most appropriate comparison data set is from 2014-2018 5-Year Estimates. However, this most appropriate comparison in terms of time period, may not be directly comparable in terms of geographic boundaries. Second, there were data quality issues with the 2020 ACS which necessitated changes to the weighting methodology implemented to address the nonresponse bias issues and as a result comparing ACS 5-year estimates that include 2020 with other ACS 5-year data should be approached with caution. And third, the questionnaire or coding for a wide variety of data points, which could impact over time comparisons. The U.S. Census Bureau issues a report for each data set indicating which estimates can be compared, can be compared with caution, and should not be compared. Additionally, we caution the reader that a change in an estimate or a difference between estimates need not indicate an actual change or actual difference. Instead, a test must be conducted to determine whether or not the change/difference is indeed statistically significant rather than occurring by chance due to differing samples. While some estimates presented may on the surface appear to have changed or be different, these differences may in fact be due to the sampling error and as such we have only commented on trends that are in fact statistically significant meaning that we can say with some level of certainty that the difference in the estimates is due to an actual difference rather than chance. In order to determine whether or not differences in estimates are significant (as opposed to occurring by chance), one must perform a simple statistical test that accounts for the error inherent in estimates based on a sample of a population. An explanation and tool produced by the Census Bureau for conducting such tests can be found here: <https://www.census.gov/programs-surveys/acs/guidance/statistical-testing-tool.html>. Unless otherwise noted, we have relied on a confidence level of 90 percent.

## Structure Type

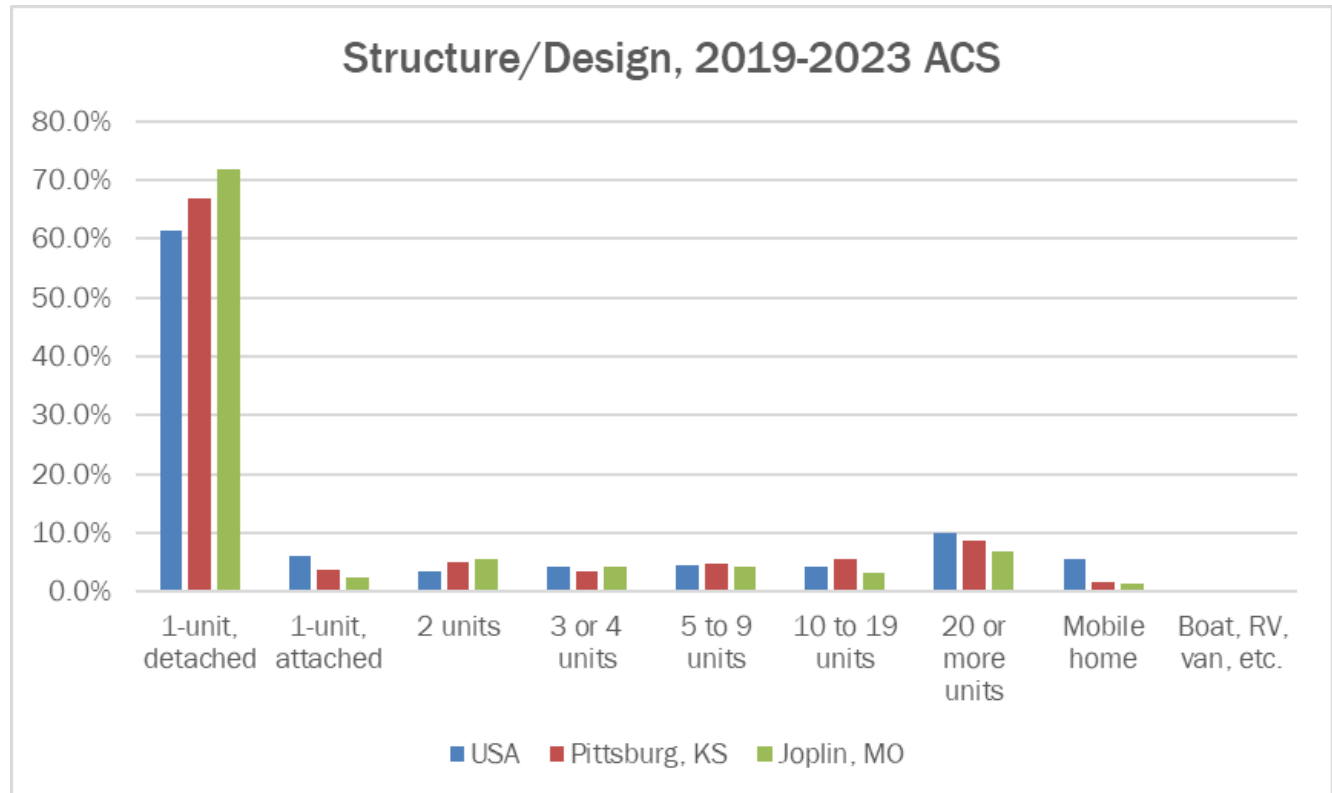
The following table summarizes the diversity of the Pittsburg's housing stock in terms of design.

**UNITS IN STRUCTURE – PITTSBURG, KS**

Units in Structure	Total Units	Percent
1-unit, detached	6,331	66.9%
1-unit, attached	351	3.7%
2 units	486	5.1%
3 or 4 units	344	3.6%
5 to 9 units	460	4.9%
10 to 19 units	521	5.5%
20 or more units	815	8.6%
Mobile home	151	1.6%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

The most common housing type is the detached single-family home, followed by large (20 or more-units) multi-family buildings. The following graph compares the housing supply diversity in the city to that of nearby Joplin, Missouri, which according to interviews with local stakeholders is considered a competitor for Pittsburg in terms of its housing market.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

As illustrated, although a greater percentage of Pittsburg's housing stock is comprised of detached single-family homes relative to the national average, Pittsburg's housing stock offers greater diversity than nearby Joplin. It is worth noting however that there are minimal homeownership options beyond single-family or mobile homes; the other structure types are nearly all rental units.

## Bedrooms

The following table summarizes the number of bedrooms in structures in Pittsburg.

BEDROOMS		
Bedrooms	Total Units	Percent
Studio	1,067	11.3%
1 bedroom	835	8.8%
2 bedrooms	3,223	34.1%
3 bedrooms	3,025	32.0%
4 bedrooms	1,132	12.0%
5 or more bedrooms	177	1.9%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

The most common unit type offered in Pittsburg are two and three-bedroom units followed by four-bedroom and studio units. It is worth noting that the current percentage of four-bedrooms in Pittsburg has increased since the prior 5-Year ACS survey.

## Age/Quality

The following table summarizes the age of the housing supply in Pittsburg as of the 2023 ACS and the corresponding graph compares the age distribution of Pittsburg's housing supply to the national average and that of nearby Joplin.

YEAR BUILT		
Year Built	Total Units	Percent
Built 2020 or later*	9	0.1%
Built 2010 to 2019	748	7.9%
Built 2000 to 2009	725	7.7%
Built 1990 to 1999	1,128	11.9%
Built 1980 to 1989	694	7.0%
Built 1970 to 1979	1,286	13.6%
Built 1960 to 1969	903	9.5%
Built 1950 to 1959	1,000	10.6%
Built 1940 to 1949	538	5.7%
Built 1939 or earlier	2,428	25.7%

\* This information is through 2023 and based on the American Community Survey; a review of building permits and recently completed housing units suggests that this number is an undercount.  
Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

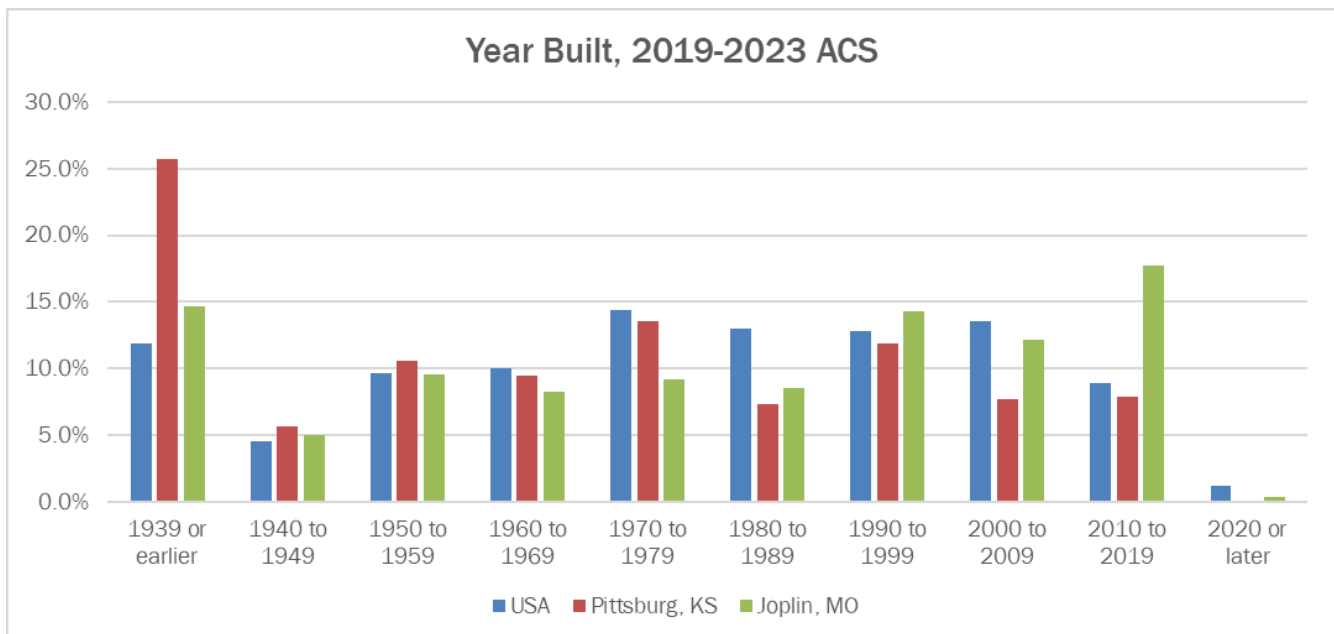
As illustrated, approximately a quarter of Pittsburg's housing supply was built prior to 1940. There was also uptick in building during the 1950s, 1970s, and 1990s. Further, a review of building permits and recently completed housing units suggests that the above estimate of units built in 2020 or late is an undercount. The following table summarizes building permit data in the city since 2020.

**CITY OF PITTSBURG  
FIVE YEAR BUILDING PERMIT COMPARISON**

BUILDINGS	2020	2021	2022	2023	2024	2025
New Housekeeping						
Single Family	23	35	33	7	19	4
Housing Units	23	35	33	7	19	4
Valuation	\$3,838,175	\$8,977,030	\$4,849,000	\$1,217,132	\$6,162,675	\$480,900
New Housekeeping						
Two-Family	1	14	11	0	1	0
Housing Units	2	28	22	0	2	0
Valuation	\$304,000	\$5,154,000	\$3,650,000	\$0	\$129,450	\$0
New Houskeeping			0	0	0	1
Multi-Family	0	0	0	0	0	1
Housing Units	0	0	0	0	0	8
Valuation	\$0	\$0	\$0	\$0	\$0	\$1,700,000
Additions, Alterations & Convert						
Housekeeping & Residential	102	103	127	116	154	21
Valuation	\$1,494,935	\$1,604,335	\$6,975,172	\$12,303,782	\$12,661,035	\$424,752
New Commerical & Industrial	7	5	13	1	9	0
Valuation	\$3,655,998	\$5,998,000	\$37,756,079	\$8,245,423	\$11,175,045	\$0
Additions, Alterations & Convert						
Commercial & Industrial	65	84	60	50	108	3
Valuation	\$9,188,909	\$7,228,184	\$23,263,030	\$8,881,154	\$29,548,838	\$842,000
All Other Buildings & Structures	369	425	362	340	546	50
Valuation	\$2,839,790	\$3,962,420	\$51,474,159	\$4,876,682	\$5,290,381	\$579,945
<b>Total Building Permits</b>	<b>567</b>	<b>666</b>	<b>628</b>	<b>550</b>	<b>837</b>	<b>79</b>
<b>Total Valuation</b>	<b>\$21,321,807</b>	<b>\$32,923,969</b>	<b>\$ 82,338,099.60</b>	<b>\$ 35,524,173.41</b>	<b>\$ 64,967,424.00</b>	<b>\$ 4,027,594.46</b>

Source: City of Pittsburg, retrieved March 2025.

The following graph compares the age of the housing stock in Pittsburg relative to national trends and that of nearby Joplin.

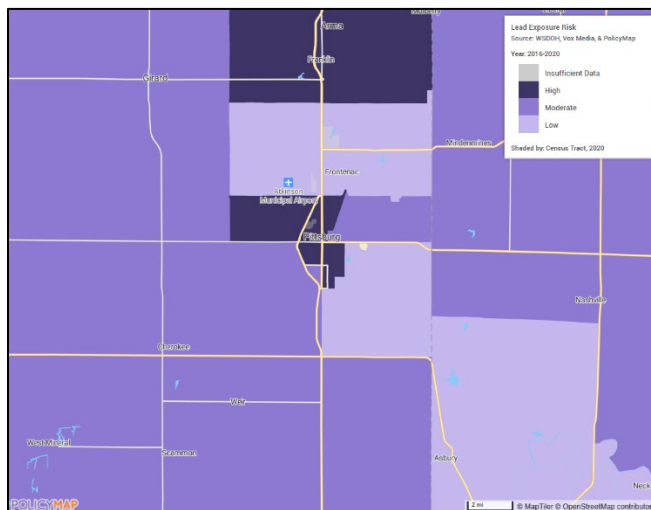


Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

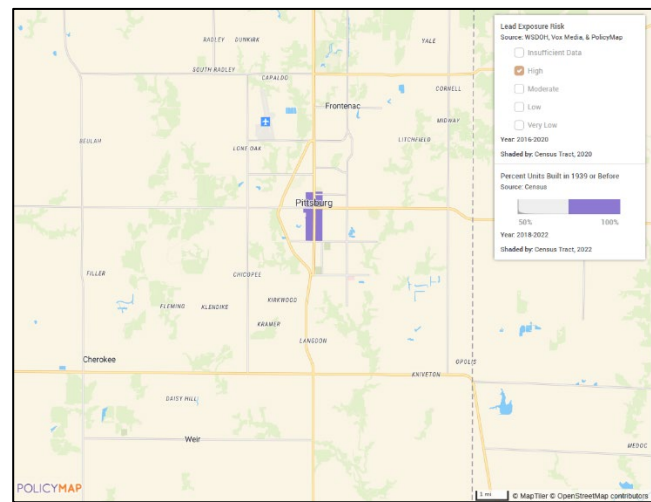


As illustrated, a significantly higher percentage of Pittsburg's housing stock was built prior to 1940 relative to the national average and that of nearby Joplin, the latter of which may be partly attributable to the 2011 tornado in Joplin which damaged a significant portion of the building stock. Relative to national trends, Pittsburg offers a larger percentage of homes built prior to 1940 and a lesser percentage of newer homes, particularly those built since 1980.

The age of a home is a risk factor for lead exposure because older homes are more likely to contain lead-based paint and lead-contaminated dust. According to the United States Environmental Protection Agency, approximately 87 percent of homes built before 1940 have some lead-based paint, while only 24 percent of homes built between 1960 and 1978 have some lead-based paint. The Washington State Department of Health, Vox Media & PolicyMap developed a risk of lead exposure index. The lead risk index is used to rank census tracts based on relative risk of exposure to lead. These categories correspond to quartiles based on the raw lead exposure score. Tracts marked "High" are in the top 25% of tracts according to the risk of lead exposure. Risk factors for lead exposure include age of housing stock and area poverty rate. Values are suppressed for census tracts with more than fifty percent of the population living in group quarters. The majority of tracts in Pittsburg are classified as moderate or high for lead exposure risk, as illustrated in the following map on the left. The map on the right illustrates tracts in and around Pittsburg where the risk of lead exposure is classified as high and more than half of the homes were built prior to 1940, areas that could be the focal point of a potential lead remediation program.



Source: [www.policymap.com](http://www.policymap.com)

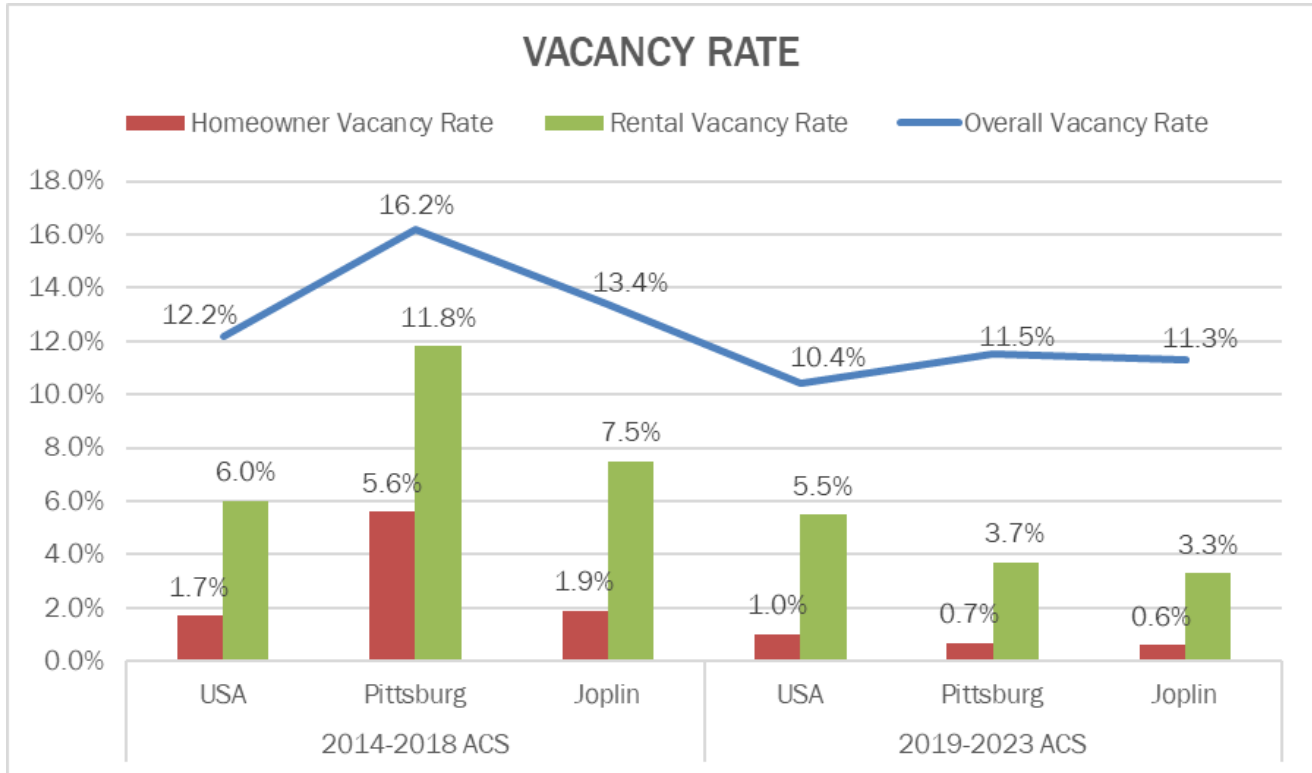


Source: [www.policymap.com](http://www.policymap.com)

As illustrated, the census tract that includes the downtown and immediately surrounding neighborhoods has a high lead exposure risk and an estimated 56.6 percent of homes were built prior to 1940. The tract to the southwest of downtown is the second most at risk, classified as high exposure risk and 44.7 percent of homes built prior to 1940, followed by the tracts north of downtown which are classified as high exposure risk and have an estimated 34.2 and 35.7 percent of homes built prior to 1940.

## Vacancy

As of the 2023 ACS, there were an estimated 1,091 vacant housing units in Pittsburg, down from the approximately 1,511 vacant housing units as of the 2018 ACS. The following graph illustrates the current vacancy rates in Pittsburg, overall and by tenure, relative to the national average and that in neighboring Joplin.



Source: U.S. Census Bureau, 2014-2018 and 2019-2023 American Community Survey 5-Year Estimates

Typically, a five to seven percent vacancy rate is indicative of a balanced market. A vacancy rate below five percent suggests demand for housing is greater than supply and the likelihood that prices will rise. A vacancy rate above seven percent suggests a potential excess of supply and subsequently the potential for prices to fall. As illustrated, both the current homeowner and rental vacancy rates in Pittsburg are below five percent. Additionally, both vacancy rates in Pittsburg have decreased since the 2014-2018 ACS.

While the overall vacancy rates are above five percent, these rates include a variety of other types of vacant housing units, many of which are either not on the market and/or are not available for occupancy. More specifically, vacant housing units consist of all units that are:

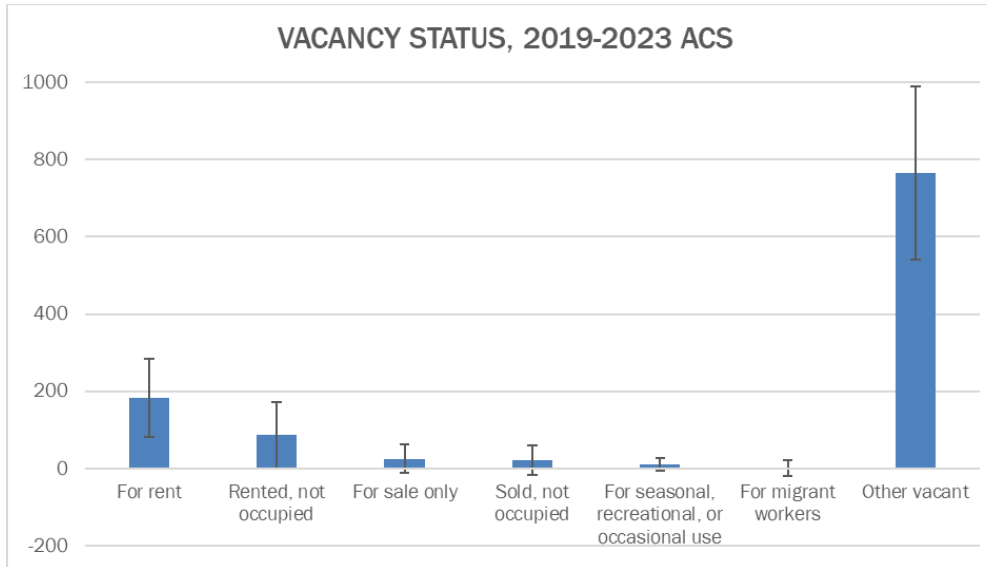
- for rent,
- rented but not occupied,
- for sale,
- sold but not occupied,
- for seasonal/recreational/occasional use,
- for migrant workers use,
- or for a variety of reasons classified as “other”.

The vacant for sale and vacant for rent categories include year-round housing unit vacancies; all housing units used for seasonal/recreational/occasional use are counted as vacant under this category. A housing unit is classified as “other vacant” when it does not fit into a year-round vacant category and includes units that are neither on the market, held for future occupancy, or used for seasonality. Common reasons that a housing unit is classified as “other vacant” is that no one lives in the unit and the owner:

- does not want to rent or sell,
- is using the unit for storage,

- is elderly and living in a nursing home or with family members,
- is being repaired or renovated, or
- is being foreclosed (though foreclosures may appear in any of the vacant or occupied categories).

The following graph illustrates vacancy status as of the 2023 ACS. Given however the magnitude of the margins of error (MOE) associated with select vacancy estimates, the associated MOEs are also included.



Note: 90 percent MOEs are reflected, consistent with the U.S. Census Bureau's standard 90 percent confidence level for ACS estimates.

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

As illustrated, the vast majority of vacant housing units are vacant due to reasons classified as “other”, followed by units that are “for rent.” Vacant units classified as “other” as well as those classified as “seasonal, recreational, or occasional use” are generally not available for long-term occupancy.

The specific reason for units being classified as “other vacant” is not available. Given however the age of the housing stock and conversations with local stakeholders, it is likely that many of these units are in poor overall condition.

## Building Permits

The following tables summarize annual building permits issued for Crawford County from 2010 to 2023 as well as permits issued in 2024 year-to-date (January through October) relative to the same periods in 2023 and 2022.

BUILDING PERMITS - Crawford County, KS														
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Total Units</b>	<b>47</b>	<b>59</b>	<b>94</b>	<b>72</b>	<b>135</b>	<b>59</b>	<b>59</b>	<b>58</b>	<b>97</b>	<b>74</b>	<b>89</b>	<b>86</b>	<b>89</b>	<b>54</b>
Units in Single Family	39	41	70	58	57	55	55	56	95	74	87	58	67	54
Units in All Multifamily	8	18	24	14	78	4	4	2	2	0	2	28	22	0
Units in 2-Unit Multifamily	4	2	12	10	6	4	4	2	2	0	2	28	22	0
Units in 3 & 4-Unit Multifamily	4	16	12	4	0	0	0	0	0	0	0	0	0	0
Units in 5+-Unit Multifamily	0	0	0	0	72	0	0	0	0	0	0	0	0	0

## BUILDING PERMITS, 2024 YTD COMPARISON - Crawford County, KS

	2022 Jan - Oct	2023 Jan - Oct	2024 Jan - Oct (Preliminary)
<b>Total Units</b>	<b>80</b>	<b>60</b>	<b>58</b>
Units in Single Family	58	56	56
Units in All Multifamily	22	4	2
Units in 2-Unit Multifamily	22	4	2
Units in 3 & 4-Unit Multifamily	0	0	0
Units in 5+-Unit Multifamily	0	0	0

Source: U.S. Department of Housing and Urban Development, SOCDS Building Permits Database, retrieved December 2024

As illustrated, the total number of building permits issued increased slightly in 2018 and remained above average through 2022. The total number of permits issued in 2023 decreased back to 2015 to 2017 levels, a trend likely due to the rise in interest rates. Preliminary monthly permit data is available for 2024 for January through October. From January through October, the total number of permits issued in 2024 appears to be in line with 2023 levels and slightly lower than 2022 levels, the difference attributable largely to a decrease in multifamily permits.

We also obtained a list of building permits within Pittsburg from 2020 to 2025, as summarized below.

**CITY OF PITTSBURG**  
**FIVE YEAR BUILDING PERMIT COMPARISON**

BUILDINGS	2020	2021	2022	2023	2024	2025
New Housekeeping						
Single Family	23	35	33	7	19	4
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Source: City of Pittsburg, retrieved March 2025.

## SALE MARKET

### Overview

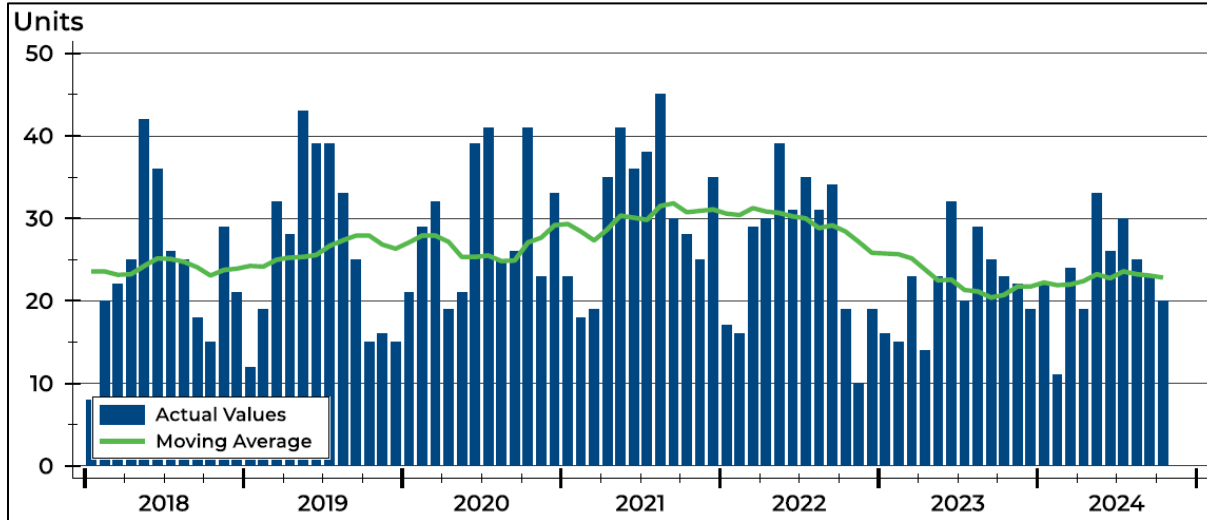
The following section describes the current state of the owner market in Pittsburg including data on recent sales, current listings, as well as home values and monthly ownership costs. Where available and appropriate, the owner market in Pittsburg is compared to that of the nation, state, and county as well as the nearby markets such as Frontenac (immediately north of Pittsburg), unincorporated Crawford County, Joplin, Missouri (approximately 29 miles southwest of Pittsburg), and Carl Junction, Missouri (a bedroom community between Pittsburg and Joplin approximately 22 miles southeast of Pittsburg). It is worth noting that these statistics can vary depending on source. For the purposes of sale/listing data, we rely on a combination of sources including market data provided by the Kansas City Regional Association of Realtors and the Heartland MLS Statistics, the local Multiple Listing Service (MLS) database, as well as other organizations such as the Federal Housing Finance Agency, Redfin, Realtor, and Zillow, which also provide market level statistics based on data from MLS systems and/or public records, but do not necessarily provide the exact source material. For the purposes of home value data, we rely on a combination of data from the U.S. Census Bureau as well as Zillow, a leading real estate marketplace company that provides a series of products on housing market conditions and trends.

Data points and trends will vary somewhat depending on the geographic area, source data, and methodologies. There are also strengths and weaknesses associated with each data source. The following section summarizes some of these differences.

- A Multiple Listing Service (MLS) is a database established by cooperating real estate brokers to provide data about real property sales; the source data comes from the real estate agents and brokers associated with the sale. Information from the local MLS system was not available due to proprietary concerns. Although raw sales data was not directly available from the local MLS system, summary reports were provided. Additionally, sales are also tracked by public sources including Zillow and realtor.com, as well as by local real estate agents, and select organizations such as Redfin and Rocket Homes aggregate MLS data and provide summary market reports for select housing markets.
- Sale and list price trends are heavily influenced by the supply that is listed and the supply that sells; more often than not, this is not representative of the entire housing supply in a given area. We also therefore provide data on home values. Home value data comes from two sources. First, the U.S. Census Bureau's ACS; similar to all ACS data, home value data is based on self-reports where the value is the respondent's estimate of how much the property would sell for if it were for sale. But people are not always the most informed about home prices and values. For example, a 2015 study by the Lincoln Institute on Land Policy found that 90 percent of respondents overestimated the value of their homes relative to assessment records. Assessed values also do not always reflect 100 percent of fair market values, particularly in places that do not perform regular re-evaluations. In response to these limitations, Zillow developed a measure called the Zillow Home Value Index (ZHVI), which assumes that all homes transfer at each given point in time, generating estimates of what hypothetical sale prices would be based on a variety of factors including sale prices of actual sale transactions. The ZHVI then represents the typical home value for an area, calculated as the weighted average of the middle third of homes in a particular area. Zillow also provides estimate the typical value of homes in the bottom and top tier. This tiered approach allows for a more detailed analysis of value changes because a rise in the median home value of a single distribution could be attributed to growth at the top of the distribution or removals at the bottom. The main strength of Zillow data, that it addresses sensitivities to whatever supply is actually listed/sold, also has the potential to be a weakness as it is highly dependent on what data is publicly available. Further, the methodology does not consider condition, which is particularly relevant in markets with an older housing stock but much of which has been updated.

### Total Sales

As of the October 2024 Heartland MLS Statistics Report for Crawford County, Kansas, there were a total of 28 homes and 114 active listings. Of those, 20 sold (71 percent) and 83 listings (73 percent) were within Pittsburg. The following graph illustrates the number of sales by month and year in Pittsburg since 2018.

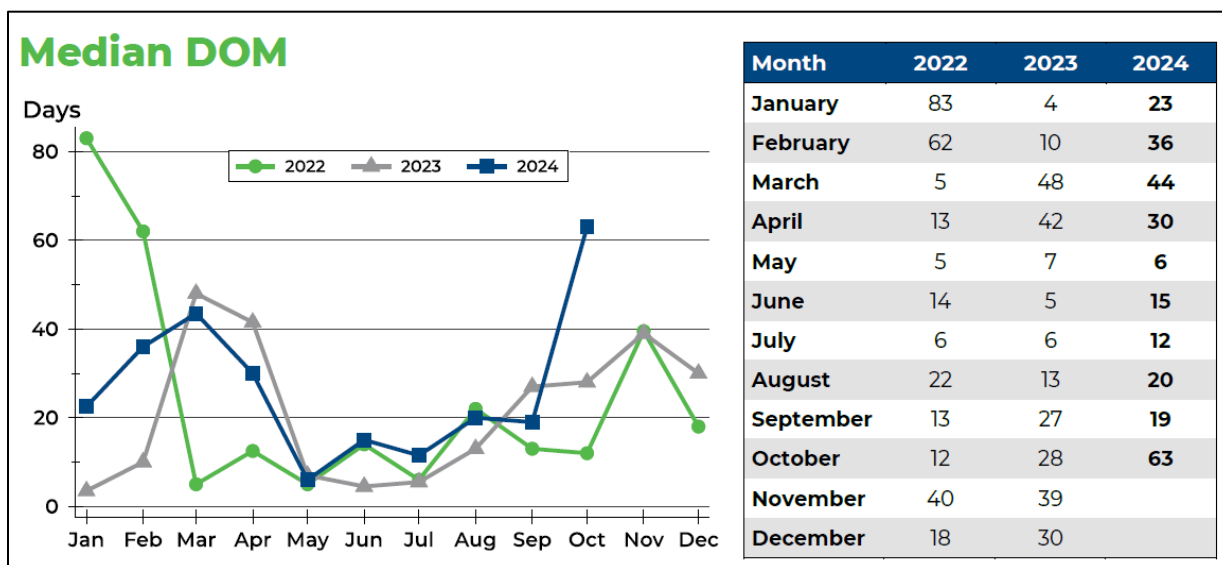


Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

As illustrated, the market exhibits fairly consistent seasonality with peak activity occurring in the summer months. Additionally, the average number of sales increased following the onset of the pandemic, but then decreased fairly quickly from late 2022 through mid-2023, a trend likely due to the rise in interest rates. The number of sales has remained relatively stable through 2024 year-to-date at rates generally similar to those reported in 2018.

### Days on the Market

As of October 2024, the median number of days on the market for closed sales year-to-date in Pittsburg was 19, up from the median of ten days for sales from the same period in 2023. The following graph illustrates the median number of days on the market by month for 2022, 2023, and 2024 year-to-date.

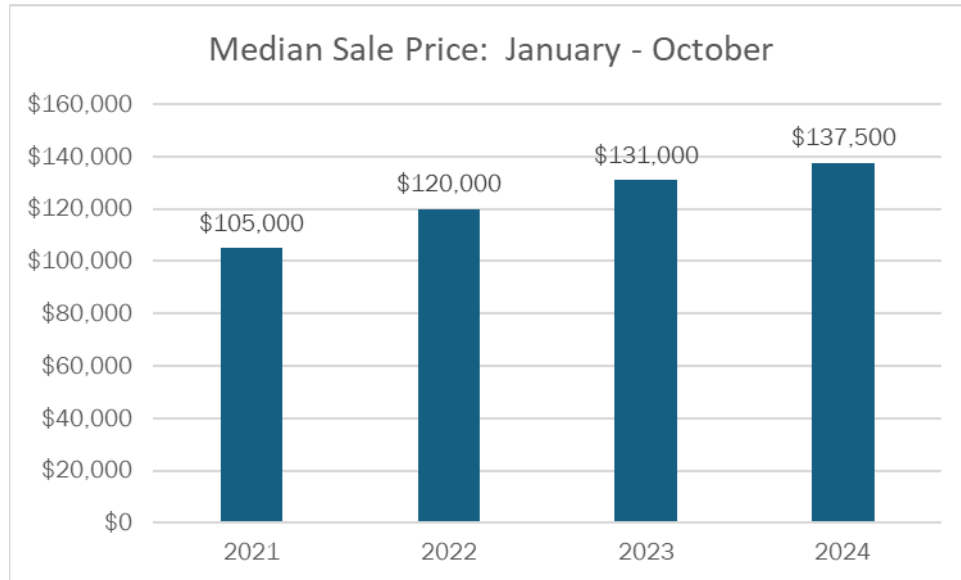


Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

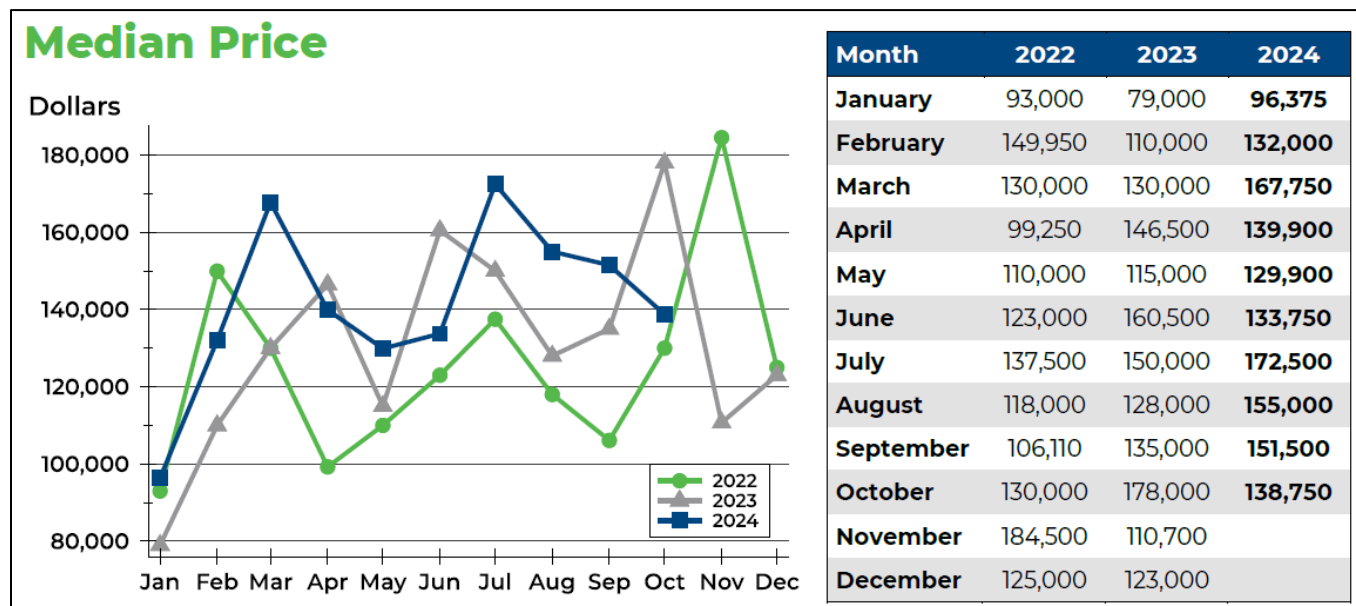


### Sale Price

As of October 2024, the median year-to-date sale price in Pittsburg was \$137,500, a 5.0 percent increase over the median sale price from 2023 and a 31.0 percent increase over the median sale price from 2021 for the same time period (January through October), the largest increase of which occurred from 2021 to 2022. The following graphs illustrates trends in median sale prices from 2021 to 2024.



Source: Heartland MLS Statistics, October 2024, retrieved December 2024.



Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

As illustrated, the monthly median sale prices in 2024 have generally been higher than those of the two preceding years. As previously mentioned, rising prices are common in markets such as Pittsburg with less than six months' supply. The more recent increase in the number of new listings, months' supply, and days on the market all suggest a slight cooling of the market overall, but given the ongoing supply shortage overall prices have nevertheless continued to climb, albeit at less significant rates of growth relative to prior years.

The following table summarizes key statistics of the October 2024 sales in Pittsburg. The table also illustrates variation within the aforementioned trends based on price range.

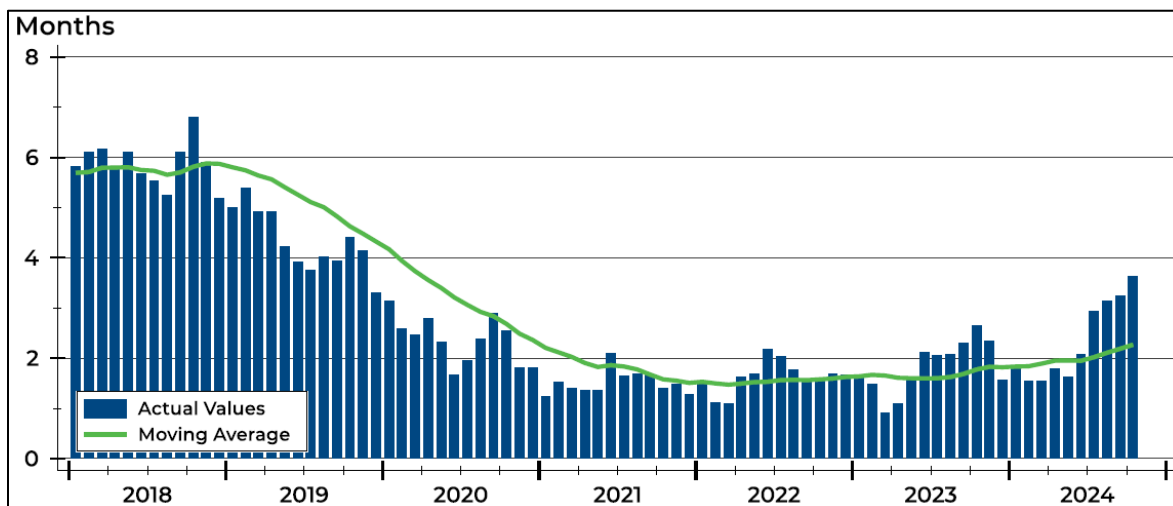
Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	15.0%	1.1	36,517	37,000	119	163	87.3%	92.7%	75.3%	68.9%
\$50,000-\$99,999	5	25.0%	2.1	77,200	87,000	59	70	93.3%	93.2%	90.1%	86.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	4	20.0%	4.5	138,875	138,750	66	63	93.1%	93.1%	88.0%	88.5%
\$150,000-\$174,999	2	10.0%	5.7	167,500	167,500	56	56	97.6%	97.6%	96.3%	96.3%
\$175,000-\$199,999	2	10.0%	2.4	178,000	178,000	124	124	95.3%	95.3%	89.4%	89.4%
\$200,000-\$249,999	1	5.0%	2.1	205,000	205,000	35	35	95.3%	95.3%	93.2%	93.2%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	15.0%	6.3	333,167	334,500	27	25	96.6%	98.7%	96.6%	98.7%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

As illustrated, the majority (60 percent) of October 2024 sales were for homes priced below \$150,000. Homes in these price ranges were more likely to sell for a greater discount off asking and were on the market longer, particularly homes priced below \$50,000. According to interviews with local stakeholders, homes in this price range are likely in poor to fair condition and may require a substantial investment to be made ready for occupancy.

### Months' Supply

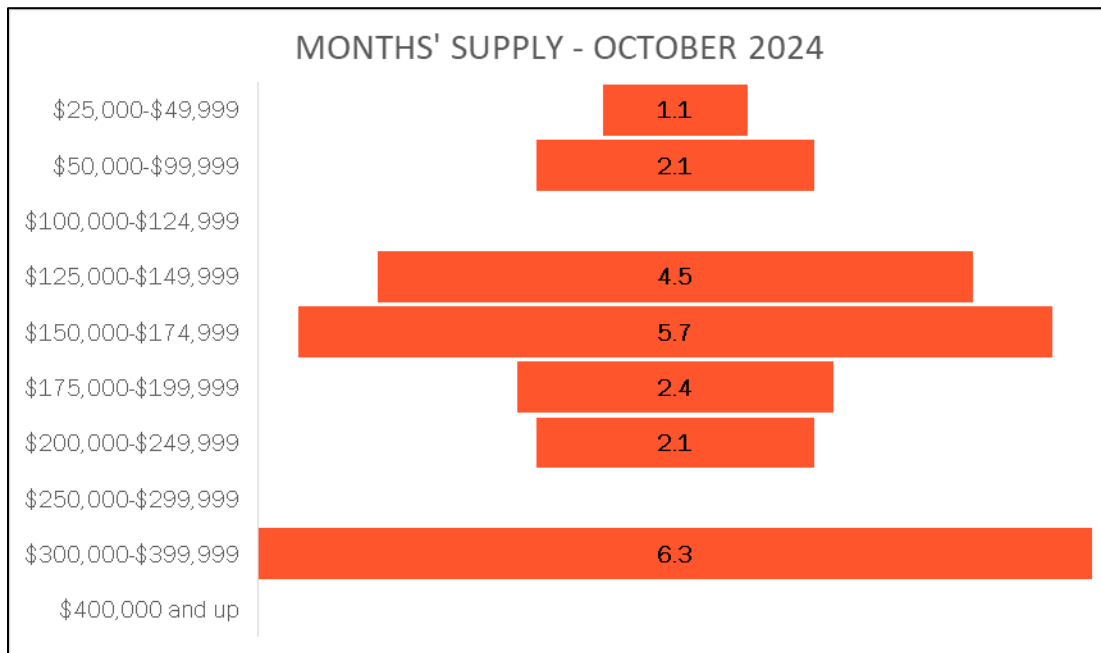
Historically, six months of supply is associated with moderate price appreciation and is considered a neutral market. Anything less than six months is considered a seller's market and anything more than six months is considered a buyer's market. In a seller's market, homes sell faster, and prices tend to be pushed up more rapidly. In a buyer's market, prices tend to be lower, and homes sit for longer. The months of inventory is calculated by dividing the number of listings by the sale pace. The following graph illustrates the months' supply from 2018 through 2024 year-to-date in Pittsburg.



Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

According to the local MLS data, as of October 2024 Pittsburg had 3.6 months' supply, an increase from the 2.7 months' supply in October 2023 and 1.6 months' supply in October 2022, and the highest among of supply reported in a given month since 2019. Although the increase in the months' supply is positive, there continues to be an overall shortage, albeit one that is less severe than that experienced in 2022. The increase in the months' supply appears to be driven largely by an increase in new listings which rose from 14 in October 2022 to 30 in October 2023 and 38 in October 2024, rather than a decrease in demand as sales activity over the past year has remained relatively stable. Additionally, the number of new listings as of 2024 year-to-date in Pittsburg was up 19.3 percent over the number of new listings over the same period in 2022.

The following graph illustrates months' supply by price range.

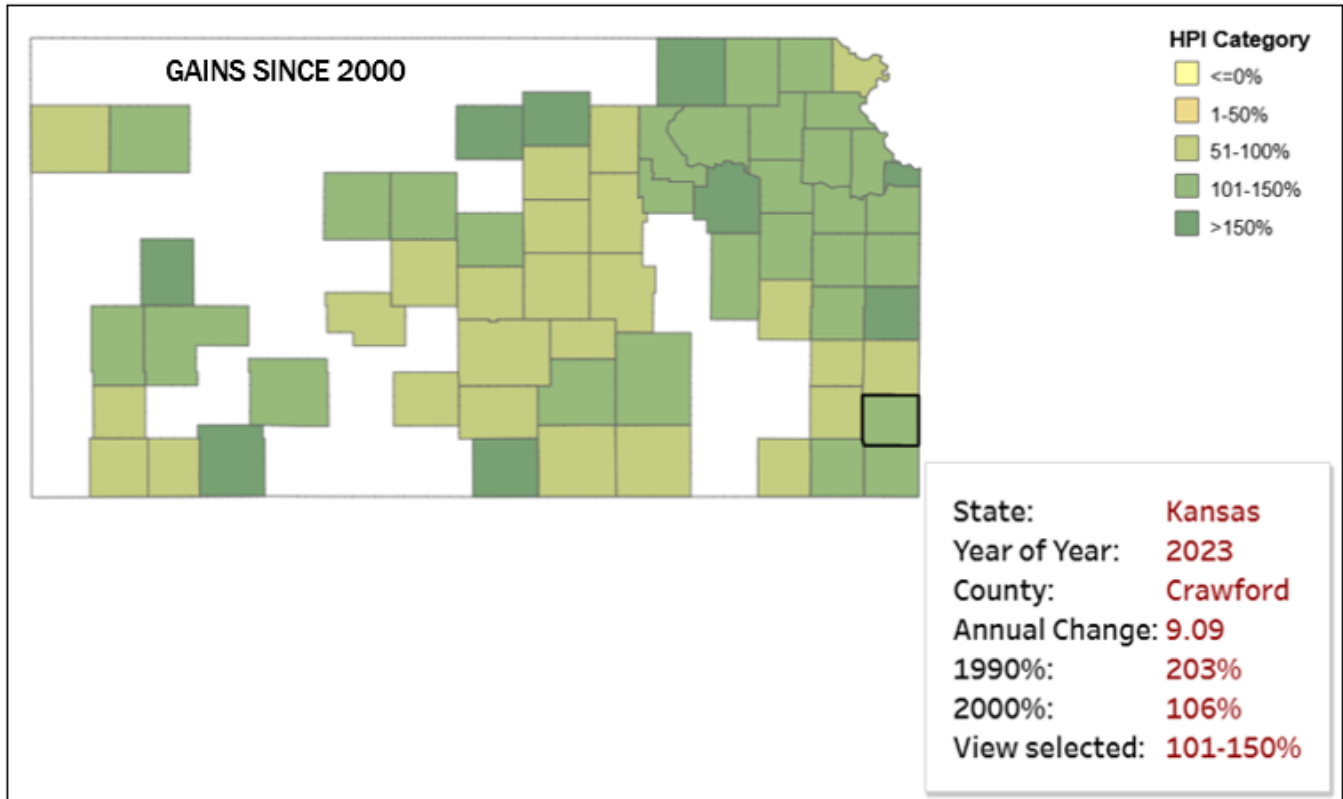


Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

The amount of supply in the \$125,000 to \$149,999, \$150,000 to \$174,999, and \$300,000 to \$399,999 is at or near what would be considered a balanced market. This is particularly noteworthy as one of the key findings from discussions with local stakeholders was the shortage in affordable homeownership opportunities for local residents often priced in the \$150,000 range.

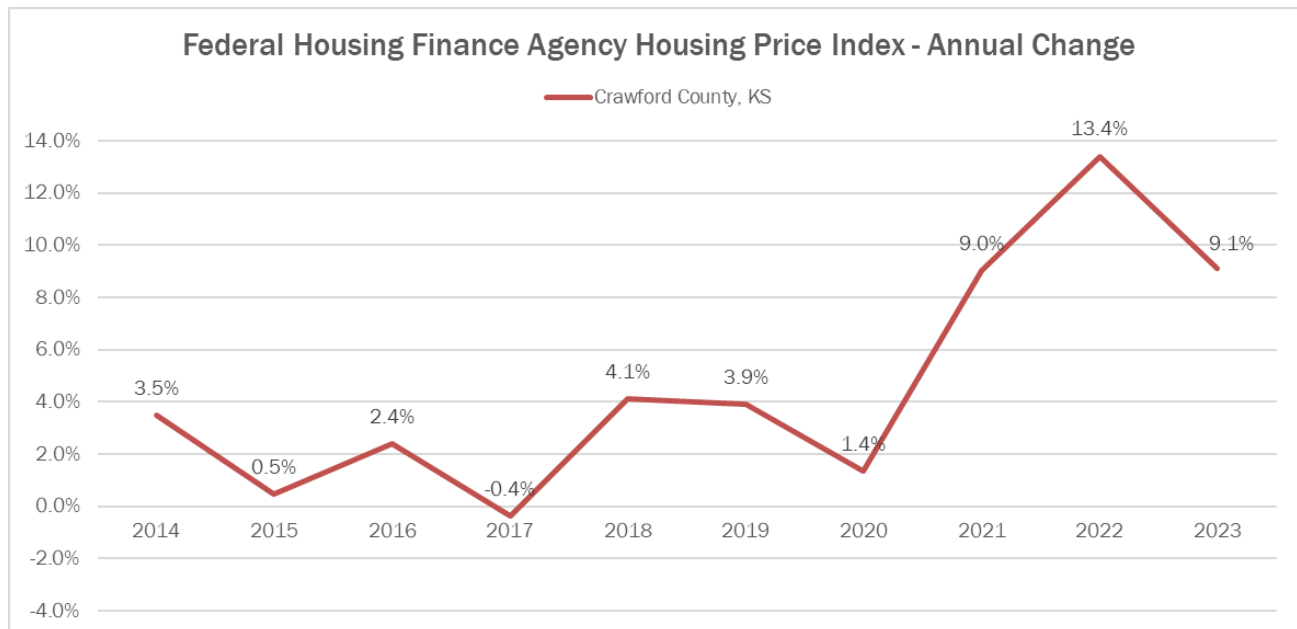
### Price Appreciation

The Federal Housing Finance Agency House Price Index (FHFA HPI) is a collection of house price indexes that measure changes in single-family home values based on data that extend back to the mid-1970s. The FHFA HPI measures the appreciation in single-family home prices over certain periods including the annual appreciation, total gains since 2000, and total gains since 1990 using a weighted, repeat-sales methodology meaning it measures price changes in repeat sales or refinancings on the same properties over time. The following maps compare trends in home price appreciation in Crawford County relative to other counties in Kansas.



Source: Federal Housing Finance Agency Housing Price Index County Map, retrieved December 2024

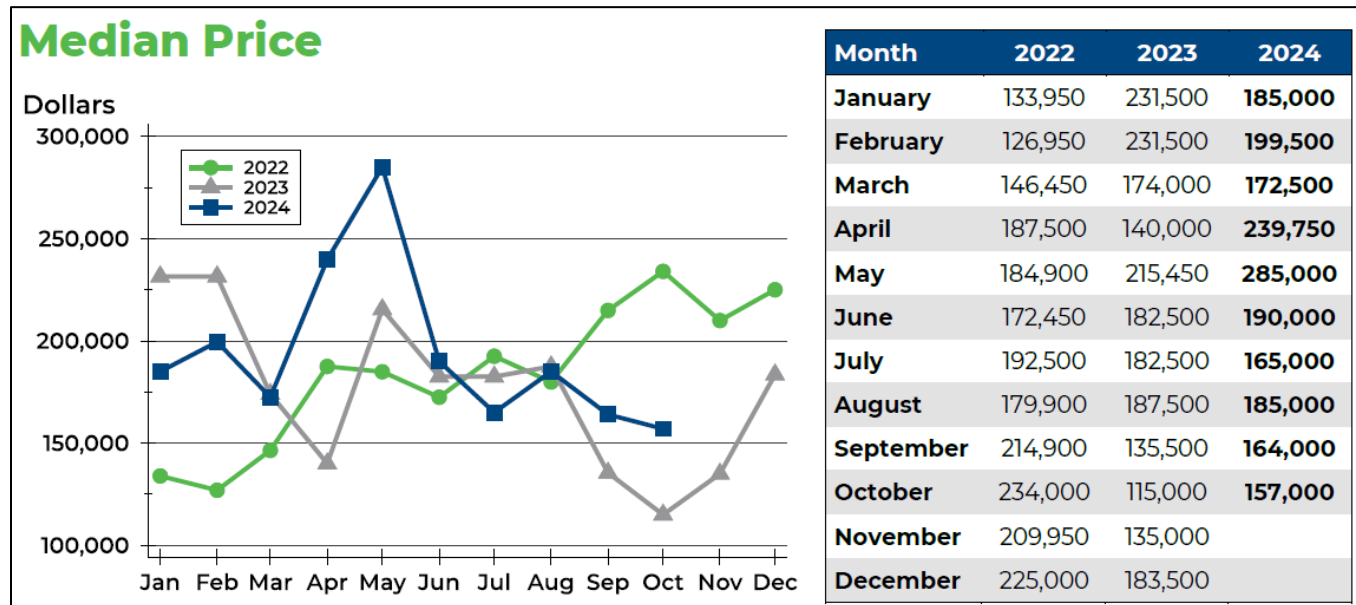
As illustrated, home prices in Crawford County have, on average, increased since 2000 and at an above average rate relative to statewide trends. The following graph illustrates annual changes in the past ten years in Crawford County, which suggests much of the above increase occurred since the onset of the COVID-19 pandemic; this is consistent with information provided by local stakeholders and other secondary sources which suggest that home prices increased significantly in recent years.



Source: Federal Housing Finance Agency Housing Price Index County Map, retrieved December 2024

## List Prices

The following graph and corresponding table illustrate the median list price by month from January 2022 through October 2024 in Pittsburg.

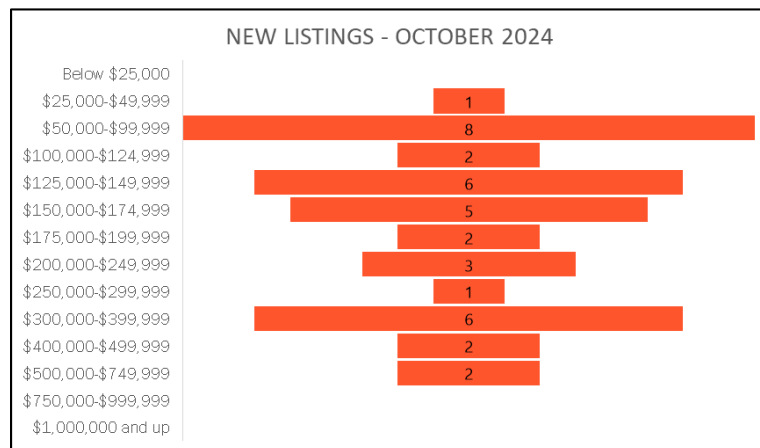


Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

As illustrated, median list prices in 2024 have generally been higher than those in prior month/years. It is worth noting that the median list price decreased significantly in the summer of 2024 around the same time that the months' supply started to increase.

## New Listings by Price Range

The following graph illustrates the number of new listings in October 2024 by price range.



Source: Heartland MLS Statistics, October 2024, retrieved December 2024.

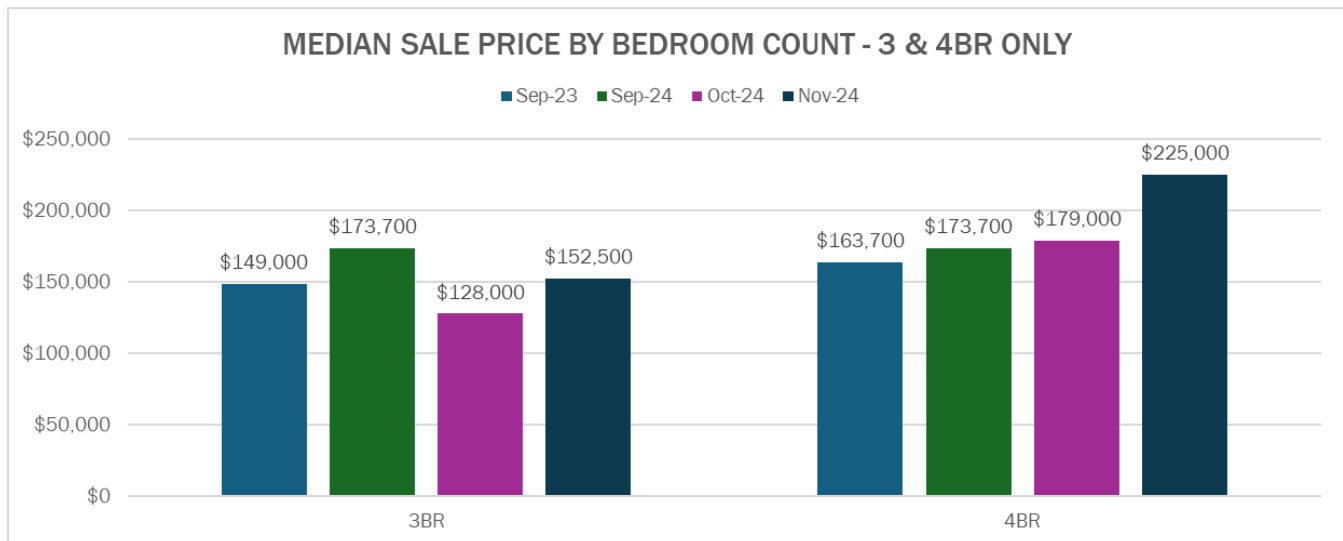
The most common price range in the market for new listings is for homes priced between \$50,000 and \$99,999 followed by those priced at \$125,000 to \$149,999 and \$300,000 to \$399,999. Approximately 45 percent of new listings are priced at less than \$150,000, a positive trend for affordability, though given the overall condition of homes in the market it is likely that at least some of the newly listed supply may require rehabilitation. At least some, if not all, of the homes priced in the higher ranges are likely homes at Silverback Landing, the newest subdivision development in Pittsburg; this development is discussed in greater detail in a subsequent section.

## Supply Attributes

Trends in the median prices depend both on market conditions as well as on the specific attributes of the inventory that is listed and what ultimately transfers. In particular, the unit type, size, and age/condition distributions of homes listed and sold can impact median sale price trends particularly if one year has a disproportionate number of smaller (or larger) or older (or newer) homes relative to the preceding/subsequent years. The following section analyzes the relationship between sold prices and various attributes of the transferred and listed housing stock in Pittsburg. Other factors that impact prices include the home size in terms of square footage, lot size, features, and/or location, as well as market conditions more broadly including the number and characteristics of other listed/sold homes and time (season/year).

### Unit Type/Size

The graph following illustrates the median sale prices by bedroom count for three and four-bedroom units in Pittsburg from September 2023 through November 2024. It is worth noting that given the limited number of one-, two-, and five or more-bedroom sales in the market overall, and in the reference months in particular, these unit types were excluded from the following analysis. Where data was available, however, the median sale prices are consistent with market expectations, i.e. that as the number of bedrooms offered increases, so too does the sale price, on average.



Source: Rocket Mortgage Market Report Pittsburg, Kansas, retrieved September 2024 & November 2024.

On average the median sale prices for four-bedroom units are higher than those for three-bedroom units, consistent with market expectations. This confirms the prior statement that the characteristics of the supply that is listed and sold impacts overall market summary statistics and should be considered when comparing trends over time.

### New Construction

It is worth noting that while the age/condition of the housing supply certainly impacts overall sale trends, an analysis based on condition is difficult given data limitations as (1) Zillow records do not track renovations or condition and (2) a significant amount of Pittsburg's housing stock is older, and while some has been renovated/updated, much has not and renovation data is generally not available in sale records. Thus, any comparison based on year built alone would likely be misleading. Additionally, according to interviews with local stakeholders many of the newer homes in Pittsburg offer a second, if not third, bathroom, additional square footage, garage parking, and/or larger lot sizes, all of which contribute to the higher sale prices for recent construction.



**Payton's Hamlet** is a high-end development with four single-family homes constructed in 2021. The homes offer four-bedrooms and three to 4.5 bathrooms and range in size from approximately 2,483 to 2,769 square feet or approximately one to 1.1 acre lots. According to information provided by the city, homes sold for \$350,000 and above. The following pictures are of homes in Payton's Hamlet.



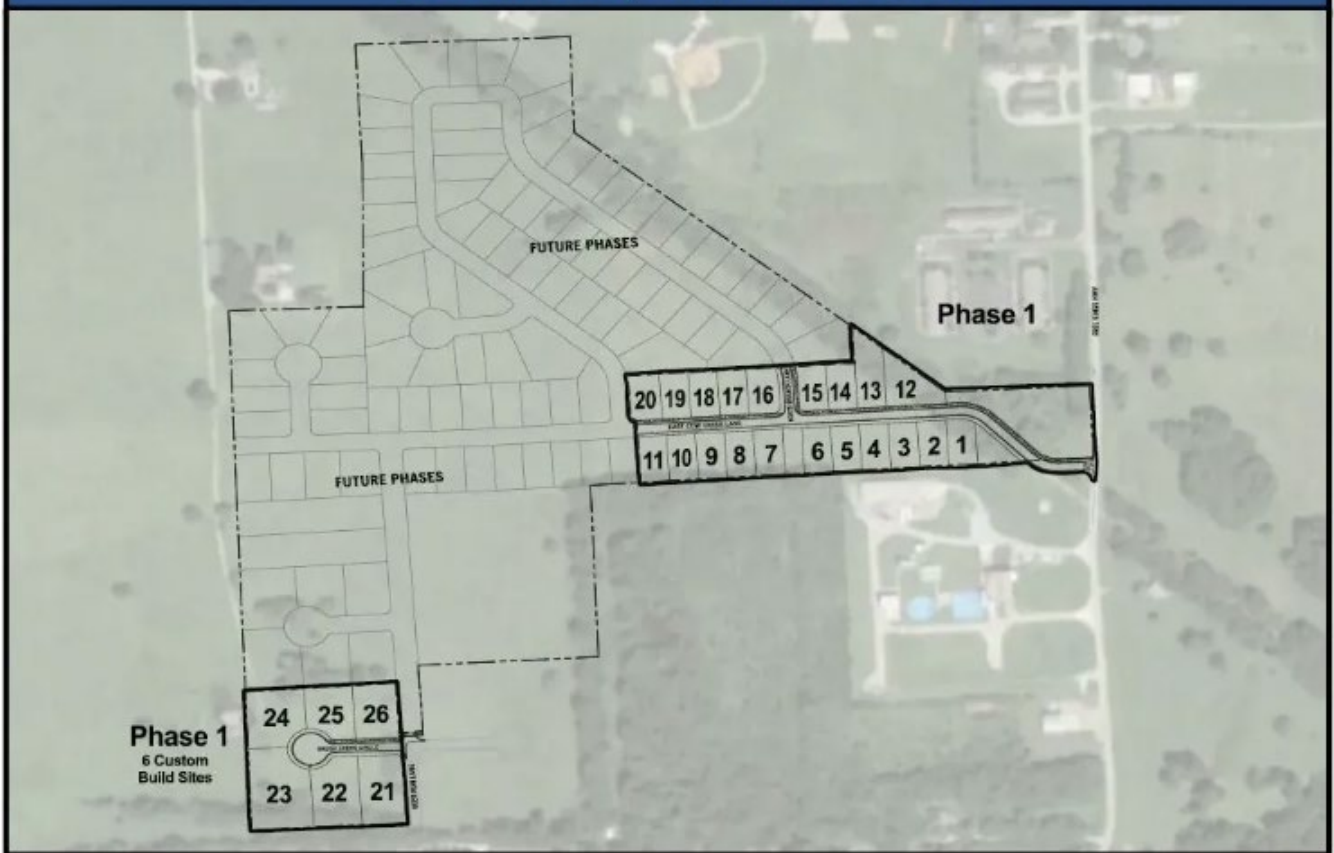
**Creekside East** is a proposed multi-phase single-family home development. Construction on Phase I began in October 2020 and is now complete with a total of 20 three-bedroom/two-bathroom homes ranging in size from 1,600 to 1,750 square feet. According to information provided by the city, homes sold for between \$200,000 and \$360,000, which equates to approximately \$125 to \$206 per square foot. Future phases are planned, but no additional details were available at this time. The following pictures are of homes in the Creekside East development followed by a development map.





# CREEKSIDE EAST PHASE 1

PITTSBURG, KANSAS 66762



**Silverback Landing** is the first newly constructed planned neighborhood in Pittsburg since the 1960s. As proposed there will be three phases. Phase I (60 parcels) is under construction offering a variety of three and four-bedroom floorplans with select additional customizable features such as basement and/or three-car garage. Phases II and III (73 parcels) are planned. The following summarizes the timeline for the development.

2018 (September)	Silverback Rural Housing Incentive District (RHID) established
2020 (September)	Construction begins, expected prices @ \$250,000 to \$280,000
2021 (June)	First home is sold
2022 (April)	Six homes sold
2024 (December)	22 homes sold @ \$360,000 to \$441,991

Based on the above data, the sales pace to date has been approximately six homes per year.

As the first of its kind in over 80 years in Pittsburg, not only did the homes themselves have to be marketed and sold, but so too did the subdivision concept itself, including the establishment of an HOA, a rarity in Pittsburg. A strong marketing campaign and competitive pricing are traditional methods used to mitigate the penalty associated with being first, but the timing of the development's market entry in the height of the COVID-19 pandemic and the subsequent increases in material and labor costs in the construction industry likely hampered these efforts. More specifically, in 2022 the developer noted that the that the lumber and cabinet packages for the homes prior to the pandemic were estimated at \$20,000 to \$25,000 (lumber) and \$8,000 (cabinets); in 2022 those same packages had increased in price to \$60,000 to \$75,000 (lumber) and \$14,000 to \$15,000 (cabinets). Overall, the development experienced three primary challenges: timing (the development launched amidst the COVID-19 pandemic), rise in labor and material costs, and a lack of builders/tradespeople.

The following tables provide a description of recent sales and current listings at Silverback Landing. It is worth noting that while this list is not comprehensive, the included sales do appear to be generally representative for the development as a whole based on the quoted sale prices provided by city officials (\$360,000 to \$441,900). Additionally, nearly all offer three-car garages and select homes also offer basements.

**SILVERBACK LANDING - RECENT SALES\***

Bedrooms	Bathrooms	Year Built	Sale Date	Lot Size (Acres)	Size (Square Feet)	Final Listing Price	Listing Price / Square Foot
3	2.5	2021	29-Jan-24	0.26	1,683	\$360,000	\$214
3	2	2021	22-Mar-24	0.30	1,464	\$295,000	\$202
3	2.5	2021	12-Jul-24	0.27	1,731	\$400,000	\$231
3	3	2021	20-Sep-24	0.38	1,817	\$389,000	\$214
Median				0.29	1,707	\$374,500	\$214
4	2	2023	16-Jun-23	0.33	2,012	\$350,000	\$174
4	3	2023	18-Aug-23	0.31	2,265	\$425,000	\$188
4	3	2024	10-May-24	0.29	2,547	\$435,000	\$171
4	3	2024	11-Jun-24	0.28	2,547	\$430,000	\$169
Median				0.30	2,406	\$427,500	\$172

\*Kansas is a nondisclosure state and as such sale records are not publicly available. While property records and final listing data was only available for a select number of sales, the information does appear to generally representative for the development as a whole to date based on the sale price range of \$360,000 to \$441,900 provided by city officials.

Source: Zillow, Redfin, Realtor, retrieved December 2024



**SILVERBACK LANDING - CURRENT LISTINGS**

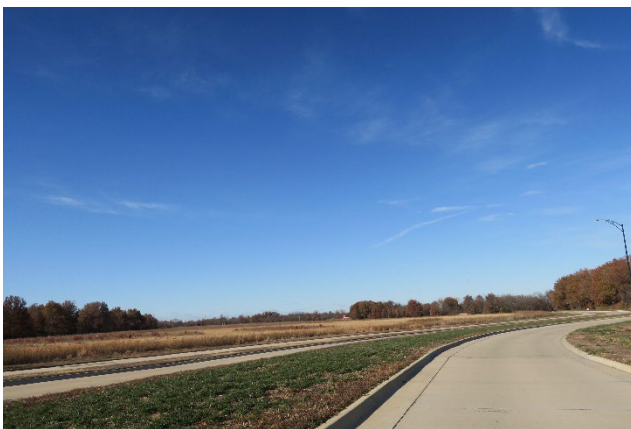
Bedrooms	Bathrooms	Year Built	Lot Size (Acres)	Size (Square Feet)	Listing Price	Listing Price / Square Foot
3	2	2024	0.24	1,744	\$325,000	\$186
3	3	2021	0.33	1,731	\$395,000	\$228
3	2	2021	0.34	1,431	\$315,000	\$220
Median			0.33	1,731	\$325,000	\$220
4	3	2023	0.44	2,654	\$640,000	\$241
4	2.5	2023	0.28	2,339	\$410,000	\$175
4	2	2022	0.32	1,964	\$399,000	\$203
Median			0.32	2,339	\$410,000	\$203

Source: Zillow, retrieved December 2024

As expected, listing prices increase on a per unit basis with the additional bedroom and square footage. There is an inverse relationship however on a price per square foot basis due to economies of scale whereby larger homes oftentimes sell for less on a per square foot basis than smaller homes.

Current listing prices at Silverback range from \$315,000 to \$410,000 (with the exception of the high four-bedroom outlier priced at \$640,000). The high outlier is significantly larger in size relative to the other homes, contributing to the higher asking price on a per unit basis. The listing price on a per unit basis (\$241) while still above the other listings, it is more in line with the range (\$175 to \$228 per square foot). Current listing prices are generally in line with the final listing prices for the recent sales. It is worth noting that as of the October 2024 Heartland MLS Statistics for there are seven homes priced at \$300,000 and above in Pittsburg that are currently under contract; many, if not all, of these homes are likely to be at Silverback Landing.

The following images are of the Silverback Landing subdivision, including the entrance, current signage, completed homes, and available plats.





### ***Competitive Supply***

There are two primary sources of competition for Silverback Landing, one internal and one external. The first is other recently completed homes in Pittsburg, the most notable of which was Creekside East. Of the three homes for which transfer information was available for 2024 sales, all three offered three-bedroom units with final listing prices of \$290,000 to \$325,000, or \$171 to \$204 per square foot. The next most recently completed development in Pittsburg are the homes on Pinnacle Lane on the south side of the city. This development is partially completed with homes built between 2008 and 2018 and offers three and four-bedroom homes ranging in size from approximately 1,600 to 3,000 square feet. Of the five homes that transferred in 2024, final listing prices range from \$285,500 to \$385,000, or \$130 to \$177 per square foot.

The second source of competition for Silverback comes from the nearby markets of Carl Junction and Joplin, Missouri, which are competitive markets with Pittsburg, particularly for buyers seeking newer construction. We are aware of two subdivisions in Carl Junction that are currently under construction - Fox Briar and Rainer Farms – both by Schuber Mitchell Homes, a production builder with projects in Missouri, Arkansas, and Oklahoma. The following section summarizes these two developments as these developments are expected to compete with newly constructed homes in Pittsburg, particularly those in new subdivisions such as Silverback Landing.

**Rainer Farms** is located approximately 25 miles southeast of Pittsburg in nearby Carl Junction, Missouri. The development offers 48 lots and almost an acre of green space, community ponds, and a gravel walking path that connects to a nearby local recreation trail. No additional amenities such as a playground, community building, or swimming pool will be offered. Of the 48 lots, five have sold and 11 are available for quick move-in. According to Zillow and other public records, there are currently 33 homes listed for sale, either completed

or to be completed by the spring of 2025. The following table summarizes the sizes and listing prices on a per unit and per square foot basis for current listings at Rainer Farms. This development does not have an HOA.

RAINER FARMS			
	Size (Square Feet)	Listing Price	Listing Price / Square Foot
<b>3BR</b>			
Minimum	1,449	\$226,223	\$135
Maximum	2,050	\$321,496	\$176
Median	1,726	\$269,702	\$156
<b>4BR</b>			
Minimum	1,550	\$235,373	\$128
Maximum	2,603	\$352,894	\$173
Median	2,255	\$307,409	\$136

Source: Zillow, Shuber Mitchell Homes, retrieved December 2024

The listing prices at Rainer Farms are lower than the current listing prices at Silverback Landing on both a per unit and per square foot basis. Lot sizes were not available for Rainer Farms. Strengths of Silverback Landing relative to Rainer Farms include its location within Pittsburg (a major employment center offering superior affordability when considering housing and transportation costs), parking features (nearly all offer three-car garages compared to two-car garages at Rainer Farms), slightly larger four-bedroom floorplans, and the proposed development amenities which will reportedly include a clubhouse and swimming pool as well as various recreational amenities. Weaknesses of Silverback Landing relative to Rainer Farms include the higher listing prices.

**Fox Briar** is located approximately 27 miles southeast of Pittsburg in nearby Carl Junction, Missouri. The development offers 21 total lots, a walking trail, and green space. No additional amenities such as a playground, community building, or swimming pool will be offered. According to the Shuber Mitchell Homes website, nine have sold, there are two pending sales, and four are available for quick move-in. According to Zillow and other public records, there are currently 14 homes listed for sale, either completed or to be completed by the spring of 2025. This development does not have an HOA.

FOX BRIAR			
	Size (Square Feet)	Listing Price	Listing Price / Square Foot
<b>3BR</b>			
Minimum	1,760	\$297,177	\$157
Maximum	2,050	\$321,496	\$169
Median	1,905	\$309,337	\$163
<b>4BR</b>			
Minimum	2,360	\$330,062	\$138
Maximum	2,603	\$411,231	\$171
Median	2,413	\$377,127	\$148
<b>5BR</b>			
One Listing	3,093	\$417,064	\$135

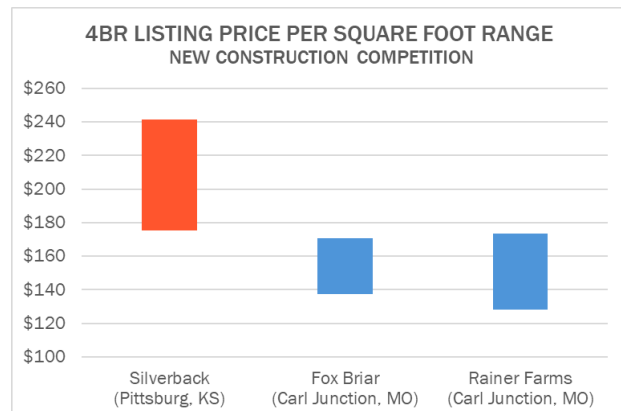
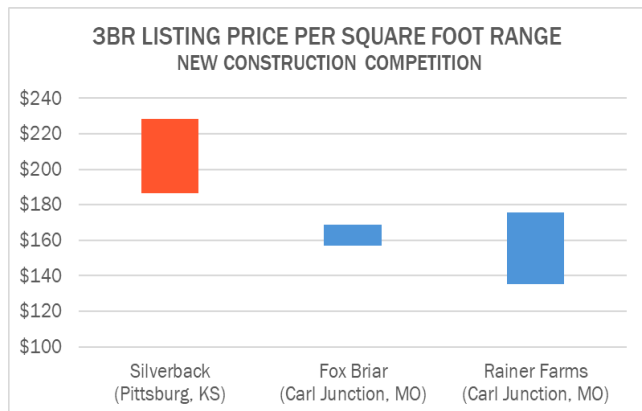
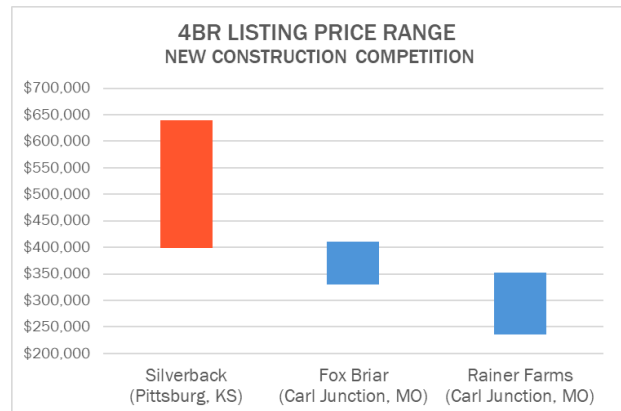
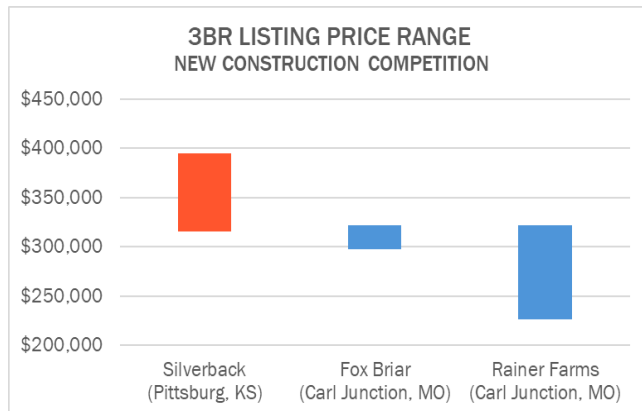
Source: Zillow, Shuber Mitchell Homes, retrieved December 2024

The listing prices at Fox Briar are lower than the current listing prices at Silverback Landing on both a per unit and per square foot basis. Lot sizes were not available for the majority of the lots at Fox Briar; lot sizes were available range from 0.28 to 0.31 acres, similar but on the lower end of lot sizes offered at Silverback Landing. Strengths of Silverback Landing relative to Fox Briar include its location within Pittsburg (a major employment center offering superior affordability when considering housing and transportation costs), parking features (nearly all offer three-car garages compared to two-car garages at Fox Briar), and the proposed development



amenities which will reportedly include a clubhouse and swimming pool as well as various recreational amenities. Weaknesses of Silverback Landing relative to Fox Briar include smaller three-bedroom floorplans, on average, and higher overall listing prices.

The following graphs compare the list price ranges on a per unit and per square foot basis for current listings at Silverback relative to these two subdivisions in nearby Carl Junction.



Source: Zillow, Shuber Mitchell Homes, retrieved December 2024

As illustrated, the current listing prices at Silverback Landing appear high relative to the competition in neighboring Carl Junction. This is generally consistent with information provided by local stakeholders, and real estate agents/brokers.

Overall, while Silverback Landing does appear to be superior to the bulk of its competition as proposed, given the setbacks referenced above, listing prices may need to be lowered somewhat to be more competitive in the market, particularly if a faster sales pace is desired.

### Next Steps

Silverback Landing development is currently entertaining opportunities to sell. The sale of the development could allow the new owners the opportunity to rebrand, particularly if the new ownership is local with strong connections to builders, tradespeople, and realtors/brokers as the participation of these stakeholder groups will be essential for the development's overall success. Overall, we believe the development still offers value to the community and with some additional attention to marketing and rebranding, we expect the subdivision to continue to be built out in the coming years. We recommend the following:

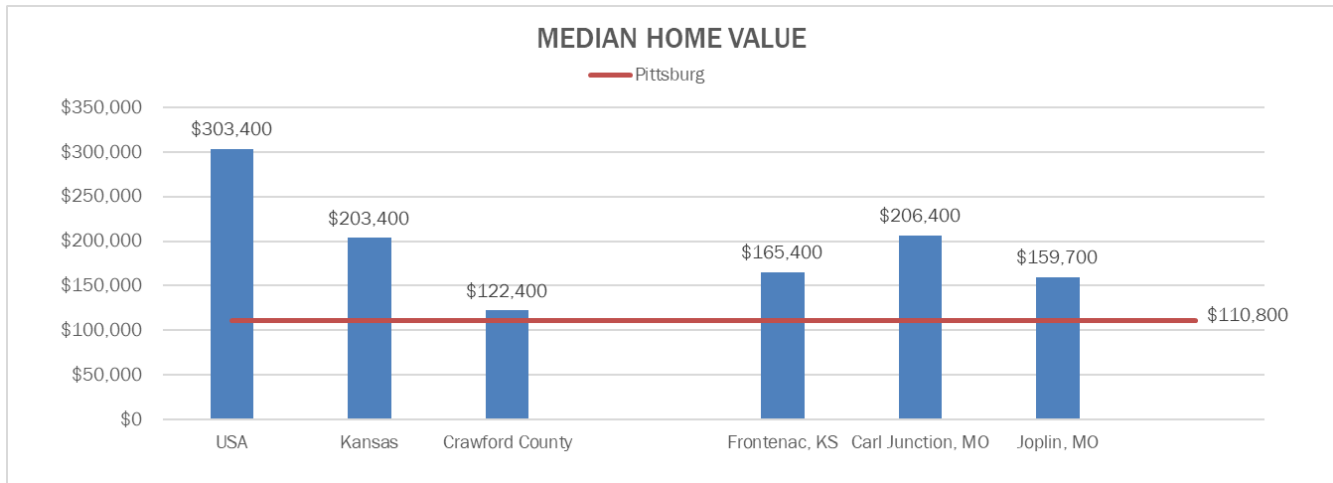
- Launch a strong counter messaging marketing campaign for the development that emphasizes the strengths of the development including its new construction appeal and location within Pittsburg, the region's main economic, educational, and healthcare hub, as well as any anticipated concept changes. This should also include the creation of a functioning website for the development itself so that prospective buyers can easily access the site and development plan alongside potential floorplans and pricing information. At the time of the field inspection, while the temporary development signage referenced a website, the site itself was not functioning.
- Identify at least one catalyst for change which can be used to challenge any lingering negative perceptions and stigma associated with the development post sale. One option would be to advance one, or some, of the proposed community amenities that were initially planned for Phase II. This could help address negative perceptions of the HOA as a cost with no benefit, which although small in magnitude at \$38 per month, is a first in the Pittsburg market.
- A sizeable percentage of persons employed in Pittsburg, particularly for professional jobs, continue to live outside of city limits. Conversations with local stakeholders attribute this to two main drivers. First, the housing supply in the city has historically been perceived of as inadequate, particularly in terms of quality options, but also in terms of size and features such a second bathroom and garage. Second, Pittsburg is perceived as less affordable than surrounding markets. A public information campaign targeting current commuters and prospective residents highlighting that does (a) have new construction homes in the pipeline, (b) can be more affordable when also considering transportation costs, and (c) has the infrastructure in place for superior quality control (i.e. licensing requirements and code and building enforcement systems), which is a way to protect consumers. More specifically, first, there are a significant number of available lots at Silverback Landing and the potential to add additional units on other development sites. Second, by factoring in the cost of transportation rather than just housing, the Housing + Transportation Index provides a more comprehensive understanding of the affordability of a place highlighting that location efficient places can also be more affordable overall. When compared to Crawford County as a whole and to nearby Carl Junction, a bedroom community where many residents commute out for employment, Pittsburg is more affordable on average with 54 percent of income on average spent on housing and transportation costs relative to 60 percent in the county and 59 percent in Carl Junction. And third, while regulatory processes are oftentimes perceived as burdensome, and in some instances that can be the case, their purpose is to protect the occupants and should be discussed accordingly, not just in terms of life safety but also in terms of consumer protections. For example, a more transparent discussion and information source about state licensing requirements in Kansas relative to Missouri and its potential benefits (consumer protections/life safety) as well as limitations (higher building costs and ultimately prices) could help address some of the misinformation about city rules and regulations surrounding the building process.

In addition to the above, it would be worth conducting a lesson learned analysis to build on the lessons learned with this first development for future comparable projects.

### Home Value Data

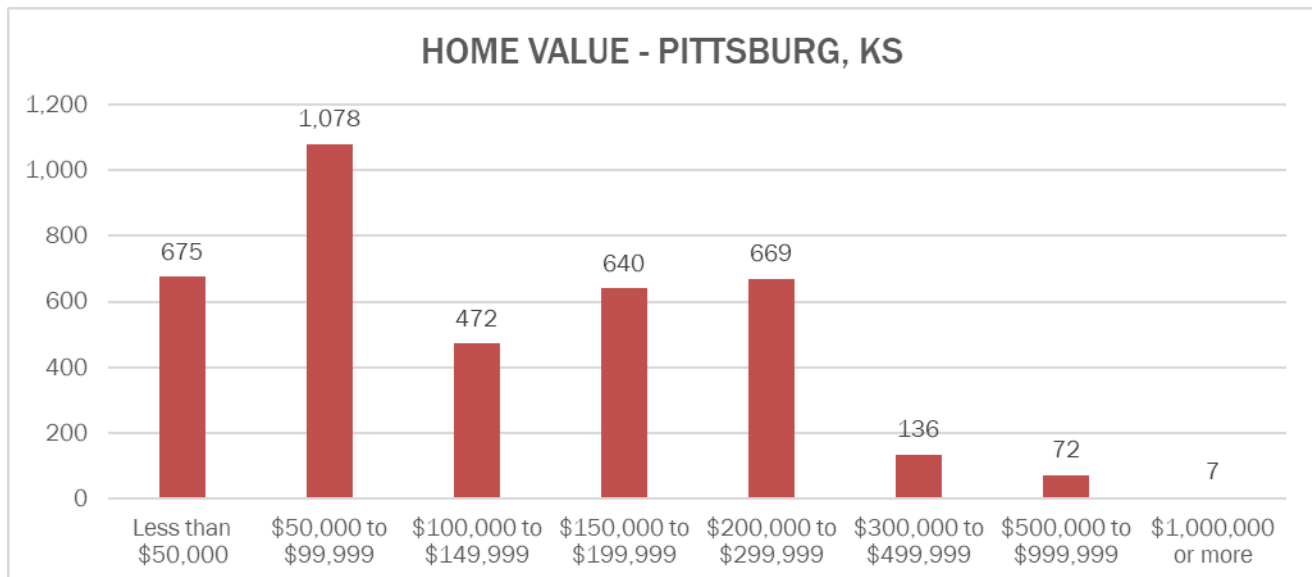
Given the fact that sale data is heavily influenced by the characteristics of the supply that is listed and the supply that is sold, we also present home value and monthly owner cost data as reported in the ACS by the U.S. Census Bureau and Zillow.

The following table illustrates the median value of owner-occupied housing units in Pittsburg relative to the nation, state, and county as well as the select competitive markets.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

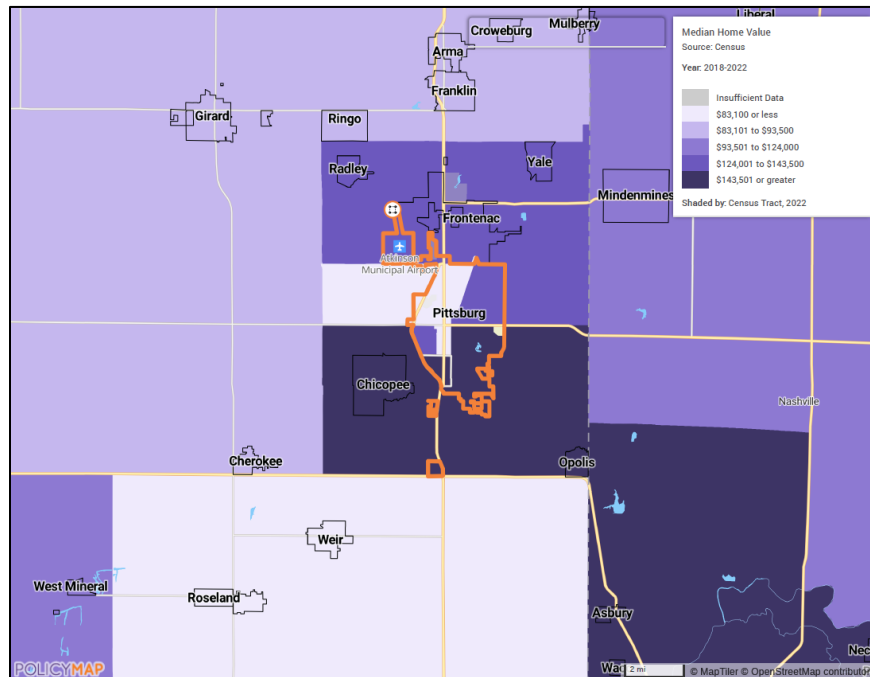
The median home value in Pittsburg (\$110,800) is well below the national (\$303,400) and state (\$203,400) averages as well as that of the county (\$122,400) and the nearby markets of Frontenac (\$165,400), Carl Junction (\$206,400) and Joplin (\$159,700). While the median home value in the nation increased since the 2014-2018 ACS, the median home values in the other areas are not statistically different to those reported in the 2014-2018 ACS. The lower median home value in Pittsburg is driven by the large number of homes valued below \$100,000, as illustrated in the graph below.



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

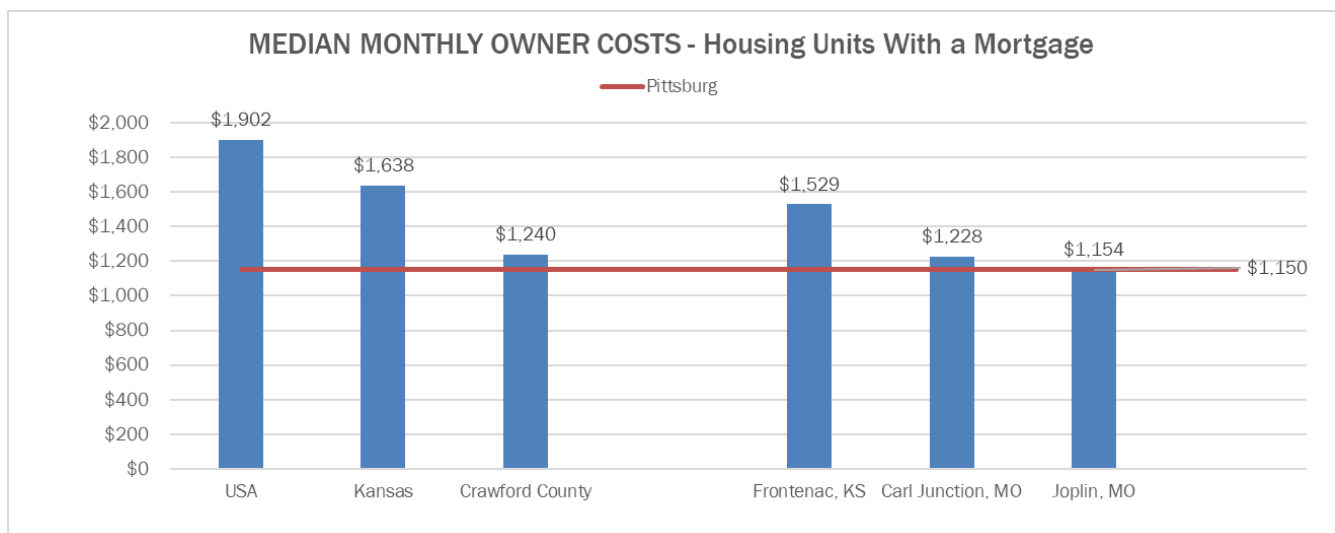
Approximately 59.4 percent of homes in Pittsburg are valued below \$150,000. This is significantly more than the national average of 20.5 percent.

The map on the following below illustrates median home values by census tract within Pittsburg and the immediately surrounding areas. As illustrated, the southern portions of the city have the highest home values while the areas to the west have the lowest median home values.



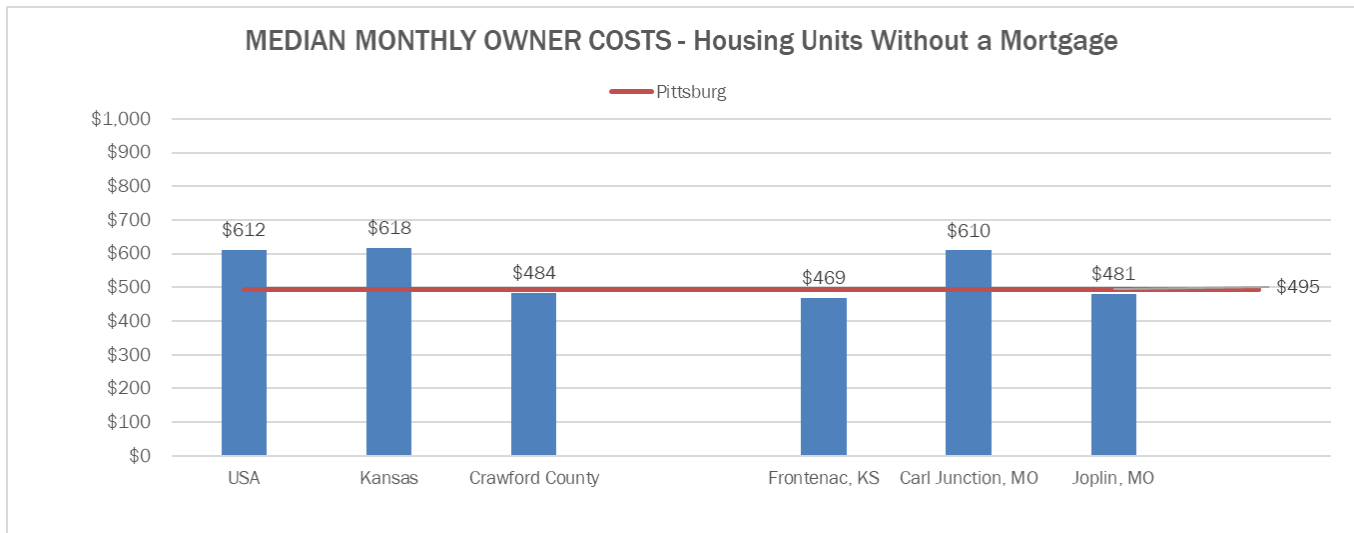
Source: www.policymap.com

In addition to lower home values, Pittsburg also has lower median ownership costs relative to many of the comparison areas, both for housing units with and without a mortgage, as illustrated in the graphs below. Ownership costs include mortgage payments, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

As illustrated above, the median monthly owner cost for housing units with a mortgage in Pittsburg is \$1,150, well below the national (\$1,902) and statewide (\$1,638) averages and below that of the county (\$1,240) and the immediately adjacent community of Frontenac (\$1,529); Pittsburg is generally comparable to that to nearby markets of Carl Junction and Joplin in nearby Missouri. While the monthly owner costs for housing units with a mortgage increased nationally, ownership costs in Pittsburg are not statistically significantly different from the median reported in the 2014-2018 ACS, though the current estimate itself is lower and the median cost countywide did decrease.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

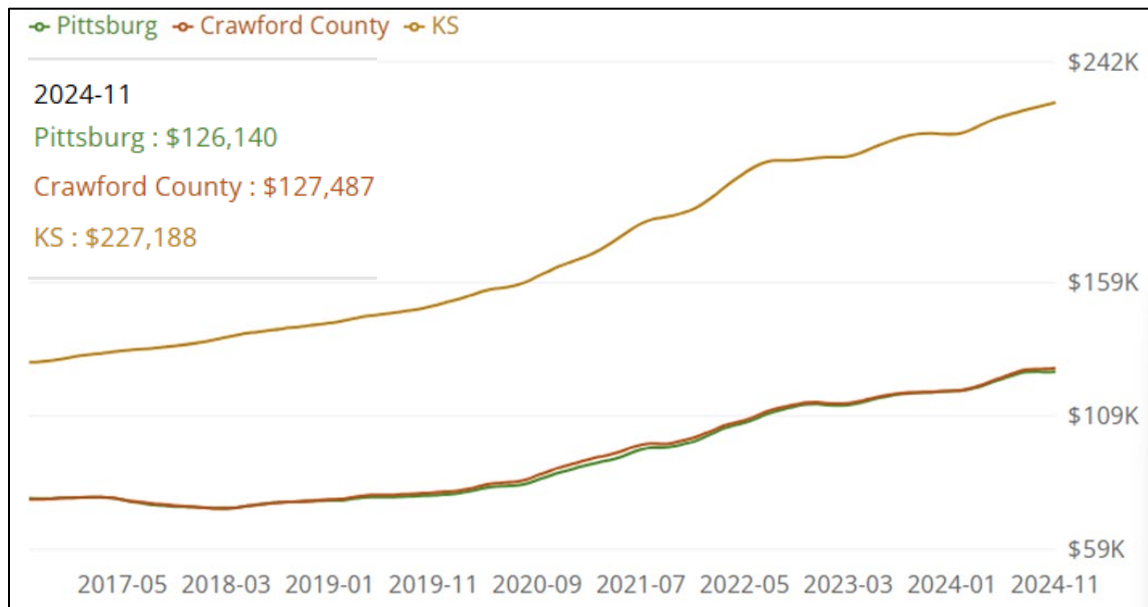
The median monthly owner costs for housing units without a mortgage, as expected, are lower than those for housing units with a mortgage in all areas. Additionally, similar to ownership costs for housing units with a mortgage, ownership costs in Pittsburg are generally low to competitive relative to the comparison areas. In particular, the current monthly ownership cost for units without a mortgage is \$495, below the national and statewide averages but comparable to the countywide average as well as that of neighboring Frontenac and nearby Joplin.

### Zillow Home Value Index

As previously mentioned, sales price data suffers from a selection bias as the trend data depends largely on the characteristics of the supply that is listed and the supply that sells, which is often not representative of the entire housing supply in a given area, as well as market conditions. The previously presented ACS addresses the aforementioned issue, but is not without its own weakness, namely that (a) the data is based on self-estimation and reporting through the ACS survey and (b) for smaller geographic areas such as Pittsburg, the current estimates reflect averaged data from 2019 through 2023 and this period spans pre and post COVID-19 housing market conditions. In response to many of the aforementioned limitations, Zillow developed a measure called the Home Value Index, which assumes that all homes within the 65<sup>th</sup> to 95<sup>th</sup> percentile range for a given region transfer at each given point in time. In other words, rather than rely on the median sales price of homes that were listed and/or sold, the Zillow Home Value Index relies on estimated sales prices for all homes. The Zillow Home Value is then the median value of all estimated values.

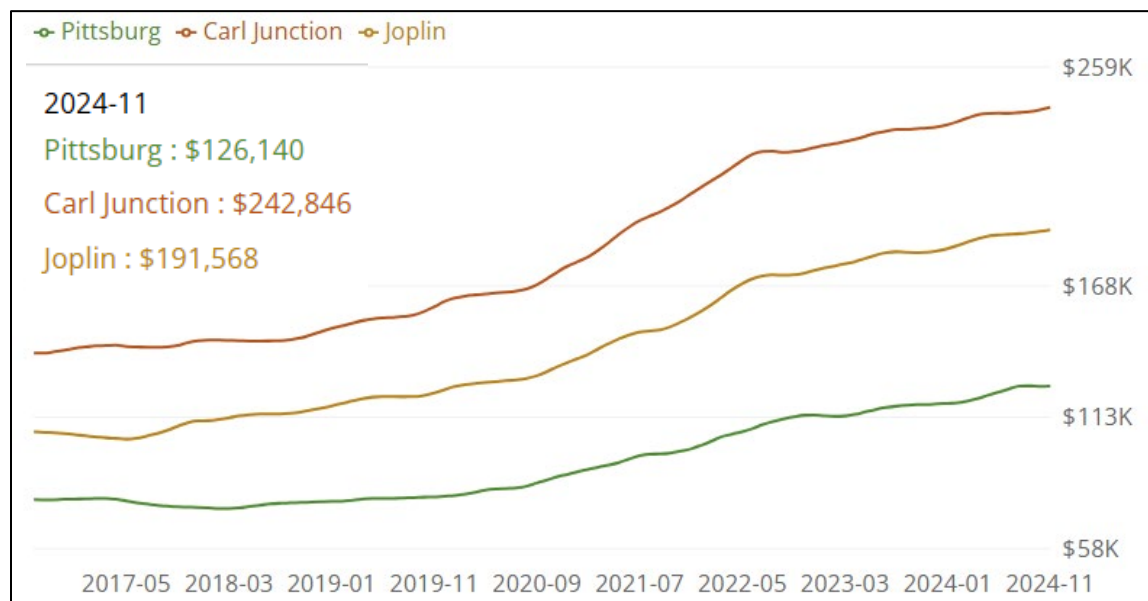
### Current & Historical Home Values

According to Zillow, the current median home value in Pittsburg is \$126,140, below the median 2024 year-to-date sale price as of October 2024 of \$168,038, and 6.6 percent higher than the median home value over the past year. The following graphs compares the median home values in Pittsburg to Crawford County and Kansas as well as to nearby markets of Carl Junction and Joplin, Missouri.



Source: Zillow.com, retrieved December 2024

As of December 2024, the median home value in Pittsburg was similar to that of the county and well below the statewide average. Further, while all home values increased following the onset of the COVID-19 pandemic in 2020, the effects locally were slightly less severe in magnitude relative to the statewide average.



Source: Zillow.com, December 2024



The current median home value in Pittsburg is below that of the nearby competitive markets of Carl Junction and Joplin. According to Zillow, home values in Pittsburg are projected to increase by 4.4 percent over the next year.

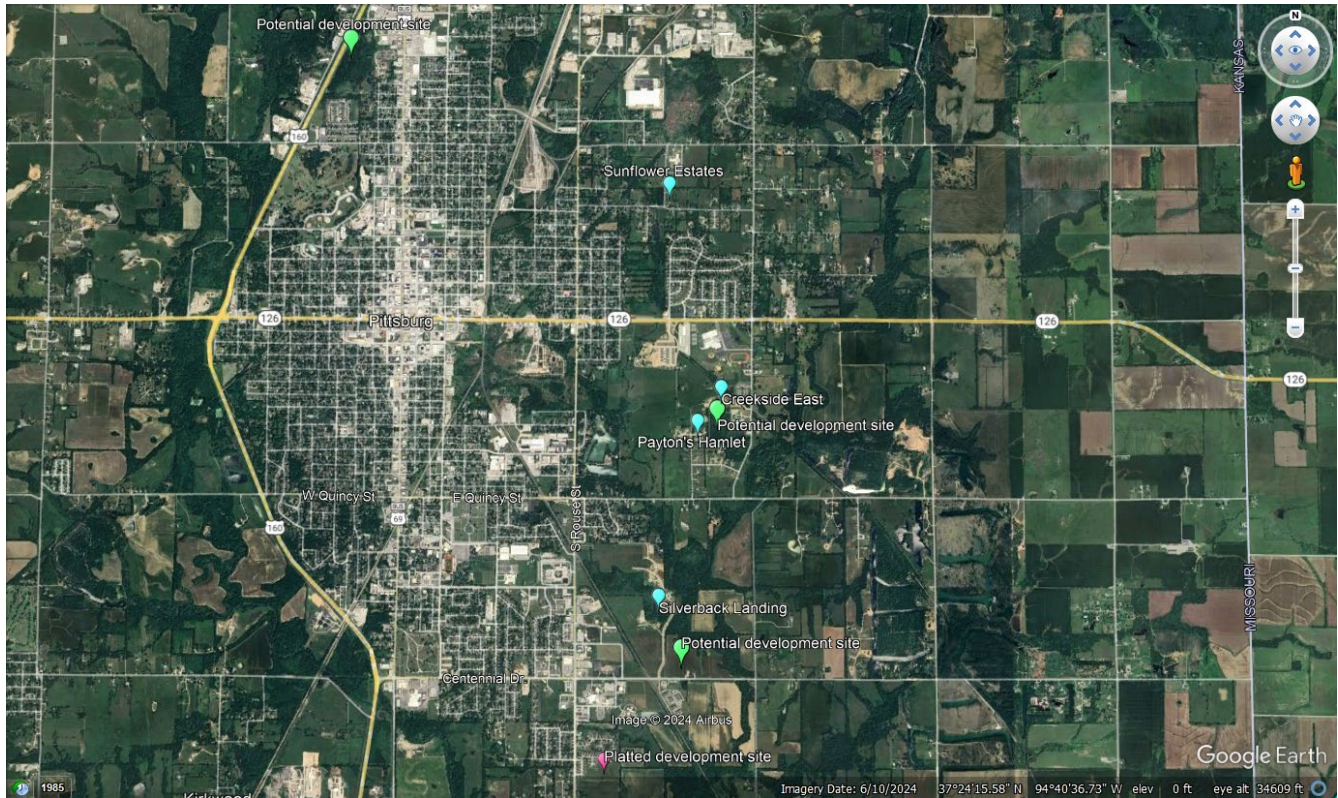
### **Planned Additions to Sale Market**

As previously mentioned, future phases are proposed at both Creekside East and Silverback Landing, but limited information was available at the present time. We are also aware of several additional projects in the development pipeline which are summarized below.

- Sunflower Estates is a proposed 12-unit moderate-income for-sale development. The development was awarded \$360,000 in Kansas Housing Investor Tax Credits in 2023. The site is platted and construction is expected to begin in 2025. There is a potential for subsequent phases immediately north of Phase I, but there are no concrete plans as of the date of this report.
- There is one development on the south side of the city that is fully platted and cleared and awaiting infrastructure improvements. The site is located immediately south and west of a single-family home development. The development consists of three and four-bedroom homes built between 2008 and 2018 and ranging in size from approximately 1,350 to 3,000 square feet. Homes listed for sale in 2024 had final listing prices ranging from \$285,000 to \$385,000, or \$130 to \$177 per square foot. While a Rural Housing Incentive District (RHID) could potentially be approved for the site, given the current status of the site this seems unlikely at the present time.
- The city also has a Land Bank which was established in 2015 to convert vacant, abandoned, tax-delinquent, or otherwise underused properties into productive uses. Currently there are 77 properties in the inventory. To date a total of 57 properties have been sold on which 15 new homes have been built, three homes were removed, one new commercial structure/expansion was added, and one commercial structure was remodeled. This inventory also adds to the housing supply, but given the unknown nature of the final uses of the properties we have not accounted for these units in the above table.
- Finally, there are also four additional potential development sites for residential uses including one that is platted and just needs the infrastructure. The following section summarizes potential uses for the other three sites. It is worth noting that these are suggestions, but each site could reasonably support a variety of different types of residential projects.
  - Site 1: Located immediately south of Silverback Landing. Immediately south of the potential site is Summerfield Apartments and Mercy Hospital is located southwest of the site. Given the surrounding uses, this site would be ideal for a mixed density planned development with slightly higher density uses such as two to three-story townhomes located on the major corridors followed by cluster homes, or other types of lower density missing middle housing structures, followed by single-family homes abutting the Silverback Landing development. Additionally, given the site's proximity to the hospital and PSU, a mixed-tenure development would likely be well received. In the spring of 2025, a rental development, Villas at Wellington Springs, was officially proposed for the site. As proposed, Villas at Wellington Springs will consist of two phases each with 40 units for a total of 80 units in duplex/quadplex buildings. The development will be an independent living property for seniors targeting seniors ages 55 and over and as proposed will offer both affordable and market rate units. The developer applied for Low Income Housing Tax Credits (LIHTC) in the spring of 2025 and a decision on that application is expected in August 2025.

- Site 2: Located in between two of the most recently completed single-family home developments, Payton's Hamlet and Creekside East, on the east side of Pittsburg. Given the immediately surrounding uses, for sale units are the most likely use for the site, though there is a rental property, Remington Square, located within 0.3 mile north of the site and the newly completed Creekside Villas is located 0.5-mile northeast of the site. Both properties are performing relatively well in the market, which suggests that rental development can be successful despite the site's slightly more remote location. Overall, based on the surrounding uses, a single-family home or duplex/one-story townhome for-sale development is the most likely use for the site.
- Site 3: Located immediately south of Home Depot and west of the age-restricted Hopefield Gardens and Duplexes developments. Hopefield Gardens consists of two affordable U.S. Department of Agriculture (USDA) / Low-Income Housing Tax Credit (LIHTC) properties restricted to seniors ages 62 and over and/or persons with a disability. In between these two developments is a 20-unit market rate development restricted to seniors ages 55 and over known as the Duplexes. All three projects are fully occupied with waiting lists. Further all are well maintained and there is a dense vegetative buffer between the property and the parcel to the west, i.e. the proposed development site. The development site is bound by US Highway 69/160 to the west. East of the age-restricted rental properties is a major commercial corridor, North Broadway Street/US Business 69. Commercial uses in the neighborhood include a Walmart Supercenter, which is within walking distance of the site. Overall, given the location and the immediate surrounding uses, a multifamily affordable or moderate-income rental development is the most likely use for the site.
- Site 4. The next most recently completed development in Pittsburg are the homes on Pinnacle Lane on the south side of the city. This development is partially completed with homes built between 2008 and 2018 and offers three and four-bedroom homes ranging in size from approximately 1,600 to 3,000 square feet. Of the five homes that transferred in 2024, final listing prices range from \$285,500 to \$385,000, or \$130 to \$177 per square foot. There are additional platted lots that are platted, but need infrastructure.

The following map illustrates the location of the recently completed as well as potential residential development sites.



ADDITIONS TO HOUSING SUPPLY SINCE 2014 REPORT

Development	Construction Start / Type	Status	Total Phases	Total Units	Total Units Delivered	Total Units in Pipeline	Unit Types	2014 Price	2018 Price	Current Price	Developer
Owner Housing Units											
Creekside East	Late 2020	In absorption	3	TBD	20	TBD	3BR	\$230 - \$250K	\$230 - \$250K	\$200 - \$360K	Turnkey
Silverback Landing	Late 2020	In absorption	3	133	22	111	3-4BR	\$230 - \$250K	\$240 - \$270K	\$360 - \$442K	P&L
Payton's Hamlet	2021	Stabilized	1	4	4	4	4BR	-	\$350K	\$350K+	3P Development
Lakewood Drive Addition	2019	In absorption	1	15	14	1	3BR	-	\$165 - \$200K	\$325 - \$330K	-
Sunflower Estates	-	Planned	1	12	0	12	N/Av	-	-	-	3P Development
<b>Total</b>				<b>164</b>	<b>60</b>	<b>128</b>					

As illustrated, there are currently 164 recently constructed/planned units to be added to the sale market of which 60 are complete and at least 128 additional units planned. According to the 2023 5-Year ACS estimates, there are currently 3,479 owner-occupied housing units in Pittsburg. Thus, the known new supply equates to an increase of approximately five percent in the for-sale housing supply. There are also four additional potential development sites for residential uses including one that is platted and just needs the infrastructure.

## Conclusion

The local housing market exhibits seasonality generally in line with national trends with the peaks typically occurring in mid to late summer and troughs in the winter. While trends are generally presented as annual changes, the reference month (between October and November utilized herein), is noteworthy as this represents the typical end of high season. Data presented using a month in the summer peak as the reference point would be different. The following list summarizes key findings from the owner market analysis.



## Sale Trends

- **Location.** With over half of Crawford County’s housing stock (52.2 percent as of the 2023 American Community Survey) located within Pittsburg, and over 70 percent of recent sales and listings within Pittsburg, the local housing market appears to be a key driver of countywide trends. There are, however, differences between the county and city, which suggests that there are differences between the city and other parts of the county. As the regional economic, education, and healthcare hub, Pittsburg attracts workers from surrounding areas, historically importing more than half of its workforce. According to commuting data and interviews with local stakeholders, the most competitive markets for Pittsburg are Frontenac immediately north of the city, unincorporated Crawford County, and Carl Junction and Joplin just east of the Kansas/Missouri border.
- **Total Sales/Listings.** As of October 2024, 233 homes sold in 2024 year-to-date. This represents a 5.9 percent increase in the number of sales over the same period in 2023 (220), but it remains below the number of sales from 2022 (281). Additionally, there has been a 19.3 percent increase in the number of new listings year-over-year with 328 new listings posted from January to October 2024 compared to 275 in 2023 and 307 in 2022.
- **Months’ Supply.** Months of supply refers to the number of months it would take for the current inventory of homes on the market to sell given the current sales pace. Historically, six months of supply is associated with moderate price appreciation and is considered a neutral market. Anything less than six months is considered a seller’s market and anything more than six months is considered a buyer’s market. In a seller’s market, homes sell faster, and prices tend to be pushed up more rapidly. In a buyer’s market, prices tend to be lower, and homes sit for longer. The months’ supply in Pittsburg as of October 2024 was 3.6, up from 2.7 in October 2023 and 1.6 in October 2022. The increase in months’ supply appears to be due largely to new listings rather than a decrease in demand as the number of sales has actually increased slightly over the past year. Although trending in the right direction, the total months’ supply remains below what would be considered a balanced market.
- **Days on Market.** The median number of days on the market for properties between January and October 2024 was 19, an increase from the ten days reported in 2023 and 14 days in 2022 for the same time periods.
- **Home Appreciation.** Home prices in Crawford County have, on average, increased by 106 percent since 2000, an above average rate relative to statewide trends. A sizeable percentage of that increase occurred in just the past three years following the COVID-19 pandemic; this is consistent with information provided by local stakeholders and other secondary sources which suggest that home prices increased significantly in recent years.
- **Sale Prices.** The median year-to-date sale price as of October 2024 was \$137,500, 5.0 percent higher than that of 2023 and 14.3 percent higher than that of 2022 for the same reference period. As previously mentioned, rising prices are common in markets such as Pittsburg with less than six months’ supply. The more recent increase in the number of new listings, months’ supply, and days on the market all suggest a slight cooling of the market overall, but given the ongoing supply shortage overall prices have nevertheless continued to climb, albeit at less significant rates of growth relative to prior years. Median list prices in 2024 have generally been higher than those in prior month/years. It is worth noting that the median list price decreased significantly in the summer of 2024 around the same time that the months’ supply started to increase. The full impact of this shift has yet to be seen.

Typically, sale and listing price trends depend in part on what supply is listed and what transfers with characteristics such as unit type/size, age/condition, and features driving prices. This trend is evident in the local housing market as larger units, more recently constructed units, and units with superior

features such as a three-car garage, typically command price premiums. Shifts in the distribution of the characteristics of the supply that trades can therefore influence market trends and statistics independent of changes in the amount of supply and/or demand.

### Value/Cost Trends

- **Home Values.** As of the 2019-2023 ACS, median home value in Pittsburg (\$110,800) is well below the national (\$303,400) and state (\$203,400) averages as well as that of the county (\$122,400) and the nearby markets of Frontenac (\$165,400), Carl Junction (\$206,400) and Joplin (\$159,700). While the median home value in the nation increased since the 2014-2018 ACS, the median home values in the other areas are not statistically different to those reported in the 2014-2018 ACS. The lower median home value in Pittsburg is driven by the large number of homes valued below \$100,000, many of which are likely in need of substantial repairs.

While ACS data on home values is based on self-reporting in the annual ACS conducted by the U.S. Census Bureau, Zillow home value data is based on sale records and a model which assumes that all homes transfer in any given time to account for the bias inherent in sales data which depends largely on what inventory is listed and transfers. According to Zillow, the current median home value in Pittsburg is \$126,140, below the median 2024 year-to-date sale price as of October 2024 (\$168,038), and 6.6 percent higher than the median home value over the past year.

- **Monthly Ownership Costs.** In addition to lower home values, also has lower median ownership costs relative to many of the comparison areas, both for housing units with and without a mortgage. The median monthly owner cost for housing units with a mortgage in Pittsburg is \$1,150, well below the national (\$1,902) and statewide (\$1,638) averages and below that of the county (\$1,240) and the immediately adjacent community of Frontenac (\$1,529); Pittsburg is generally comparable to that to nearby markets of Carl Junction and Joplin. While the monthly owner costs for housing units with a mortgage increased nationally, ownership costs in Pittsburg are not statistically significantly different from the median reported in the 2014-2018 ACS, though the current estimate is lower and the median cost countywide did decrease. The median monthly owner costs for housing units without a mortgage, as expected, are lower than those for housing units with a mortgage in all areas. Additionally, similar to ownership costs for housing units with a mortgage, monthly ownership costs for units without a mortgage in Pittsburg (\$495) are also low relative to the national and statewide averages.

### Recently Completed, Under Construction, and Planned Supply

The following table summarizes the additions to the for-sale housing supply over the past decade.

ADDITIONS TO HOUSING SUPPLY SINCE 2014 REPORT											
Development	Construction Start / Type	Status	Total Phases	Total Units	Total Units Delivered	Total Units in Pipeline	Unit Types	2014 Price	2018 Price	Current Price	Developer
Owner Housing Units											
Creekside East	Late 2020	In absorption	3	TBD	20	TBD	3BR	\$230 - \$250K	\$230 - \$250K	\$200 - \$360K	Turnkey
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Sunflower Estates	-	Planned	1	12	0	12	N/Av	-	-	-	3P Development
Total				164	60	128					

As illustrated, there are currently 164 recently constructed/planned units to be added to the sale market of which 60 are complete and at least 128 additional units planned. According to the 2024 Esri Demographics estimates, there are currently 3,822 owner-occupied housing units in Pittsburg. Thus, the known new supply equates to an increase of approximately 4.2 percent in the for-sale housing supply. The city also has a Land Bank which was established in 2015 to convert vacant, abandoned, tax-delinquent, or otherwise underused properties into productive uses. Currently there are 77 properties in the inventory. To date a total of 57 properties have been sold on which 15 new homes have been built, three homes were removed, one new

commercial structure/expansion was added, and one commercial structure was remodeled. This inventory also adds to the housing supply, but given the unknown nature of the final uses of the properties we have not accounted for these units in the above table. Finally, there are also four additional potential development sites for residential uses including one that is platted and just needs the infrastructure. The following section summarizes potential uses for the other three sites. It is worth noting that these are suggestions, but each site could reasonably support a variety of different types of residential projects.

- Site 1: Located immediately south of Silverback Landing. Immediately south of the potential site is Summerfield Apartments and Mercy Hospital is located southwest of the site. Given the surrounding uses, this site would be ideal for a mixed density planned development with slightly higher density uses such as two to three-story townhomes located on the major corridors followed by cluster homes, or other types of lower density missing middle housing structures, followed by single-family homes abutting the Silverback Landing development. Additionally, given the site's proximity to the hospital and PSU, a mixed-tenure development would likely be well received. In the spring of 2025, a rental development, Villas at Wellington Springs, was officially proposed for the site. As proposed, Villas at Wellington Springs will consist of two phases each with 40 units for a total of 80 units in duplex/quadplex buildings. The development will be an independent living property for seniors targeting seniors ages 55 and over and as proposed will offer both affordable and market rate units. The developer applied for Low Income Housing Tax Credits (LIHTC) in the spring of 2025 and a decision on that application is expected in August 2025.
- Site 2: Located in between two of the most recently completed single-family home developments, Payton's Hamlet and Creekside East, on the east side of Pittsburg. Given the immediately surrounding uses, for sale units are the most likely use for the site, though there is a rental property, Remington Square, located within 0.3 mile north of the site and the newly completed Creekside Villas is located 0.5-mile northeast of the site. Both properties are performing relatively well in the market, which suggests that rental development can be successful despite the site's slightly more remote location. Overall, based on the surrounding uses, a single-family home or duplex/one-story townhome for-sale development is the most likely use for the site.
- Site 3: Located immediately south of Home Depot and west of the age-restricted Hopefield Gardens and Duplexes developments. Hopefield Gardens consists of two affordable U.S. Department of Agriculture (USDA) / Low-Income Housing Tax Credit (LIHTC) properties restricted to seniors ages 62 and over and/or persons with a disability. In between these two developments is a 20-unit market rate development restricted to seniors ages 55 and over known as the Duplexes. All three projects are fully occupied with waiting lists. Further all are well maintained and there is a dense vegetative buffer between the property and the parcel to the west, i.e. the proposed development site. The development site is bound by US Highway 69/160 to the west. East of the age-restricted rental properties is a major commercial corridor, North Broadway Street/US Business 69. Commercial uses in the neighborhood include a Walmart Supercenter, which is within walking distance of the site. Overall, given the location and the immediate surrounding uses, a multifamily affordable or moderate-income rental development is the most likely use for the site.
- Site 4. The next most recently completed development in Pittsburg are the homes on Pinnacle Lane on the south side of the city. This development is partially completed with homes built between 2008 and 2018 and offers three and four-bedroom homes ranging in size from approximately 1,600 to 3,000 square feet. Of the five homes that transferred in 2024, final listing prices range from \$285,500 to \$385,000, or \$130 to \$177 per square foot. There are additional platted lots that are platted, but need infrastructure.



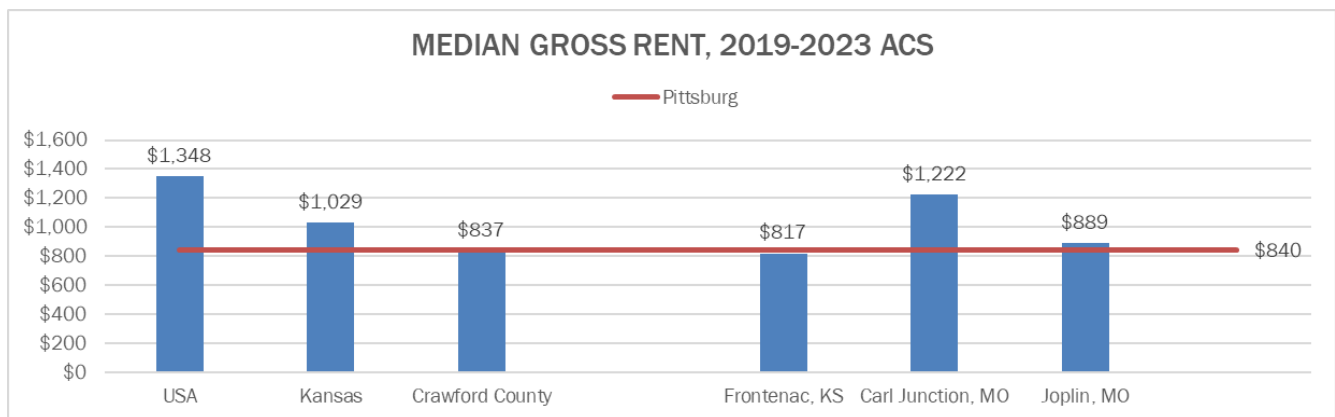
## RENTAL MARKET

### Description of Rental Market

As of 2024 approximately 4,506 housing units, or 54.1 percent of the occupied housing stock in Pittsburg, was renter-occupied. The following section analyzes the rental market in the city. Data comes from a variety of sources including primary data sources including a citywide market survey of rental properties and interviews with local landlords and property managers, and secondary data sources including rental listings websites such as Zillow.com, hotpads.com, apartments.com, and more, as well as Esri Demographics, CoStar, and the American Community Survey from the U.S. Census Bureau.

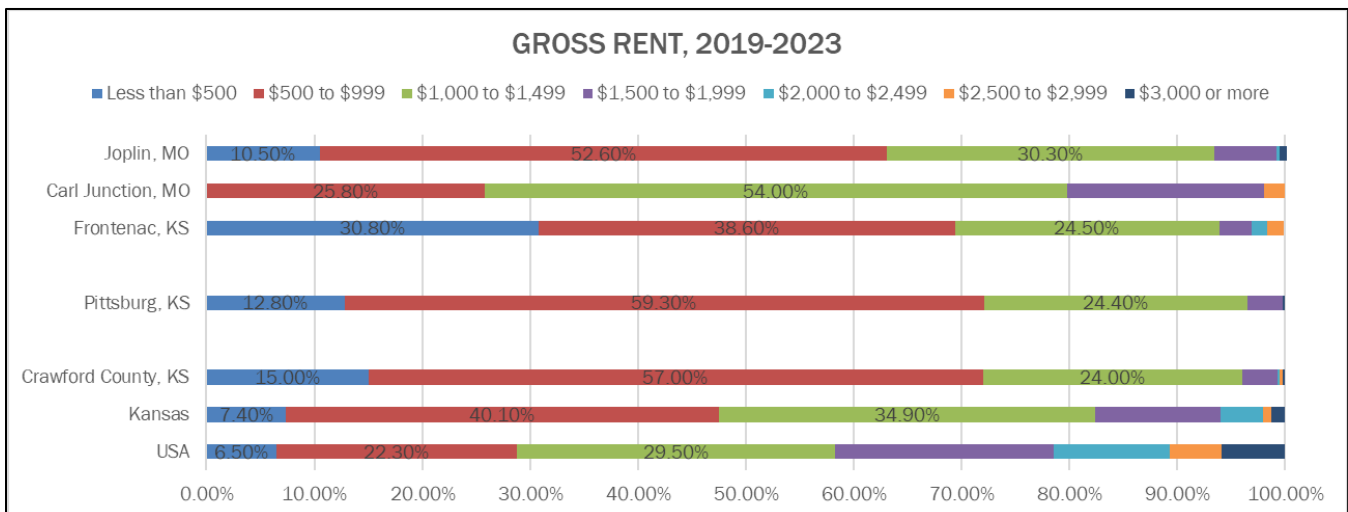
### Gross Rent

The following graph illustrates the median gross rent in Pittsburg relative to the nation, state, county, and four comparable markets. The median gross rent includes the contract rent plus the estimated average cost of out-of-pocket utilities.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

The median gross rent in Pittsburg (\$840) is well below the national (\$1,348) and state (\$1,029) averages as well as that of Carl Junction (\$1,222) and Joplin (\$889). Further, the median gross rent in Pittsburg is not statistically different from that reported in the 2014-2018 ACS, though the state and national averages both increased.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Over 70 percent of renter households in Pittsburg pay less than \$1,000 a month in gross rent, i.e. asking rent plus utilities. This is similar to gross rents in Frontenac and Crawford County, but more than that in the remaining areas.

### Recently Completed, Under Construction, and Planned Supply

The following table summarizes the additions to the rental housing supply over the past decade.

ADDITIONS TO HOUSING SUPPLY SINCE 2014 REPORT

Development	Construction Start / Type	Status	Total Phases	Total Units	Total Units Delivered	Total Units in Pipeline	Unit Types
<b>Rental Housing Units</b>							
Gorilla Rising <sup>1</sup>	Mixed-Use (63 Student Housing Units)	Under renovation	1	63	0	63	-
Villas at Creekside <sup>2</sup>	Market Rate (55+)	In lease-up	Up to 5	58	58	0	2-3BR
Leland Lofts <sup>1</sup>	Moderate Income & Short-Term Rental	Stabilized	1	7	7	0	1-2BR
Block 22	Student Housing	Stabilized	1	97	97	0	1BR-2BR
Smithsonian	Moderate Income	Stabilized	1	14	14	0	0-2BR
Pittsburg Highlands	LIHTC (Rent to Buy)	Stabilized	1	25	25	0	3BR
Town Talk Studios <sup>4</sup>	Market Rate & Short-Term Rental (STR)	Stabilized	1	9	9	0	0-2BR
The Robberson	Mixed-Use (2 to 4 Market Rate)	Proposed	1	4	0	4	TBD
The Aviary	Moderate Income	Proposed	1	10	0	10	TBD
The Station	HOME/Permanent Supportive Housing	Proposed	1	10	0	10	0BR
LIHTC/PSH	LIHTC/Permanent Supportive Housing	Proposed	1	50	0	50	TBD
Villas at Wellington Springs	LIHTC/Market (55+)	Proposed	2	80	0	80	2BR
<b>Total</b>				<b>427</b>	<b>210</b>	<b>217</b>	

<sup>1</sup> Proposed multi-facted expansion of Pittsburg State University into downtown Pittsburg. Plans include the relocation of the Kelce College of Business to a newly constructed downtown building as well as the redevelopment of the historic Besse Hotel into a mixed-use development featuring ground floor commercial space and 63 student housing units on the upper

<sup>2</sup> Active-adult (55+) gated community with limited exceptions for younger, childless professionals.

<sup>3</sup> Property offers six long-term moderate-income rental units and one STR.

<sup>4</sup> Property offers five long-term market rate rental units and four STRs.

As illustrated, there are 210 rental units that have been added to the market since the initial 2014 report and 217 additional units are planned. According to the 2024 Esri Demographics estimates, there are currently 4,506 renter-occupied housing units in Pittsburg. Thus, the known new supply equates to an increase of approximately 9.5 percent in the rental housing supply. Additional details on the completed developments are provided in the rental market survey section of this report. Of the projects in the pipeline, one will target students (Gorilla Rising), two will target low to moderate-income households (note the property has not yet applied for LIHTCs, the sponsor anticipates that application will be submitted in 2025), one will target moderate income households (Aviary), one will be market rate (Robberson), two will target low-income households offering Permanent Supportive Housing (PSH), and one will target seniors (55 and over); as such, the portfolio of proposed rental projects spans the majority of the rental housing spectrum in terms of targeted income/rent levels.

### RENTAL SURVEY

To identify multifamily rental properties in the market area we reviewed the U.S. Department of Agriculture (USDA), Kansas Housing Resources Corporation (KHRC), U.S. Department of Housing and Urban Development (HUD), and Public Housing Authority lists for affordable properties, as well as CoStar, Google, Apartments.com, Hotpads.com, Zillow.com, local property management company websites, and a field-based survey.

As of 2024, there were 4,506 renter-occupied housing units in Pittsburg. For the purposes of this study, we attempted to survey all known affordable rental properties as well as all known market rate developments with 20 or more units in Pittsburg. The vast majority, if not all, of the single-family and smaller multifamily development units are privately owned and/or managed and are typically advertised only when there is availability. Further, many are only advertised locally as opposed to online. As a result, collecting

comprehensive information on this subsection of the rental stock is more challenging. We therefore also interviewed a representative of ProX Realty, one of the largest private management companies in the area, to discuss typical rents and occupancy rates for their rental portfolio; this information is included in the rental supply analysis where appropriate. The remaining rental units not included in the survey are owned and managed by private landlords and are generally comprised of smaller developments, including detached single-family homes, the most common structure type for renter-occupied housing in Pittsburg, or are university-based student-only housing. Overall, this search identified 1,706 units, or approximately 28 percent of all rental units in the market, and nearly all rental units at larger rental properties. The following table summarizes properties surveyed.

SURVEYED RENTAL PROPERTIES					
Type	Type (Detailed)	Targeted Tenancy	# Properties	# Rental Units	Properties
Subsidized	LIHTC/Section 8	General	1	128	Sycamore
	Section 8	Senior/Disabled	2	99	CMI Housing, Diamond Senior Apartments of Pittsburg
	LIHTC/USDA	Senior/Disabled	1	36	Hopefield Gardens II
	USDA	Senior/Disabled	1	24	Hopefield Gardens I
	LIHTC/Section 8	Senior	1	80	Highland Meadows
LIHTC	LIHTC	General	2	43	Pittsburg Highlands; Includes 23 LIHTC units at Stilwell Apartments
Moderate-Income	Moderate Income	General	2	20	The Smithsonian, Leland Lofts
Market	Market	Senior (55+)	2	78	Pittsburg Duplexes, Villas at Creekside
	Market	General	11	742	Includes 21 market rate units at Stilwell Apartments
	Market	General	N/Av	456	ProX Realty Portfolio, excluding Meadowlark Townhomes (included above)
<b>TOTAL</b>			<b>23</b>	<b>1,706</b>	

As illustrated, approximately 59 percent of surveyed units are market rate units and 41 percent are affordable, either fully subsidized or rent and/or income restricted under the Low-Income Housing Tax Credit (LIHTC) or Moderate-Income Housing (MIH) programs.

The remaining rental units not included in the survey are owned and managed by private landlords and are generally comprised of smaller developments, including detached single-family homes, the most common structure type for renter-occupied housing in Pittsburg.

## Subsidized Housing

### Tenant-Based Subsidies, Public Housing Authority

The PPHA does not have public housing units. They do, however, manage several voucher programs. Although the PPHA has the authority to issue up to 449 vouchers, currently only 276 vouchers are in operation as 98 percent of HAP funding for the year has been used. Voucher programs include the Section 8 Housing Choice Voucher (HCV), Emergency Housing Voucher (EHV), Stability Voucher, and Foster Youth to Independence Voucher (FYI) programs. The following number of vouchers have currently been issued:

- 276 Housing Choice Vouchers
- 9 Emergency Housing Vouchers
- 5 Stability Vouchers
- 1 Fostering Youth Independence Vouchers

Of the vouchers that have been issued, approximately 30 have vouchers and are looking for housing. Once an applicant receives the voucher, they have 90 days to find housing, though extensions are permitted in certain circumstances. On average the housing authority estimates that an estimated 30 to 40 percent of people who are issued vouchers are ultimately able to find housing, a trend that was attributed in part to a decrease in landlords participating in the voucher programs. The payment standards are set at 110 percent of the Fair Market Rents (FMRs). The recently released Fiscal Year 2025 payment standards, which will go into effect on January 1, 2025, are lower than the 2024 payment standards for all unit types except four-bedroom units. This is the first time that the standards have decreased. New leases beginning in 2025 will use the lowered

payment standards. For existing tenants, there will be a one-year lag with these new standards being implemented upon lease renewal effective January 2026. Ideally the 2026 payment standards will return to or surpass the 2024 numbers. If, however, they do not, or if they decrease again, and the current landlord rent is set at the higher payment standard, then the tenant would either have to move or pay the difference out of pocket. This change along with a proposed change to the inspection requirements scheduled to go into effect in October 2025 could both further exacerbate the pre-existing landlord shortage.

Decreasing participation among landlords in the HCV program is not unique to Pittsburg. In fact, HUD issued a HCV Landlord Guidebook in response to this increasingly widespread challenge. The guidebook discusses a range of different incentive programs that Public Housing Authority's (PHAs) can use to try to solicit greater participation and/or retention within the program. These include monetary incentives and reimbursement to address unit vacancy/financial loss, which can include a signing bonus or funds to help mitigate the income lost during the turnover of a unit, or monetary incentives and reimbursements to address damage to units. HUD offers a variety of funding sources that can be used for this latter type of incentive including using HUD Continuum of Care Rapid Rehousing funds, where available, to pay for security deposits, first and last month rent payments, utility deposits and payments, and help with moving costs; HOME funds for security deposits, Emergency Shelter Grants available to PHAs and other organizations through local government entities to prevent homelessness, can provide financial assistance including rental application fees, security and utility deposits, utility payments, last month rent, and moving costs, and a PHA could also use reserve funds for security deposits. A second approach could be to establish a damage claim or mitigation fund to help cover tenant-caused damages. PHAs have identified a variety of ways to fund such a fund including general funds, a national nonprofit through a grant process, sales tax increases, recording fees for real estate transactions, and/or municipal bonds.

Landlords in the program currently include private property owners/landlords as well as five larger multifamily developments in the city: Remington Square and Stillwell Apartments (general tenancy LIHTC developments), Meadowlark Townhomes (general tenancy market rate), and Pittsburg Heights and Pittsburg Senior (USDA/LIHTC senior properties). There are also four fully subsidized developments in Pittsburg: Sycamore Heights (general tenancy), Highland Meadows (senior), CMI Housing (persons with disabilities), and Diamond Senior Apartments of Pittsburg, formerly known as the Knights of Columbus (senior).

There are 946 households on the waiting list, which translates to an estimated 12 to 14 months wait. The following table illustrates the current payment standards as well as those that will become effective on January 1, 2025.

**PAYMENT STANDARDS (GROSS)**

Unit Type	2024 Fair Market Rent	2024 Payment Standard	2025 Fair Market Rent	2025 Payment Standard	Percent Change
Studio	\$699	\$768	\$686	\$757	-1%
One-Bedroom	\$703	\$773	\$691	\$760	-2%
Two-Bedroom	\$924	\$1,016	\$906	\$996	-2%
Three-Bedroom	\$1,299	\$1,428	\$1,269	\$1,395	-2%
Four-Bedroom	\$1,392	\$1,531	\$1,521	\$1,597	4%

Source: Pittsburg Public Housing Authority, received November 2024.

As illustrated, the 2025 payment standards are slightly below the current payment standards with the exception of the four-bedroom standard, which increased by four percent.

There is demand for additional affordable rental housing for low to moderate income households in Pittsburg. The PHA does not currently use any preferences at the present time opting instead to use date/time of

application as the only priority for participation. In some jurisdictions preferences have been adopted to target the program toward particular groups most in need and/or local residents, but to date this does not appear to be a necessary change to operations as there has not been a significant number of vouchers to get ported out and not be absorbed by the receiving entity. Currently voucher holders looking for a one-bedroom unit have the most difficulty finding housing, a trend due in part to the fact that this voucher size is issued to both single and married households. Four-bedroom units are the next most difficult followed by three-bedroom units. Voucher holders in need of a two-bedroom unit generally do not have difficulties securing housing.

### Subsidized, Project-Based

There are six properties in Pittsburg that operate with project-based rental assistance including one that targets a general tenancy and five that target seniors. The following table summarizes the current operations at the properties with project-based subsidies, where available.

SUBSIDIZED RENTAL SUPPLY						
Property Name	Type	Tenancy	Total Units	Unit Types	Occupancy	Waiting List
Sycamore Village*	LIHTC/Section 8	General	128	1-3BR	86%	1BR: 6- 12 months 2BR: 2 - 4 months 3BR: 2 - 4 months
Highland Meadows	LIHTC/Section 8	Senior	80	1BR	100%	Yes, 13 households
Hopefield Gardens I	USDA	Senior/Disabled	24	1-2BR	100%	Yes, three years
Hopefield Gardens II	LIHTC/USDA	Senior/Disabled	36	1-2BR	100%	Yes, three years
Kansas Cmi Housing	Section 8	Senior/Disabled	10	1-2BR	N/Av	N/Av
Diamond Senior Apts of Pittsburg**	Section 8	Senior	89	1BR	N/Av	N/Av
<b>Total Senior</b>			<b>239</b>		<b>100%</b>	

\*Property recently began a substantial renovation and all vacancies were attributable to those ongoing renovations.

\*\*Formerly known as Knights of Columbus Tower

As illustrated, all online units are currently occupied and all properties reported waiting lists. The following section summarizes additional information provided by management at the subsidized projects, where available.

**Sycamore Village** is a 128-unit property targeting a general tenancy. The property operates with project-based rental assistance for all units. The property was awarded LIHTCs in 2023 for a second substantial renovation; the prior renovation was completed in 2006/2007. According to management, there were 11 tenants paying the full market rents despite having the PBV subsidy as of early 2024. Following the February 2024 sale, however, the market rents were slated to increase; the increase was implemented in October 2024, as illustrated in the table below.

SYCAMORE VILLAGE			
Unit Type	Prior Rent	Current Rent (As of 10/2024)	Increase
1BR	\$640	\$845	32%
2BR	\$750	\$950	27%
3BR	\$880	\$1,260	43%

The market rents for the property increased by 32 to 43 percent in October 2024. One tenant that was paying market rent has since moved out and a second is scheduled to move at the end of December 2024.

In anticipation of the proposed renovation, management held units offline as they turned electing to keep one building fully vacant at any given time during the renovation process in order to minimize tenant displacement/disruption. Prior to the proposed renovations the property was reportedly always fully occupied.

The property has a waiting list that ranges from six to 12 months for one-bedroom units and two to four months for two-bedroom and three-bedroom units. The one-bedroom waiting list is reportedly significantly longer due to a lack of affordable rental supply in the market for single working-age adults. Management reported a need for all types of affordable housing ranging from LIHTC rental units to homeownership options for low to moderate income households.

**Highland Meadows** is an 80-unit senior property restricted to seniors ages 62 and over. Management reported the majority of tenants to be either just over the minimum age restriction or well over the restriction (80 or older). Additionally, while there are a few two-person households, the majority of the tenants are one-person households. Turnover in the past year has reportedly been high for a senior property with approximately 21 units turning, but management indicated that all turns were due either to the tenant needing additional care or passing away. Approximately half of the residents are former homeowners looking to downsize. Management estimated that the maximum income limit is approximately \$2,200 per month and indicated that the property gets a lot of interest from seniors who are just over the income limits. The property maintains a 13-household waiting list and management reported significant demand for additional affordable housing in the market for both seniors and families.

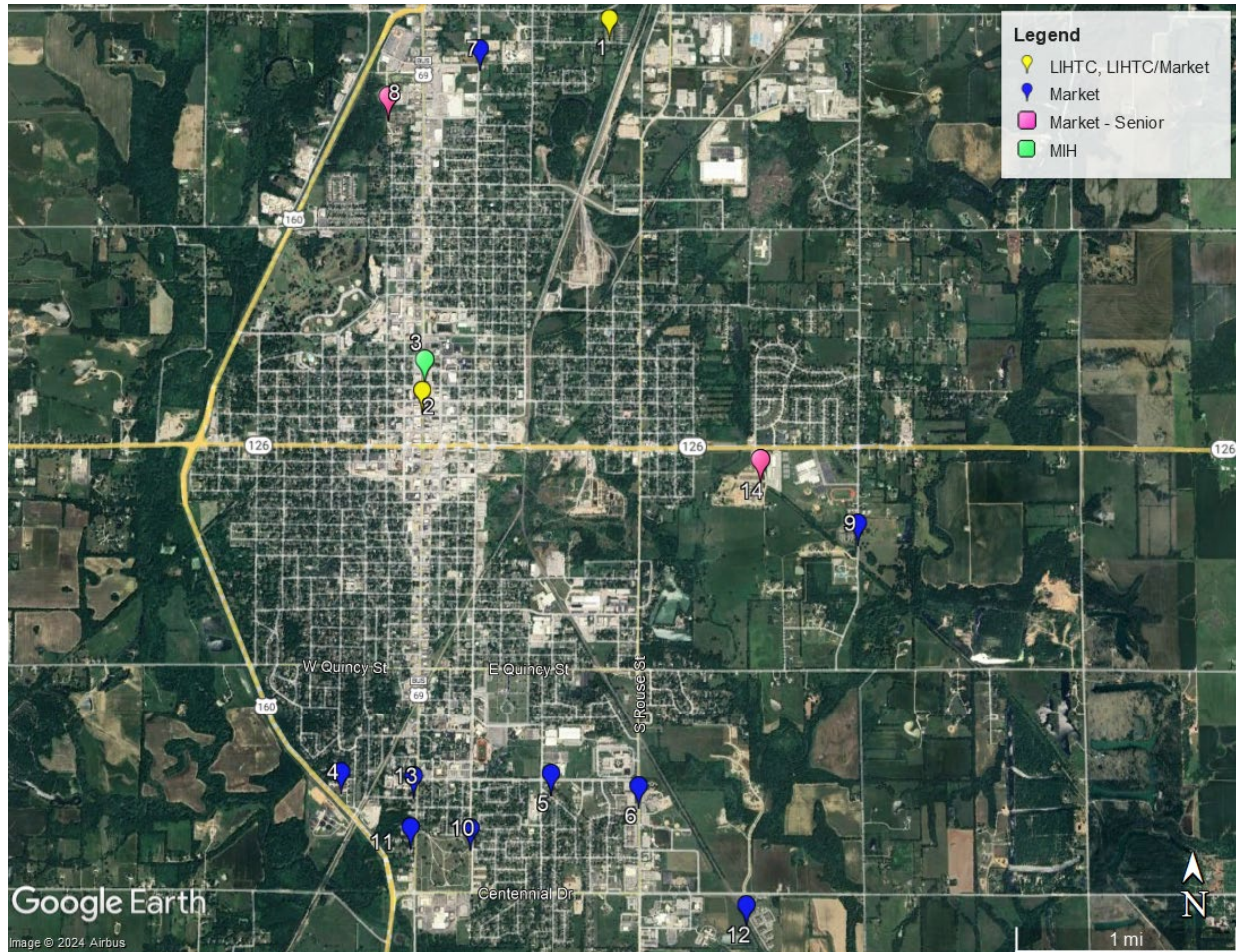
**Hopefield Gardens I & II** are a 24-unit USDA and 36-unit LIHTC/USDA developments. Both projects have USDA Rental Assistance for a portion of the developments (Hopefully Gardens I has 15 vouchers for its 24 units and Hopefully Gardens II has 17 vouchers for its 36 units) and with the exception of one tenant at Phase II all remaining tenants have Housing Choice Vouchers. The property maintains a waiting list that is approximately three years in length and management indicated that there is strong demand in the market for affordable rental housing units for seniors.

Management for the remaining two subsidized developments could not be reached.



### LIHTC, MIH, and Market Rate Housing

The following section provides an overview of the unsubsidized rental market in Pittsburg, as summarized in the following table and corresponding map.



**COMPARABLE PROPERTIES**

#	Comparable Property	Rent Structure	Tenancy
1	Pittsburg Highlands	@50%, @60%	Family
2	Stilwell Apartments	@60%, Market	Family
3	The Smithsonian	@150%	Family
4	Brentwood Pointe	Market	Family
5	Buttonwood Apartments	Market	Family
6	Crimson Villas	Market	Family
7	Meadowlark Townhouses	Market	Family
8	Pittsburg Duplexes	Market	Senior
9	Remington Square	Market	Family
10	Seasons On Joplin	Market	Family
11	Spanish Villas	Market	Family
12	Summerfield Apartments	Market	Family
13	University Digs	Market	Family
14	Villas At Creekside	Market	Senior

# PITTSBURG, KANSAS – HOUSING NEEDS ASSESSMENT

SUMMARY MATRIX

Comp #	Property Name	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Max Rent?	Waiting List?	Vacant Units	Vacancy Rate
1	Pittsburg Highlands 3100 Wild Red Road Pittsburg, KS 66762 Crawford County	Single Family 1-stories 2018 / n/a Family	@50%, @60%	3BR / 2BA	6	30.0%	1,289	@50%	\$517	No	Yes	0	0.0%
				3BR / 2BA	14	70.0%	1,289	@60%	\$607	No	Yes	1	7.1%
								20					1
2	Stillwell Apartments 707 North Broadway Street Pittsburg, KS 66762 Crawford County	Midrise 4-stories 1935 / 1996 Family	@60%, Market	1BR / 1BA	19	43.2%	500	@60%	\$483	No	Yes	0	0.0%
				1BR / 1BA	18	40.9%	500	Market	\$508	N/A	Yes	0	0.0%
				2BR / 1BA	4	9.1%	910	@60%	\$643	No	Yes	0	0.0%
				2BR / 1BA	3	6.8%	910	Market	\$668	N/A	Yes	0	0.0%
								44					0
3	The Smithsonian 902 N. Broadway Pittsburg, KS 66762 Crawford County	Lowrise 2-stories 1920 / 2024 Family	@150%	0BR / 1BA	N/A	N/A	539	@150%	\$1,006	N/A	Yes	1	N/A
				0BR / 1BA	N/A	N/A	355	@150%	\$806	N/A	Yes	0	N/A
				1BR / 1BA	1	7.1%	573	@150%	\$1,106	N/A	Yes	0	0.0%
				1BR / 1BA	1	7.1%	754	@150%	\$1,506	N/A	Yes	0	0.0%
				1BR / 1BA	1	7.1%	806	@150%	\$1,506	N/A	Yes	0	0.0%
				2BR / 2BA	1	7.1%	730	@150%	\$1,507	N/A	Yes	0	0.0%
				2BR / 2BA	1	7.1%	829	@150%	\$1,307	N/A	Yes	0	0.0%
								14					1
4	Brentwood Pointe 501 W Ford Avenue Pittsburg, KS 66762 Crawford County	Garden 2-stories 2000 / n/a Family	Market	2BR / 1BA	23	38.3%	725	Market	\$656	N/A	No	0	0.0%
				2BR / 2BA	21	35.0%	850	Market	\$696	N/A	No	1	4.8%
				3BR / 2BA	16	26.7%	1,280	Market	\$814	N/A	No	1	6.3%
								60					2
5	Buttonwood Apartments 822 East Ford Street Pittsburg, KS 66762 Crawford County	Garden 3-stories 1972 / n/a Family	Market	1BR / 1BA	11	47.8%	800	Market	\$563	N/A	Yes	0	0.0%
				2BR / 1.5BA	12	52.2%	1,000	Market	\$637	N/A	Yes	0	0.0%
								23					0
6	Crimson Villas 1904 S Rouse St Pittsburg, KS 66762 Crawford County	Garden 3-stories 2005 / n/a Family	Market	1BR / 1BA	24	16.7%	457	Market	\$708	N/A	Yes	3	12.5%
				2BR / 2BA	78	54.2%	630	Market	\$882	N/A	Yes	0	0.0%
				3BR / 2BA	42	29.2%	1,068	Market	\$1,207	N/A	Yes	0	0.0%
								144					3
7	Meadowlark Townhouses 3000 North Joplin Street Pittsburg, KS 66762 Crawford County	Various 2-stories 1979 / 2004 Family	Market	1BR / 1BA	8	26.7%	700	Market	\$556	N/A	No	1	12.5%
				2BR / 1.5BA	12	40.0%	1,000	Market	\$707	N/A	No	0	0.0%
				3BR / 1.5BA	8	26.7%	1,400	Market	\$857	N/A	No	0	0.0%
				4BR / 1.5BA	2	6.7%	1,600	Market	\$957	N/A	No	0	0.0%
								30					1
8	Pittsburg Duplexes 2511 N Walnut St Pittsburg, KS 66762 Crawford County	Duplex 1-stories 2005 / n/a Senior	Market	2BR / 1BA	20	100.0%	800	Market	\$1,045	N/A	Yes	0	0.0%
				20					0	0.0%			
9	Remington Square 310 South Free Kings Hwy Pittsburg, KS 66762 Crawford County	Townhouse 2-stories 2001 / n/a Family	Market	2BR / 2BA	32	66.7%	989	Market	\$762	No	Yes	0	0.0%
				3BR / 2BA	16	33.3%	1,156	Market	\$879	No	Yes	0	0.0%
								48					0
10	Seasons On Joplin 2301 S Joplin St Pittsburg, KS 66762 Crawford County	One-story 1-stories 2006 / n/a Family	Market	1BR / 1BA	42	100.0%	600	Market	\$625	N/A	Yes	1	2.4%
								42					1
11	Spanish Villas 2104 S Broadway St Pittsburg, KS 66762 Crawford County	Townhouse 2-stories 1970 / n/a Family	Market	2BR / 1.5BA	44	100.0%	1,200	Market	\$600	N/A	N/A	0	0.0%
				44					0	0.0%			
12	Summerfield Apartments 2609 South Springdale Street Pittsburg, KS 66762 Crawford County	Garden 3-stories 1997 / n/a Family	Market	1BR / 1BA	61	46.2%	616	Market	\$648	N/A	No	1	1.6%
				2BR / 2BA	35	26.5%	858	Market	\$747	N/A	No	0	0.0%
				3BR / 2BA	36	27.3%	1,006	Market	\$809	N/A	No	1	2.8%
								132					2
13	University Digs 1902 S Broadway St Pittsburg, KS 66762 Crawford County	Garden 2-stories 1960 / 2010 Family	Market	0BR / 1BA	36	21.8%	430	Market	\$681	N/A	N/A	0	0.0%
				1BR / 1BA	79	47.9%	460	Market	\$805	N/A	N/A	1	1.3%
				2BR / 1BA	34	20.6%	676	Market	\$557	N/A	N/A	0	0.0%
				2BR / 2BA	16	9.7%	800	Market	\$657	N/A	N/A	0	0.0%
								165					1
14	Villas At Creekside 112A Villa Way Pittsburg, KS 66762 Crawford County	Duplex 1-stories 2024 / n/a Senior	Market	2BR / 2BA	N/A	N/A	1,160	Market	\$1,857	N/A	No	N/A	N/A
				2BR / 2BA	N/A	N/A	1,115	Market	\$1,857	N/A	No	N/A	N/A
				3BR / 2BA	N/A	N/A	1,338	Market	\$2,257	N/A	No	N/A	N/A
								58					13

# PROPERTY PROFILE REPORT

## Hopefield Gardens II/Pittsburg Heights

Effective Rent Date	3/11/2024
Location	2620 North Walnut Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	36
Vacant Units	0
Vacancy Rate	0.0%
Type	One-story (age-restricted)
Year Built/Renovated	2013 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Seniors 62+ or disabled
Contact Name	Kelsey
Phone	620-232-6430



### Market Information

Program	@40% (USDA Basic), @40% (USDA Note),
Annual Turnover Rate	3%
Units/Month Absorbed	12
HCV Tenants	100%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Planned increase on Jan 1, 2025
Concession	None
Waiting List	Yes, three years

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	One-story	N/A	600	\$490	\$0	@40% (USDA Basic)	Yes	0	N/A	N/A	None
1	1	One-story	N/A	600	\$590	\$0	@40% (USDA Note)	Yes	0	N/A	N/A	None
1	1	One-story	N/A	600	\$635	\$0	@50% (USDA Basic)	Yes	0	N/A	N/A	None
1	1	One-story	N/A	600	\$735	\$0	@50% (USDA Note)	Yes	0	N/A	N/A	None
1	1	One-story	N/A	600	\$685	\$0	@60% (USDA Basic)	Yes	0	N/A	N/A	None
1	1	One-story	N/A	600	\$785	\$0	@60% (USDA Note)	Yes	0	N/A	N/A	None
2	1	One-story	N/A	750	\$575	\$0	@40% (USDA Basic)	Yes	0	N/A	N/A	None
2	1	One-story	N/A	750	\$675	\$0	@40% (USDA Note)	Yes	0	N/A	N/A	None
2	1	One-story	N/A	750	\$745	\$0	@50% (USDA Note)	Yes	0	N/A	N/A	None
2	1	One-story	N/A	750	\$845	\$0	@50% (USDA Note)	Yes	0	N/A	N/A	None
2	1	One-story	N/A	750	\$950	\$0	@60% (USDA Note)	Yes	0	N/A	N/A	None
2	1	One-story	N/A	750	\$850	\$0	@60% (USDA Note)	Yes	0	N/A	N/A	None

Hopefield Gardens II/Pittsburg Heights, continued

Unit Mix

@40%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$490 - \$590	\$0	\$490 - \$590	-\$12	\$478 - \$578	1BR / 1BA	\$635 - \$735	\$0	\$635 - \$735	-\$12	\$623 - \$723
2BR / 1BA	\$575 - \$675	\$0	\$575 - \$675	-\$13	\$562 - \$662	2BR / 1BA	\$745 - \$845	\$0	\$745 - \$845	-\$13	\$732 - \$832
@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent						
1BR / 1BA	\$685 - \$785	\$0	\$685 - \$785	-\$12	\$673 - \$773						
2BR / 1BA	\$850 - \$950	\$0	\$850 - \$950	-\$13	\$837 - \$937						

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	Adult Education
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Garbage Disposal	Grab Bars		
Hand Rails	Microwave		
Oven	Refrigerator		
Vaulted Ceilings	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	Community Garden
Exercise Facility	Central Laundry		
Off-Street Parking			

Comments

The property has 30 one-bedroom units and six two-bedroom units. A unit mix by AML level and basic/note breakdown and unit type was not available. The property has 17 USDA project-based rental assistance units. Of the remaining 19 units, 18 are using Housing Choice Vouchers (HCV) and the final tenant has a HCV, but pays the basic rent given their income. Thus, all units are essentially subsidized.



# Hopefield Gardens I/Pittsburg Heights, continued

## Trend Report

### Vacancy Rates

4Q14	2Q22	1Q24	4Q24
5.6%	5.6%	0.0%	0.0%

### Trend: @40%

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	4	4.5%	\$385	\$0	\$385	\$373
2022	2	4.5%	\$415	\$0	\$415	\$403
2024	1	0.0%	\$490	\$0	\$490	\$478
2024	4	N/A	\$490 - \$590	\$0	\$490 - \$590	\$478 - \$578

#### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	4	0.0%	\$505	\$0	\$505	\$492
2022	2	0.0%	\$505	\$0	\$505	\$492
2024	1	0.0%	\$575	\$0	\$575	\$562
2024	4	N/A	\$575 - \$675	\$0	\$575 - \$675	\$562 - \$662

### Trend: @50%

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	N/A	\$635 - \$735	\$0	\$635 - \$735	\$623 - \$723

#### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	N/A	\$745 - \$845	\$0	\$745 - \$845	\$732 - \$832

### Trend: @60%

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	4	0.0%	\$485	\$0	\$485	\$473
2022	2	0.0%	\$574	\$0	\$574	\$562
2024	1	0.0%	\$785	\$0	\$785	\$773
2024	4	N/A	\$685 - \$785	\$0	\$685 - \$785	\$673 - \$773

#### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	4	33.3%	\$590	\$0	\$590	\$577
2022	2	33.3%	\$739	\$0	\$739	\$726
2024	1	0.0%	\$950	\$0	\$950	\$937
2024	4	N/A	\$850 - \$950	\$0	\$850 - \$950	\$837 - \$937

## Trend: Comments

4Q14	The property's regional manager had no additional comments at this time.
2Q22	N/A
1Q24	The property accepts Housing Choice Vouchers.
4Q24	The property has 30 one-bedroom units and six two-bedroom units. A unit mix by AMI level and basic/note breakdown and unit type was not available. The property has 17 USDA project-based rental assistance units. Of the remaining 19 units, 18 are using Housing Choice Vouchers (HCV) and the final tenant has a HCV, but pays the basic rent given their income. Thus, all units are essentially subsidized.

Photos





# PROPERTY PROFILE REPORT

## Pittsburg Highlands

Effective Rent Date	12/13/2024
Location	3100 Wild Red Road Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	20
Vacant Units	1
Vacancy Rate	5.0%
Type	Single Family
Year Built/Renovated	2018 / N/A
Marketing Began	6/01/2018
Leasing Began	7/20/2018
Last Unit Leased	11/05/2018
Major Competitors	SFH rentals in the area
Tenant Characteristics	Mixed tenancy, primarily families
Contact Name	Moline Mgmt - Ivy
Phone	620-363-5080



## Market Information

Program	@50%, @60%
Annual Turnover Rate	5%
Units/Month Absorbed	5
HCV Tenants	35%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increase of five percent
Concession	None
Waiting List	Yes, seven households

## Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

## Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
3	2	Single Family	6	1,289	\$510	\$0	@50%	Yes	0	0.0%	no	None
3	2	Single Family	14	1,289	\$600	\$0	@60%	Yes	1	7.1%	no	None

## Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
3BR / 2BA	\$510	\$0	\$510	\$7	\$517	3BR / 2BA	\$600	\$0	\$600	\$7	\$607

## Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Washer/Dryer hookup			
Property		Premium	Other
Garage	Off-Street Parking	None	None

### Comments

Attached garage parking is available to tenants at no additional cost. The property underwent mitigation of a mold issue in the fall of 2019. However, those issues have since been resolved and tenants have returned to their units. There is one vacancy that has an application pending. There is also a seven household waiting list. Management indicated that there is a homeless encampment nearby that has created some issues for the development, but it is not clear if that is due to a lack of affordable housing in the market or some other cause.

## Pittsburg Highlands, continued

### Trend Report

#### Vacancy Rates

4Q18	1Q20	2Q22	4Q24
5.0%	0.0%	0.0%	5.0%

#### Trend: @50%

##### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	4	0.0%	\$455	\$0	\$455	\$462
2020	1	0.0%	\$455	\$0	\$455	\$462
2022	2	0.0%	\$455	\$0	\$455	\$462
2024	4	0.0%	\$510	\$0	\$510	\$517

#### Trend: @60%

##### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	4	7.7%	\$535	\$0	\$535	\$542
2020	1	0.0%	\$535	\$0	\$535	\$542
2022	2	0.0%	\$535	\$0	\$535	\$542
2024	4	7.1%	\$600	\$0	\$600	\$607

### Trend: Comments

4Q18	The contact stated that the vacant unit is already leased and scheduled for move in the week of November 5, 2018. Each home comes with an attached two-car garage.
1Q20	Attached garage parking is available to tenants at no additional cost. The property underwent mitigation of a mold issue in the fall of 2019. However, those issues have since been resolved and tenants have returned to their units.
2Q22	N/A
4Q24	Attached garage parking is available to tenants at no additional cost. The property underwent mitigation of a mold issue in the fall of 2019. However, those issues have since been resolved and tenants have returned to their units. There is one vacancy that has an application pending. There is also a seven household waiting list. Management indicated that there is a homeless encampment nearby that has created some issues for the development, but it is not clear if that is due to a lack of affordable housing in the market or some other cause.

Photos



# PROPERTY PROFILE REPORT

## Stilwell Apartments

Effective Rent Date	12/04/2024
Location	707 North Broadway Street Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	44
Vacant Units	0
Vacancy Rate	0.0%
Type	Midrise (4 stories)
Year Built/Renovated	1935 / 1996
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	The Besse Hotel
Tenant Characteristics	Mixed tenancy
Contact Name	Trudy
Phone	620-232-3707



### Market Information

Program	@60%, Market
Annual Turnover Rate	11%
Units/Month Absorbed	N/A
HCV Tenants	39%
Leasing Pace	Within one month
Annual Chg. in Rent	Increased 12-15% annually
Concession	None
Waiting List	Yes

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	included -- gas
Heat	included -- gas
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Midrise (4 stories)	19	500	\$550	\$0	@60%	Yes	0	0.0%	no	None
1	1	Midrise (4 stories)	18	500	\$575	\$0	Market	Yes	0	0.0%	N/A	None
2	1	Midrise (4 stories)	4	910	\$725	\$0	@60%	Yes	0	0.0%	no	None
2	1	Midrise (4 stories)	3	910	\$750	\$0	Market	Yes	0	0.0%	N/A	None

### Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$550	\$0	\$550	-\$67	\$483	1BR / 1BA	\$575	\$0	\$575	-\$67	\$508
2BR / 1BA	\$725	\$0	\$725	-\$82	\$643	2BR / 1BA	\$750	\$0	\$750	-\$82	\$668

Stilwell Apartments, continued

Amenities

In-Unit		Security	Services
Blinds	Carpeting	Intercom (Buzzer)	None
Central A/C	Coat Closet	Limited Access	
Dishwasher	Exterior Storage		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet			
Property		Premium	Other
Clubhouse/Meeting Room/Community	Courtyard	None	None
Elevators	Central Laundry		
Off-Street Parking	On-Site Management		
Picnic Area			

Comments

The contact added they are keeping units offline while renovations are being done; the vacancy illustrated is for online units only. The contact could not provide a scope of renovations.



## Stilwell Apartments, continued

### Trend Report

#### Vacancy Rates

2Q14	4Q14	2Q22	4Q24
6.8%	4.5%	0.0%	0.0%

#### Trend: @60%

##### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	0.0%	\$425	\$0	\$425	\$358
2014	4	5.3%	\$445	\$0	\$445	\$378
2022	2	0.0%	\$445	\$0	\$445	\$378
2024	4	0.0%	\$550	\$0	\$550	\$483

##### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	0.0%	\$575	\$0	\$575	\$493
2014	4	0.0%	\$575	\$0	\$575	\$493
2022	2	0.0%	\$575	\$0	\$575	\$493
2024	4	0.0%	\$725	\$0	\$725	\$643

#### Trend: Market

##### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	0.0%	\$450	\$0	\$450	\$383
2014	4	5.6%	\$465	\$0	\$465	\$398
2022	2	0.0%	\$465	\$0	\$465	\$398
2024	4	0.0%	\$575	\$0	\$575	\$508

##### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	100.0	\$575	\$0	\$575	\$493
2014	4	0.0%	\$575	\$0	\$575	\$493
2022	2	0.0%	\$575	\$0	\$575	\$493
2024	4	0.0%	\$750	\$0	\$750	\$668

#### Trend: Comments

2Q14	No additional comments.
4Q14	The manager stated that the property maintains a waiting list that currently consists of three households.
2Q22	The contact indicated rents have remained stable for several years.
4Q24	The contact added they are keeping units offline while renovations are being done; the vacancy illustrated is for online units only. The contact could not provide a scope of renovations.

Photos



# PROPERTY PROFILE REPORT

## The Smithsonian

Effective Rent Date	11/01/2024
Location	902 N. Broadway Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	14
Vacant Units	1
Vacancy Rate	7.1%
Type	Lowrise (2 stories)
Year Built/Renovated	1920 / 2024
Marketing Began	4/01/2024
Leasing Began	6/01/2024
Last Unit Leased	6/30/2024
Major Competitors	None mentioned
Tenant Characteristics	Mixed tenancy
Contact Name	DVLP
Phone	(816) 363-9313



### Market Information

Program	@150%
Annual Turnover Rate	7%
Units/Month Absorbed	14
HCV Tenants	0%
Leasing Pace	Within one month
Annual Chg. in Rent	Not applicable
Concession	None
Waiting List	Yes, a few households

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Lowrise (2 stories)	N/A	539	\$1,000	\$0	@150%	Yes	1	N/A	N/A	HIGH*
0	1	Lowrise (2 stories)	N/A	355	\$800	\$0	@150%	Yes	0	N/A	N/A	LOW*
1	1	Lowrise (2 stories)	1	573	\$1,100	\$0	@150%	Yes	0	0.0%	N/A	None
1	1	Lowrise (2 stories)	1	754	\$1,500	\$0	@150%	Yes	0	0.0%	N/A	None
1	1	Lowrise (2 stories)	1	806	\$1,500	\$0	@150%	Yes	0	0.0%	N/A	None
2	2	Lowrise (2 stories)	1	730	\$1,500	\$0	@150%	Yes	0	0.0%	N/A	None
2	2	Lowrise (2 stories)	1	829	\$1,300	\$0	@150%	Yes	0	0.0%	N/A	None

### Unit Mix

@150%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$800 - \$1,000	\$0	\$800 - \$1,000	\$6	\$806 - \$1,006
1BR / 1BA	\$1,100 - \$1,500	\$0	\$1,100 - \$1,500	\$6	\$1,106 - \$1,506
2BR / 2BA	\$1,300 - \$1,500	\$0	\$1,300 - \$1,500	\$7	\$1,307 - \$1,507

Amenities

In-Unit		Security	Services
Blinds	Central A/C	Intercom (Buzzer)	None
Dishwasher	Ceiling Fan	Limited Access	
Garbage Disposal	Microwave		
Oven	Refrigerator		
Vaulted Ceilings	Vinyl Plank Flooring		
Walk-In Closet	Washer/Dryer		
Washer/Dryer hookup			
Property		Premium	Other
Off-Street Parking		None	None

Comments

The property offers 14 total units all of which are moderate income rental housing units. The development received funding from the Kansas Moderate Income Housing American Rescue Plan Act (MIH-ARPA) and Kansas Housing Investor Tax Credit (KHITC) programs. All units are restricted to households with incomes of 150 percent of the AMI and below; the rents are not restricted. The property began advertising in April 2024, opened in early June 2024, and was fully occupied by the end of June 2024 for an absorption rate of 14 units per month. The property offers nine studio units, three one-bedroom units, and two two-bedroom units. One unit has turned since its initial occupancy and is currently available. The property was reportedly well-received in the market and demand was strong. The property reportedly tries to maintain a waiting list with several households at any given time to facilitate the leasing process and there is reportedly demand for additional similar units, particularly as the vast majority of renters in Pittsburg meet the income qualification guidelines.

Photos



# PROPERTY PROFILE REPORT

## Brentwood Pointe

Effective Rent Date	12/09/2024
Location	501 W Ford Avenue Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	60
Vacant Units	2
Vacancy Rate	3.3%
Type	Garden (2 stories)
Year Built/Renovated	2000 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy; majority are students at Pittsburg State University
Contact Name	Amy
Phone	620.231.0661



## Market Information

Program	Market
Annual Turnover Rate	42%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Increased 3-4% annually
Concession	None
Waiting List	None

## Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

## Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	1	Garden (2 stories)	23	725	\$669	\$0	Market	No	0	0.0%	N/A	None
2	2	Garden (2 stories)	21	850	\$709	\$0	Market	No	1	4.8%	N/A	None
3	2	Garden (2 stories)	16	1,280	\$830	\$0	Market	No	1	6.2%	N/A	None

## Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1BA	\$669	\$0	\$669	-\$13	\$656
2BR / 2BA	\$709	\$0	\$709	-\$13	\$696
3BR / 2BA	\$830	\$0	\$830	-\$16	\$814



Amenities

In-Unit		Security	Services
Blinds	Carpeting	Video Surveillance	None
Central A/C	Ceiling Fan		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet			
Property		Premium	Other
Exercise Facility	Central Laundry	None	dog park
Off-Street Parking	On-Site Management		
Picnic Area	Recreation Areas		
Swimming Pool			

Comments

Only the three-bedroom units offer a balcony/patio. The property does not accept Housing Choice Vouchers. The contact stated the income requirement is three times the rent per month. The contact added that approximately 70 percent of the tenants are students.

## Brentwood Pointe, continued

### Trend Report

#### Vacancy Rates

1Q18	2Q21	3Q21	4Q24
0.0%	26.7%	5.0%	3.3%

### Trend: Market

#### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$549	\$0	\$549	\$536
2021	2	30.4%	\$579	\$0	\$579	\$566
2021	3	4.3%	\$619	\$0	\$619	\$606
2024	4	0.0%	\$669	\$0	\$669	\$656

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$569	\$0	\$569	\$556
2021	2	28.6%	\$619	\$0	\$619	\$606
2021	3	4.8%	\$639	\$0	\$639	\$626
2024	4	4.8%	\$709	\$0	\$709	\$696

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$749	\$0	\$749	\$733
2021	2	18.8%	\$749	\$0	\$749	\$733
2021	3	6.2%	\$769	\$0	\$769	\$753
2024	4	6.2%	\$830	\$0	\$830	\$814

### Trend: Comments

1Q18	The property manager was unable to provide the number of vacant units, the turnover rate, and the leasing pace. The values listed are from 4Q2014.
2Q21	Only the three-bedroom units offer a balcony/patio. The property manager was unable to provide the number of additional information.
3Q21	Only the three-bedroom units offer a balcony/patio. New Management recently took over and the property manager was unable to provide the number of additional information.
4Q24	Only the three-bedroom units offer a balcony/patio. The property does not accept Housing Choice Vouchers. The contact stated the income requirement is three times the rent per month. The contact added that approximately 70 percent of the tenants are students.

# PROPERTY PROFILE REPORT

## Buttonwood Apartments

Effective Rent Date	12/04/2024
Location	822 East Ford Street Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	23
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	1972 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Brooks rentals
Tenant Characteristics	Mixed tenancy; 75% students
Contact Name	Kenna
Phone	620.249.3736



### Market Information

Program	Market
Annual Turnover Rate	30%
Units/Month Absorbed	N/A
HCV Tenants	50%
Leasing Pace	Pre-leased to 30 days
Annual Chg. in Rent	Increased 1-2% annually
Concession	None
Waiting List	Yes

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	11	800	\$575	\$0	Market	Yes	0	0.0%	N/A	None
2	1.5	Garden (3 stories)	12	1,000	\$650	\$0	Market	Yes	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$575	\$0	\$575	-\$12	\$563
2BR / 1.5BA	\$650	\$0	\$650	-\$13	\$637

### Amenities

In-Unit	Security	Services
Balcony/Patio	None	None
Blinds		
Carpet/Hardwood		
Central A/C		
Coat Closet		
Dishwasher		
Exterior Storage		
Fireplace		
Garbage Disposal		
Oven		
Refrigerator		
Property	Premium	Other
Central Laundry	None	None
Picnic Area		
Off-Street Parking		
Swimming Pool		

## Buttonwood Apartments, continued

### Comments

Only units that are located on the second and third floor have balconies. The contact reported there is additional storage offered at no additional cost. The contact stated turnover in the summer months is very high.

## Buttonwood Apartments, continued

### Trend Report

#### Vacancy Rates

3Q06	2Q14	4Q24
0.0%	0.0%	0.0%

### Trend: Market

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2006	3	0.0%	\$400	\$0	\$400	\$388
2014	2	0.0%	\$500	\$0	\$500	\$488
2024	4	0.0%	\$575	\$0	\$575	\$563

#### 2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2006	3	0.0%	\$500	\$0	\$500	\$487
2014	2	0.0%	\$550 - \$650	\$0	\$550 - \$650	\$537 - \$637
2024	4	0.0%	\$650	\$0	\$650	\$637

### Trend: Comments

3Q06	This is a market rate property with 23 one and two-bedroom units. They do not accept Section 8. They are 100% occupied and do maintain a waiting list of three household's. They recently had a five percent increase in rent. Management was unsure of square footage of both unit mixes. The tenant does have access to a storage room in the basement of the apartment building. Only units that are located on the second and third floor have balconies. This property is privately owned.
2Q14	<p>According to the contact, the asking rent on two-bedroom units depends on which floor the unit is on. The property maintains a waiting list of four households. The tenants have access to a storage room in the basement of the apartment building. Only units that are located on the second and third floor have balconies.</p> <p>The contacted added that there will be an addition to the property, breaking ground in June of 2014. Twelve eco-friendly units consisting of eight one-bedroom units and four two-bedroom units are expected to be completed in December 2014.</p>
4Q24	Only units that are located on the second and third floor have balconies. The contact reported there is additional storage offered at no additional cost. The contact stated turnover in the summer months is very high.

Photos





# PROPERTY PROFILE REPORT

## Crimson Villas

Effective Rent Date	12/04/2024
Location	1904 S Rouse St Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	144
Vacant Units	3
Vacancy Rate	2.1%
Type	Garden (3 stories)
Year Built/Renovated	2005 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Summerfield, University Commons
Tenant Characteristics	Mixed tenancy; 80% students
Contact Name	Josh
Phone	620-875-3730



### Market Information

Program	Market
Annual Turnover Rate	80%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Pre-leased to 30 days
Annual Chg. in Rent	Increased 1-2% annually
Concession	None
Waiting List	Yes

### Utilities

A/C	included -- central
Cooking	included -- electric
Water Heat	included -- electric
Heat	included -- electric
Other Electric	included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	24	457	\$795	\$0	Market	Yes	3	12.5%	N/A	None
2	2	Garden (3 stories)	78	630	\$990	\$0	Market	Yes	0	0.0%	N/A	None
3	2	Garden (3 stories)	42	1,068	\$1,335	\$0	Market	Yes	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$795	\$0	\$795	-\$87	\$708
2BR / 2BA	\$990	\$0	\$990	-\$108	\$882
3BR / 2BA	\$1,335	\$0	\$1,335	-\$128	\$1,207

Amenities

In-Unit		Security	Services
Blinds	Cable/Satellite/Internet	Limited Access	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Garbage Disposal	Oven		
Refrigerator	Vaulted Ceilings		
Walk-In Closet			
Property		Premium	Other
Clubhouse/Meeting Room/Community	Concierge	None	None
Exercise Facility	Central Laundry		
Off-Street Parking	On-Site Management		
Picnic Area	Swimming Pool		

Comments

According to the contact the two, and three-bedroom units rent by the bedroom. All rent prices reflect the total asking rent for all rooms in the unit. The property does not accept Housing Choice Vouchers. The contact state the property does not have a formal income requirement since a majority of tenants are students. The contact estimates 80 percent of tenants are students. The contact confirmed all utilities are included in the rent as well as WiFi.

## Trend Report

## Vacancy Rates

2Q14	4Q24
N/A	2.1%

## Trend: Market

## 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	N/A	\$695	\$0	\$695	\$608
2024	4	12.5%	\$795	\$0	\$795	\$708

## 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	N/A	\$940	\$0	\$940	\$832
2024	4	0.0%	\$990	\$0	\$990	\$882

## 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	0.0%	\$1,335	\$0	\$1,335	\$1,207

## 4BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	N/A	\$1,580	\$0	\$1,580	\$1,424

## Trend: Comments

2Q14	According to the contact, they rent by room, not by unit. All rent prices reflect the total asking rent for all rooms in the unit. The contact was unable to provide the number of households on the waiting list or the total number of vacancies.
4Q24	According to the contact the two, and three-bedroom units rent by the bedroom. All rent prices reflect the total asking rent for all rooms in the unit. The property does not accept Housing Choice Vouchers. The contact state the property does not have a formal income requirement since a majority of tenants are students. The contact estimates 80 percent of tenants are students. The contact confirmed all utilities are included in the rent as well as WiFi.

# PROPERTY PROFILE REPORT

## Hopefield Gardens/Pittsburg Seniors

Effective Rent Date	12/18/2024
Location	2608 North Walnut Street Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	24
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (age-restricted)
Year Built/Renovated	2003 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None Identified
Tenant Characteristics	Seniors 62+ or disabled
Contact Name	Kelsey
Phone	620-232-6430



### Market Information

Program	USDA Basic, USDA Note
Annual Turnover Rate	8%
Units/Month Absorbed	N/A
HCV Tenants	100%
Leasing Pace	Two to three days
Annual Chg. in Rent	Planned increase on Jan 1, 2025
Concession	None
Waiting List	Yes, three years

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden	10	700	\$658	\$0	USDA Basic	Yes	0	0.0%	N/A	None
1	1	Garden	10	700	\$801	\$0	USDA Note	Yes	0	0.0%	N/A	None
2	1	Garden	2	850	\$755	\$0	USDA Basic	Yes	0	0.0%	N/A	None
2	1	Garden	2	850	\$858	\$0	USDA Note	Yes	0	0.0%	N/A	None

### Unit Mix

USDA Basic	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	USDA Note	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$658	\$0	\$658	-\$12	\$646	1BR / 1BA	\$801	\$0	\$801	-\$12	\$789
2BR / 1BA	\$755	\$0	\$755	-\$13	\$742	2BR / 1BA	\$858	\$0	\$858	-\$13	\$845

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	Adult Education
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Grab Bars	Hand Rails		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Clubhouse/Meeting Room/Community	Exercise Facility	None	None
Central Laundry	Off-Street Parking		
On-Site Management			

Comments

The property is also known as Pittsburg Seniors. The property is one phase of a three-phase development all of which targets seniors, albeit at differing age restrictions. This property targets seniors ages 62 and over or persons with a disability. Tenants are permitted to use property amenities across the three contiguous sites.

Trend Report

Vacancy Rates

2Q14	4Q14	2Q22	4Q24
4.2%	4.2%	4.2%	0.0%

Trend: USDA Basic

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	0.0%	\$658	\$0	\$658	\$646

2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	0.0%	\$755	\$0	\$755	\$742

Trend: USDA Note

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	0.0%	\$801	\$0	\$801	\$789

2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	0.0%	\$858	\$0	\$858	\$845

Trend: Comments

2Q14	No additional comments.
4Q14	The property's regional manager had no additional comments at this time.
2Q22	No additional information.
4Q24	The property is also known as Pittsburg Seniors. The property is one phase of a three-phase development all of which targets seniors, albeit at differing age restrictions. This property targets seniors ages 62 and over or persons with a disability. Tenants are permitted to use property amenities across the three contiguous sites.



Photos



# PROPERTY PROFILE REPORT

## Meadowlark Townhouses

Effective Rent Date	12/17/2024
Location	3000 North Joplin Street Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	30
Vacant Units	1
Vacancy Rate	3.3%
Type	Various (2 stories)
Year Built/Renovated	1979 / 2004
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Summerfield Apartments; East Madison Duplexes
Tenant Characteristics	Mixed tenancy from local area
Contact Name	Tammy
Phone	620-249-5767, x 100



## Market Information

Program	Market
Annual Turnover Rate	13%
Units/Month Absorbed	N/A
HCV Tenants	83%
Leasing Pace	Within one month
Annual Chg. in Rent	Increase of up to ten percent
Concession	None
Waiting List	None

## Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

## Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Townhouse (2 stories)	8	700	\$550	\$0	Market	No	1	12.5%	N/A	None
2	1.5	Townhouse (2 stories)	12	1,000	\$700	\$0	Market	No	0	0.0%	N/A	None
3	1.5	Townhouse (2 stories)	8	1,400	\$850	\$0	Market	No	0	0.0%	N/A	None
4	1.5	Townhouse (2 stories)	2	1,600	\$950	\$0	Market	No	0	0.0%	N/A	None

## Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$550	\$0	\$550	\$6	\$556
2BR / 1.5BA	\$700	\$0	\$700	\$7	\$707
3BR / 1.5BA	\$850	\$0	\$850	\$7	\$857
4BR / 1.5BA	\$950	\$0	\$950	\$7	\$957

Meadowlark Townhouses, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpet/Hardwood	Central A/C		
Coat Closet	Ceiling Fan		
Garbage Disposal	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Off-Street Parking	On-Site Management	None	None
Playground			

Comments

The property is managed by ProX Realty. The property is one of the only larger developments in town that accepts Housing Choice Vouchers (HCV) and currently 25 of the 30 units are occupied by tenants utilizing said vouchers. The rents vary depending on how long the tenant has been in the unit and the degree of renovations; units are not necessarily renovated at turns, but some have had to be fully updated due to damage. The rents reflected in the matrix are for the most recent move-ins. An application is currently pending for the one vacancy. The property management company does not maintain a formal waiting list for the property but does keep an interest list more broadly for their entire portfolio, which consists of approximately 486 rental units in Pittsburgh.

## Meadowlark Townhouses, continued

### Trend Report

#### Vacancy Rates

1Q18	1Q19	1Q20	4Q24
3.3%	0.0%	6.7%	3.3%

### Trend: Market

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$425	\$0	\$425	\$431
2019	1	0.0%	\$425	\$0	\$425	\$431
2020	1	0.0%	\$460	\$0	\$460	\$466
2024	4	12.5%	\$550	\$0	\$550	\$556

#### 2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	8.3%	\$500	\$0	\$500	\$507
2019	1	0.0%	\$550	\$0	\$550	\$557
2020	1	8.3%	\$550	\$0	\$550	\$557
2024	4	0.0%	\$700	\$0	\$700	\$707

#### 3BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$600	\$0	\$600	\$607
2019	1	0.0%	\$600	\$0	\$600	\$607
2020	1	12.5%	\$650	\$0	\$650	\$657
2024	4	0.0%	\$850	\$0	\$850	\$857

#### 4BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$650	\$0	\$650	\$657
2019	1	0.0%	\$650	\$0	\$650	\$657
2020	1	0.0%	\$660	\$0	\$660	\$667
2024	4	0.0%	\$950	\$0	\$950	\$957

### Trend: Comments

1Q18	The contact was unable to provide turnover rate, leasing pace, and the percentage of tenants with Housing Choice Vouchers. The values listed for these fields are from 2Q2014. All units have a basement.
1Q19	All units have a basement.
1Q20	All units include a basement.
4Q24	The property is managed by ProX Realty. The property is one of the only larger developments in town that accepts Housing Choice Vouchers (HCV) and currently 25 of the 30 units are occupied by tenants utilizing said vouchers. The rents vary depending on how long the tenant has been in the unit and the degree of renovations; units are not necessarily renovated at turns, but some have had to be fully updated due to damage. The rents reflected in the matrix are for the most recent move-ins. An application is currently pending for the one vacancy. The property management company does not maintain a formal waiting list for the property but does keep an interest list more broadly for their entire portfolio, which consists of approximately 486 rental units in Pittsburgh.

Photos



# PROPERTY PROFILE REPORT

## Pittsburg Duplexes

Effective Rent Date	12/14/2024
Location	2608 N Walnut St Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	20
Vacant Units	0
Vacancy Rate	0.0%
Type	Duplex (age-restricted)
Year Built/Renovated	2005 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None mentioned
Tenant Characteristics	Seniors 55+, majority former homeowners
Contact Name	Kelsey
Phone	620-232-6430



### Market Information

Program	Market
Annual Turnover Rate	10%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increase of 7% to be effective 1/1/2025
Concession	None
Waiting List	Yes, five households

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	1	Duplex	20	800	\$1,045	\$0	Market	Yes	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1BA	\$1,045	\$0	\$1,045	\$0	\$1,045

### Amenities

In-Unit	Security	Services
Balcony/Patio	None	None
Carpeting		
Coat Closet		
Exterior Storage		
Garbage Disposal		
Microwave		
Pull Cords		
Washer/Dryer hookup		
Blinds		
Central A/C		
Dishwasher		
Ceiling Fan		
Hand Rails		
Oven		
Refrigerator		
Property	Premium	Other
Business Center/Computer Lab	None	Community garden
Exercise Facility		
Central Laundry		
On-Site Management		
Clubhouse/Meeting Room/Community		
Garage		
Off-Street Parking		



### Comments

This property is a market rate development for seniors ages 55 and over located adjacent to two subsidized senior properties. All units include an attached one-car garage. The property requires a minimum income of two times the monthly rent. The majority of the residents are seniors who have sold homes looking to downsize and have relatively high incomes so identifying income-qualified applicants is not an issue.

Photos



# PROPERTY PROFILE REPORT

## Remington Square

Effective Rent Date	12/11/2024
Location	310 South Free Kings Hwy Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	48
Vacant Units	0
Vacancy Rate	0.0%
Type	Townhouse (2 stories)
Year Built/Renovated	2001 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Sycamore Village
Tenant Characteristics	Mixed tenancy; 60% students
Contact Name	Denise
Phone	417-413-2345



### Market Information

Program	Market
Annual Turnover Rate	10%
Units/Month Absorbed	N/A
HCV Tenants	50%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased 5-8% annually
Concession	None
Waiting List	30 households

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	Townhouse (2 stories)	32	989	\$775	\$0	Market	Yes	0	0.0%	no	None
3	2	Townhouse (2 stories)	16	1,156	\$895	\$0	Market	Yes	0	0.0%	no	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$775	\$0	\$775	-\$13	\$762
3BR / 2BA	\$895	\$0	\$895	-\$16	\$879

### Amenities

In-Unit		Security	Services
Blinds		None	None
Central A/C	Carpeting		
Dishwasher	Coat Closet		
Ceiling Fan	Exterior Storage		
Oven	Garbage Disposal		
Walk-In Closet	Refrigerator		
Washer/Dryer hookup	Washer/Dryer		
Property		Premium	Other
Off-Street Parking	On-Site Management	None	Gazebo
Picnic Area	Playground		

### Comments

The property was formerly a LIHTC development. While management indicated that rents are kept low to maintain affordability, given that 60 percent of the tenants are reportedly now students, the minimum income requirement is now three times the monthly rent, and the housing authority and CoStar reporting that the property is no longer a LIHTC development, we classified this property as a market rate development. The current waiting list is approximately 30 households. The contact could not provide an exact number of housing choice vouchers, but said that at least half of the units are using them. The contact stated the income requirement for the property is three times the monthly rent price.

Trend Report

Vacancy Rates

2Q09	2Q14	1Q18	4Q24
0.0%	0.0%	0.0%	0.0%

Trend: Market

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	0.0%	\$775	\$0	\$775	\$762

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2024	4	0.0%	\$895	\$0	\$895	\$879

Trend: Comments

2Q09	The waiting list has a total of 15 applicants.
2Q14	No additional comments.
1Q18	According to the property contact, rents are kept below max to maintain affordability. The current waiting list is approximately 20 households. The contact could not provide an exact number of housing choice vouchers, but said that at least half of the units are using them.
4Q24	The property was formerly a LIHTC development. While management indicated that rents are kept low to maintain affordability, given that 60 percent of the tenants are reportedly now students, the minimum income requirement is now three times the monthly rent, and the housing authority and CoStar reporting that the property is no longer a LIHTC development, we classified this property as a market rate development. The current waiting list is approximately 30 households. The contact could not provide an exact number of housing choice vouchers, but said that at least half of the units are using them. The contact stated the income requirement for the property is three times the monthly rent price.

Photos





# PROPERTY PROFILE REPORT

## Seasons On Joplin

Effective Rent Date	12/09/2024
Location	2301 S Joplin St Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	42
Vacant Units	1
Vacancy Rate	2.4%
Type	One-story
Year Built/Renovated	2006 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy; 30% students
Contact Name	Horace
Phone	620.704.4929



### Market Information

Program	Market
Annual Turnover Rate	36%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Pre-leased to one-week
Annual Chg. in Rent	Increased 3% annually
Concession	None
Waiting List	Yes

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	One-story	42	600	\$630	\$0	Market	Yes	1	2.4%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$630	\$0	\$630	-\$5	\$625

### Amenities

In-Unit	Security	Services
Balcony/Patio	None	None
Carpeting		
Coat Closet		
Ceiling Fan		
Microwave		
Refrigerator		
Walk-In Closet		
Washer/Dryer hookup		
Property	Premium	Other
Off-Street Parking	None	None
Recreation Areas		

## Seasons On Joplin, continued

### Comments

The property maintains a short waiting list. The property does not accept Housing Choice Vouchers. The contact stated approximately 30% of tenants are students. The contact reported there is no formal income requirement to live here.

Trend Report

Vacancy Rates

2Q14	4Q24
N/A	2.4%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2014	2	N/A	\$490	\$0	\$490	\$485
2024	4	2.4%	\$630	\$0	\$630	\$625

Trend: Comments

2Q14	The property maintains a short waiting list.
4Q24	The property maintains a short waiting list. The property does not accept Housing Choice Vouchers. The contact stated approximately 30% of tenants are students. The contact reported there is no formal income requirement to live here.

# PROPERTY PROFILE REPORT

## Spanish Villas

Effective Rent Date	11/09/2024
Location	2104 S Broadway St Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	44
Vacant Units	0
Vacancy Rate	0.0%
Type	Townhouse (2 stories)
Year Built/Renovated	1970 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	N/A
Tenant Characteristics	Near PSU
Contact Name	Seward Rentals
Phone	(520) 886-1153



## Market Information

Program	Market
Annual Turnover Rate	N/A
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	N/A
Annual Chg. in Rent	Increase of three percent
Concession	None
Waiting List	None

## Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

## Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	1.5	Townhouse (2 stories)	44	1,200	\$600	\$0	Market	N/Av	0	0.0%	N/A	None

## Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1.5BA	\$600	\$0	\$600	\$0	\$600

## Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Video Surveillance	None
Carpet/Hardwood	Carpeting		
Central A/C	Dishwasher		
Oven	Refrigerator		
Tile Flooring	Walk-In Closet		
Property		Premium	Other
Courtyard	Central Laundry	None	None
Off-Street Parking			

## Comments

The property is located within walking distance of PSU.

# PROPERTY PROFILE REPORT

## Summerfield Apartments

Effective Rent Date	12/09/2024
Location	2609 South Springdale Street Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	132
Vacant Units	2
Vacancy Rate	1.5%
Type	Garden (3 stories)
Year Built/Renovated	1997 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Crimson Villas, University Commons
Tenant Characteristics	Mixed tenancy; approximately 70 percent students.
Contact Name	Amy
Phone	620-231-5656



### Market Information

Program	Market
Annual Turnover Rate	49%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Pre-leased to one-week
Annual Chg. in Rent	Increased 4% annually
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	61	616	\$660	\$0	Market	No	1	1.6%	N/A	None
2	2	Garden (3 stories)	35	858	\$760	\$0	Market	No	0	0.0%	N/A	None
3	2	Garden (3 stories)	36	1,006	\$825	\$0	Market	No	1	2.8%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$660	\$0	\$660	-\$12	\$648
2BR / 2BA	\$760	\$0	\$760	-\$13	\$747
3BR / 2BA	\$825	\$0	\$825	-\$16	\$809

Summerfield Apartments, continued

Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet			
Property		Premium	Other
Clubhouse/Meeting Room/Community	Exercise Facility	None	Tanning beds
Central Laundry	Off-Street Parking		
On-Site Management	Recreation Areas		
Sauna	Swimming Pool		
Wi-Fi			

Comments

The property does not accept Housing Choice Vouchers. The contact stated that approximately 70 percent of tenants are students. The income requirement for the property is three times the rent per month.



## Summerfield Apartments, continued

### Trend Report

#### Vacancy Rates

1Q18	4Q18	1Q20	4Q24
0.8%	0.8%	2.3%	1.5%

### Trend: Market

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$559	\$0	\$559	\$547
2018	4	1.6%	\$559	\$0	\$559	\$547
2020	1	1.6%	\$569	\$0	\$569	\$557
2024	4	1.6%	\$660	\$0	\$660	\$648

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	0.0%	\$650	\$0	\$650	\$637
2018	4	0.0%	\$650	\$0	\$650	\$637
2020	1	2.9%	\$660	\$0	\$660	\$647
2024	4	0.0%	\$760	\$0	\$760	\$747

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2018	1	2.8%	\$705	\$0	\$705	\$689
2018	4	0.0%	\$705	\$0	\$705	\$689
2020	1	2.8%	\$720	\$0	\$720	\$704
2024	4	2.8%	\$825	\$0	\$825	\$809

### Trend: Comments

1Q18	The property manager has no additional comments.
4Q18	The contact stated that the high turnover rate is typical and due to the high percentage of student tenants.
1Q20	The contact was unable to provide information on Housing Choice Voucher utilization.
4Q24	The property does not accept Housing Choice Vouchers. The contact stated that approximately 70 percent of tenants are students. The income requirement for the property is three times the rent per month.

Photos



# PROPERTY PROFILE REPORT

## University Digs

Effective Rent Date	12/04/2024
Location	1902 S Broadway St Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	165
Vacant Units	1
Vacancy Rate	0.6%
Type	Garden (2 stories)
Year Built/Renovated	1960 / 2010
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy
Contact Name	Brandy
Phone	620-231-2411



### Market Information

Program	Market
Annual Turnover Rate	75%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within three weeks
Annual Chg. in Rent	Increased 10-17% annually
Concession	N/A
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Garden (2 stories)	36	430	\$675	\$0	Market	N/A	0	0.0%	N/A	None
1	1	Garden (2 stories)	79	460	\$799	\$0	Market	N/A	1	1.3%	N/A	None
2	1	Garden (2 stories)	34	676	\$550	\$0	Market	N/A	0	0.0%	N/A	None
2	2	Garden (2 stories)	16	800	\$650	\$0	Market	N/A	0	0.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$675	\$0	\$675	\$6	\$681
1BR / 1BA	\$799	\$0	\$799	\$6	\$805
2BR / 1BA	\$550	\$0	\$550	\$7	\$557
2BR / 2BA	\$650	\$0	\$650	\$7	\$657

Amenities

In-Unit		Security	Services
Blinds	Cable/Satellite/Internet	None	None
Carpet/Hardwood	Carpeting		
Central A/C	Coat Closet		
Oven	Refrigerator		
Walk-In Closet			
Property		Premium	Other
Central Laundry	Off-Street Parking	None	None
On-Site Management	Picnic Area		
Swimming Pool	Volleyball Court		
Wi-Fi			

Comments

This property was formerly known as Broadway at 1902. The two-bedroom units are currently being held offline to be renovated with new countertops, appliances, new flooring, exterior and interior paint, and updated lighting and landscaping. The contact reported the construction is expected to be completed by fall semester 2025. The contact added that all utilities are covered in a flat rate of \$150 per month additional to the rent prices shown in this profile. The contact noted approximately 70 percent of the tenants are students. The contact reported the income requirement for all tenants is to make 2.5 times the rent price. The property does not accept Housing Choice Vouchers.

## Trend Report

## Vacancy Rates

2Q21	3Q21	4Q24
2.4%	17.0%	0.6%

## Trend: Market

## 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	1.3%	\$482	\$0	\$482	\$488
2021	3	17.7%	\$475	\$0	\$475	\$481
2024	4	1.3%	\$799	\$0	\$799	\$805

## 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	2.9%	\$563	\$0	\$563	\$570
2021	3	11.8%	\$550	\$0	\$550	\$557
2024	4	0.0%	\$550	\$0	\$550	\$557

## 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	9.1%	\$650	\$0	\$650	\$657
2021	3	18.2%	\$650	\$0	\$650	\$657
2024	4	0.0%	\$650	\$0	\$650	\$657

## 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	25.0%	\$737	\$0	\$737	\$744
2021	3	25.0%	\$700	\$0	\$700	\$707

## 4BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$860	\$0	\$860	\$867
2021	3	0.0%	\$860	\$0	\$860	\$867

## Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	2	0.0%	\$426	\$0	\$426	\$432
2021	3	19.4%	\$450	\$0	\$450	\$456
2024	4	0.0%	\$675	\$0	\$675	\$681

## Trend: Comments

2Q21	Renovated with new countertops, appliances, new flooring, exterior and interior paint, and updated lighting and landscaping.
3Q21	N/A
4Q24	This property was formerly known as Broadway at 1902. The two-bedroom units are currently being held offline to be renovated with new countertops, appliances, new flooring, exterior and interior paint, and updated lighting and landscaping. The contact reported the construction is expected to be completed by fall semester 2025. The contact added that all utilities are covered in a flat rate of \$150 per month additional to the rent prices shown in this profile. The contact noted approximately 70 percent of the tenants are students. The contact reported the income requirement for all tenants is to make 2.5 times the rent price. The property does not accept Housing Choice Vouchers.

# PROPERTY PROFILE REPORT

## Villas At Creekside

Effective Rent Date	12/10/2024
Location	112A Villa Way Pittsburg, KS 66762 Crawford County
Distance	N/A
Units	58
Vacant Units	13
Vacancy Rate	22.4%
Type	Duplex (age-restricted)
Year Built/Renovated	2024 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None
Tenant Characteristics	Seniors 55+, average age much older
Contact Name	Laurie
Phone	630-527-0900x101



### Market Information

Program	Market
Annual Turnover Rate	7%
Units/Month Absorbed	3
HCV Tenants	0%
Leasing Pace	N/A
Annual Chg. in Rent	Increase of two to three percent.
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	2	Duplex	N/A	1,160	\$1,850	\$0	Market	No	N/A	N/A	N/A	None
3	2	Duplex	N/A	1,115	\$1,850	\$0	Market	No	N/A	N/A	N/A	None
3	2	Duplex	N/A	1,338	\$2,250	\$0	Market	No	N/A	N/A	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 2BA	\$1,850	\$0	\$1,850	\$7	\$1,857
3BR / 2BA	\$1,850 - \$2,250	\$0	\$1,850 - \$2,250	\$7	\$1,857 - \$2,257

### Amenities

In-Unit	Security	Services
Balcony/Patio	None	None
Carpeting		
Coat Closet		
Exterior Storage		
Garbage Disposal		
Oven		
Vinyl Plank Flooring		
Washer/Dryer		
Blinds		
Central A/C		
Dishwasher		
Ceiling Fan		
Microwave		
Refrigerator		
Walk-In Closet		
Washer/Dryer hookup		
Property	Premium	Other
Garage	None	None
Sport Court		
Pet Park		



### Comments

The contact was unable to provide the exact date of the initial leased unit, but did note that there was almost no movement in 2021 and 2022 with almost all units leased in the past 12 months. Assuming the property opened approximately 12 months ago, this equates to an absorption pace of three units per month. The property has offered sporadic specials ranging from \$50 off per month to a one-time \$600 discount but there are no specials at the present time. The majority of the specials are offered on the units at the front of the development, which reportedly have a less popular layout. Otherwise offering discounted rents or specials is reportedly outside the scope of the business model so management is staying the course with the lease-up using the rents as initially proposed. Applicants are from all over including California, New Mexico, Arizona, and Colorado, many of whom have some kind of connection to Pittsburg. The development is restricted to 55 and over households but exceptions have been made in the past for working professional childless households. Management anticipates reaching a stabilized occupancy in the spring of 2025. The clubhouse and bocce ball court will be added once the property reaches 88 percent occupancy.

Photos



## Location

The vast majority of the general tenant market rate supply is concentrated in the southern portion of the city near Pittsburg State University. The affordable and moderate-income properties and senior market rate properties on the other hand are more widely distributed throughout the city. In general, the downtown location offers the broadest appeal given its superior walkability and access to various amenities. The downtown location is ideal for a variety of different target markets including students, young professionals, and seniors. The downtown area is also the most attractive for the short-term rental market.

## Age/Condition, Design, Amenities, and Parking

The following table illustrates the age/condition, design, amenities, and parking offered at the surveyed properties.

	Pittsburg Highlands	Stilwell Apartments	The Smithsonian	Brentwood Pointe	Buttonwood Apartments	Crimson Villas	Meadowlark Townhouses	Pittsburg Duplexes	Remington Square	Seasons On Joplin	Spanish Villas	Summerfield Apartments	University Digs	Villas At Creekside
Rent Structure	LIHTC	LIHTC/Market	Moderate Income	Market	Market	Market	Market	Market	Market	Market	Market	Market	Market	Market
Building														
Property Type	Single	Midrise	Lowrise	Garden	Garden	Garden	Various	Duplex	Townhouse	One-story	Townhouse	Garden	Garden	Duplex
# of Stories	1-stories	4-stories	2-stories	2-stories	3-stories	3-stories	2-stories	1-stories	2-stories	1-stories	2-stories	3-stories	2-stories	1-stories
Year Built	2018	1935	1920	2000	1972	2005	1979	2005	2001	2006	1970	1997	1960	2024
Year Renovated	n/a	1996	2024	n/a	n/a	n/a	2004	n/a	n/a	n/a	n/a	n/a	2010	n/a
Elevators	no	yes	no	no	no	no	no	no	no	no	no	no	no	no
Courtyard	no	yes	no	no	no	no	no	no	no	no	yes	no	no	no
Utility Structure														
Cooking	no	no	no	no	no	yes	no	no	no	no	no	no	no	no
Water Heat	no	yes	no	no	no	yes	no	no	no	no	no	no	no	no
Heat	no	yes	no	no	no	yes	no	no	no	no	no	no	no	no
Other Electric	no	no	no	no	no	yes	no	no	no	no	no	no	no	no
Water	no	yes	no	yes	yes	yes	no	no	yes	no	no	yes	no	no
Sewer	no	yes	no	yes	yes	yes	no	no	yes	yes	no	yes	no	no
Trash	no	yes	no	yes	yes	yes	no	yes	yes	yes	yes	yes	no	no
Accessibility														
Unit Amenities														
Balcony/Patio	yes	no	no	no	yes	no	yes	yes	no	yes	yes	yes	no	yes
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Cable/Satellite	no	no	no	no	no	yes	no	no	no	no	no	no	yes	no
Central A/C	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Ceiling Fan	no	no	yes	yes	no	no	yes	yes	yes	yes	no	no	no	yes
Coat Closet	yes	yes	no	no	yes	yes	yes	yes	yes	yes	no	yes	yes	yes
Exterior Storage	no	yes	no	no	yes	no	yes	yes	yes	yes	no	no	no	yes
Fireplace	no	no	no	no	yes	no	no	no	no	no	no	no	no	no
Vaulted Ceilings	no	no	yes	no	no	yes	no	no	no	yes	no	no	no	no
Walk-In Closet	no	yes	yes	yes	no	yes	yes	no	yes	yes	yes	yes	yes	yes
Washer/Dryer	no	no	yes	no	no	no	no	no	yes	yes	no	no	no	yes
W/D Hookup	yes	no	yes	no	no	no	yes	yes	yes	yes	no	no	no	yes
Kitchen														
Dishwasher	yes	yes	yes	no	yes	yes	no	yes	yes	yes	yes	yes	no	yes
Disposal	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	yes	no	yes
Microwave	yes	yes	yes	yes	no	no	no	yes	no	yes	no	yes	no	yes
Oven	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Community														
Business Center	no	no	no	no	no	no	no	yes	no	no	no	no	no	no
Community Room	no	yes	no	no	no	yes	no	yes	no	no	no	yes	no	no
Central Laundry	no	yes	no	yes	yes	yes	no	yes	no	no	yes	yes	yes	no
On-Site Mgmt	no	yes	no	yes	no	yes	yes	yes	yes	no	no	yes	yes	no
Concierge	no	no	no	no	no	yes	no	no	no	no	no	no	no	no
Recreation														
Exercise Facility	no	no	no	yes	no	yes	no	yes	no	no	no	yes	no	no
Playground	no	no	no	no	no	no	yes	no	yes	no	no	no	no	no
Swimming Pool	no	no	no	yes	yes	yes	no	no	no	no	no	yes	yes	no
Picnic Area	no	yes	no	yes	yes	yes	no	no	yes	yes	no	no	yes	no
Sport Court	no	no	no	no	no	no	no	no	no	no	no	no	no	yes
Sauna	no	no	no	no	no	no	no	no	no	no	no	yes	no	no
Recreational Area	no	no	no	yes	no	no	no	no	no	yes	no	yes	no	no
Volleyball Court	no	no	no	no	no	no	no	no	no	no	no	no	yes	no
WiFi	no	no	no	no	no	no	no	no	no	no	no	yes	yes	no
Security														
Intercom (Buzzer)	no	yes	yes	no	no	no	no	no	no	no	no	no	no	no
Limited Access	no	yes	yes	no	no	yes	no	no	no	no	no	no	no	yes
Video Surveillance	no	no	no	yes	no	no	no	no	no	no	yes	no	no	no
Parking														
Garage	yes	no	no	no	no	no	no	yes	no	no	no	no	no	yes
Garage Fee	\$0	\$0	n/a	\$0	\$0	\$0	\$0	n/a	\$0	\$0	n/a	\$0	n/a	n/a
Off-Street Parking	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Off-Street Fee	\$0	\$0	n/a	\$0	\$0	\$0	\$0	n/a	\$0	\$0	n/a	\$0	n/a	n/a

**Design.** The majority of the surveyed rental properties are two and three-story garden-style developments. Properties in downtown are low and midrise structures while the age-restricted properties are one-story duplexes. There is one single-family home rental property, Highlands; this property is reportedly in high demand in part because of its design.

**Age/Condition.** The vast majority of the rental stock in Pittsburg was built prior to 2006 and is in fair to average condition. The three exceptions are Pittsburg Highlands, built in 2018 (LIHTC, general tenancy), Villas at Creekside (market, senior), which is in the final stages of initial lease-up, and The Smithsonian, which was substantially renovated in 2024 (MIH, general tenancy), all of which are in good to excellent condition. Additionally, Pittsburg Duplexes, which was built in 2005, also appears to be in good overall condition having been well maintained over the years.

**Utility structure.** Contrary to most markets, in Pittsburg there does not appear to be any market standard or norm for the utility structure that is most commonly offered. Instead, there is wide variability in the market in terms of what utilities, if any, are included in the rents.

**Unit Amenities.** Typical unit amenities in Pittsburg the market include balcony/patios, central air conditioning, coat closets, walk-in closets or exterior storage, washer/dryer connections, dishwashers, disposals, microwaves, oven/stoves, and refrigerators.

**Property Amenities.** Unlike trends in unit amenities, there is less cohesion in the terms of a standard property amenity package. Thus, while no particular property amenity package appears to be necessary in order to compete in the market, certain amenities can provide a competitive advantage, for example a swimming pool, which is only offered at five of the properties, or an exercise facility, which is only offered at four properties.

**Security.** Security features are not common in the market, though they are more common at the affordable, downtown, and/or age-restricted developments.

## Unit Size

The following table ranks unit sizes at the surveyed properties.

SQUARE FOOTAGE RANKING COMPARISON					
One Bedroom One Bath		Two Bedroom One Bath		Three Bedroom One Bath	
Property Name	Size	Property Name	Size	Property Name	Size
The Smithsonian (@150%)	806	Spanish Villas (Market)(1.5BA)	1,200	Meadowlark Townhouses (Market)(1.5BA)	1,400
Buttonwood Apartments (Market)	800	Villas At Creekside (Market)(2BA)	1,160	Villas At Creekside (Market)(2BA)	1,338
The Smithsonian (@150%)	754	Villas At Creekside (Market)(2BA)	1,115	Pittsburg Highlands (@60%)(2BA)	1,289
Meadowlark Townhouses (Market)	700	Meadowlark Townhouses (Market)(1.5BA)	1,000	Pittsburg Highlands (@50%)(2BA)	1,289
Summerfield Apartments (Market)	616	Buttonwood Apartments (Market)(1.5BA)	1,000	Brentwood Pointe (Market)(2BA)	1,280
Seasons On Joplin (Market)	600	Remington Square (Market)(2BA)	989	Remington Square (Market)(2BA)	1,156
The Smithsonian (@150%)	573	Stilwell Apartments (@60%)	910	Crimson Villas (Market)(2BA)	1,068
Stilwell Apartments (Market)	500	Stilwell Apartments (Market)	910	Summerfield Apartments (Market)(2BA)	1,006
Stilwell Apartments (@60%)	500	Summerfield Apartments (Market)(2BA)	858		
University Digs (Market)	460	Brentwood Pointe (Market)(2BA)	850		
Crimson Villas (Market)	457	The Smithsonian (@150%)(2BA)	829		
		University Digs (Market)(2BA)	800		
		Pittsburg Duplexes (Market)	800		
		The Smithsonian (@150%)(2BA)	730		
		Brentwood Pointe (Market)	725		
		University Digs (Market)	676		
		Crimson Villas (Market)(2BA)	630		

As illustrated, there is a wide range of unit sizes offered in the market.

## MARKET CHARACTERISTICS

Following are relevant market characteristics for the properties surveyed.

### Tenant Makeup

Two of the surveyed properties target seniors and the remaining properties target a general tenancy. Many of the market rate properties reported sizeable student tenancies, which is expected given many are located in close proximity to Pittsburg State University. The following table illustrates voucher usage at the surveyed properties.

TENANTS WITH VOUCHERS			
Property Name	Rent Structure	Tenancy	Housing Choice Voucher Tenants
Highlands	LIHTC	Family	35%
Stilwell Apartments	LIHTC/Market	Family	39%
The Smithsonian	Moderate Income	Family	0%
Brentwood Pointe	Market	Family	0%
Buttonwood Apartments	Market	Family	50%
Crimson Villas	Market	Family	0%
Meadowlark Townhouses	Market	Family	83%
Duplexes	Market	Senior	0%
Remington Square	Market	Family	50%
Seasons On Joplin	Market	Family	0%
Spanish Villas	Market	Family	N/A
Summerfield Apartments	Market	Family	0%
University Digs	Market	Family	0%
Villas At Creekside	Market	Senior	0%

Voucher usage is fairly concentrated within a select number of properties. This is consistent with information provided by the Public Housing Authority, who noted that many properties do not accept vouchers.

### Turnover

The following table illustrates reported turnover for the surveyed properties.

TURNOVER			
Property Name	Rent Structure	Tenancy	Annual Turnover
Pittsburg Highlands	LIHTC	Family	5%
Stilwell Apartments	LIHTC/ Market	Family	11%
The Smithsonian	Moderate Income	Family	7%
Brentwood Pointe	Market	Family	42%
Buttonwood Apartments	Market	Family	30%
Crimson Villas	Market	Family	80%
Meadowlark Townhouses	Market	Family	13%
Pittsburg Duplexes	Market	Senior	10%
Remington Square	Market	Family	10%
Seasons On Joplin	Market	Family	36%
Spanish Villas	Market	Family	N/A
Summerfield Apartments	Market	Family	49%
University Digs	Market	Family	75%
Villas At Creekside	Market	Senior	7%
<b>Average Turnover</b>			<b>29%</b>

Turnover varies significantly with the lowest turnover rates reported at the affordable and age-restricted properties and the highest turnover reported at the market rate properties near PSU.

### Vacancy Levels

The following table summarizes overall weighted vacancy levels at the surveyed properties.

OVERALL VACANCY					
Property Name	Rent Structure	Tenancy	Total Units	Vacant Units	Vacancy Rate
Highlands	LIHTC	Family	20	1	5.0%
Stilwell Apartments	LIHTC/Market	Family	44	0	0.0%
The Smithsonian	Moderate Income	Family	14	1	7.1%
Brentwood Pointe	Market	Family	60	2	3.3%
Buttonwood Apartments	Market	Family	23	0	0.0%
Crimson Villas	Market	Family	144	3	2.1%
Meadowlark Townhouses	Market	Family	30	1	3.3%
Duplexes	Market	Senior	20	0	0.0%
Remington Square	Market	Family	48	0	0.0%
Seasons On Joplin	Market	Family	42	1	2.4%
Spanish Villas	Market	Family	44	0	0.0%
Summerfield Apartments	Market	Family	132	2	1.5%
University Digs	Market	Family	165	1	0.6%
Villas At Creekside*	Market	Senior	58	13	22.4%
<b>Total LIHTC</b>			<b>43</b>	<b>2</b>	<b>2.6%</b>
<b>Total MIH</b>			<b>14</b>	<b>1</b>	<b>7.1%</b>
<b>Total Market Rate**</b>			<b>742</b>	<b>23</b>	<b>3.0%</b>
<b>Overall Total**</b>			<b>844</b>	<b>25</b>	<b>3.0%</b>

\*In lease-up

Two of the smallest properties, Highlands and The Smithsonian, both reported slightly elevated vacancy rates of 5.0 and 7.1 percent but both only have one vacant unit and as such the vacancy at these properties is not suggestive of a lack of demand. In fact, the overall vacancy rate inclusive of the property in lease-up is considered low at 3.0 percent. Excluding the property in lease-up, the overall vacancy rate decreases to 1.5 percent. Altogether, the above data suggests a tightness in the rental market and a shortage of supply among all types of rental housing, but particularly for affordable units for a general tenancy given the limited number of properties targeting this particular demographic and the lack of vacant units. Vacancy at market rate properties is also low, but there are more options.

We also interviewed a representative of ProX Realty, one of the largest private management companies in the area. For ProX Realty, 2024 was one of the strongest years in recent years in terms of occupancy. Typically, the company has between eight and ten total vacancies across the 486-unit portfolio, or two percent of total units, but currently there are only two vacancies, or just 0.4 percent. Approximately ten units are expected to be become available in the coming 60 days but even then vacancy will be well below five percent.



## Historical Vacancy

The following table details historical vacancy levels for the properties, where available.

HISTORICAL VACANCY					
Property Name	Type	Tenancy	2QTR 2014	1QTR 2018	Current
Pittsburg Highlands	LIHTC	Family	N/A	N/A	5.0%
Stilwell Apartments	LIHTC/ Market	Family	6.8%	N/A	0.0%
The Smithsonian	Moderate Income	Family	N/A	N/A	7.1%
Brentwood Pointe	Market	Family	0.0%	0.0%	3.3%
Buttonwood Apartments	Market	Family	0.0%	N/A	0.0%
Crimson Villas	Market	Family	N/A	N/A	2.1%
Meadowlark Townhouses	Market	Family	6.7%	3.3%	3.3%
Pittsburg Duplexes	Market	Senior	N/A	N/A	0.0%
Remington Square	Market	Family	0.0%	0.0%	0.0%
Seasons On Joplin	Market	Family	N/A	N/A	2.4%
Spanish Villas	Market	Family	N/A	N/A	0.0%
Summerfield Apartments	Market	Family	0.0%	0.8%	1.5%
University Digs	Market	Family	N/A	N/A	0.6%
Villas At Creekside	Market	Senior	N/A	N/A	22.4%

As illustrated in the previous table, vacancy rates have improved or increased slightly, but have been and continue to be low relative to what would be considered a balanced market.

## Concessions

None of the comparable properties are offering concessions at this time and with the exception of the one new senior property, none of the properties has a history of offering concessions in the recent past. Management at the one senior property in lease-up indicated that the property has, at times, offered concessions, but when offered they are fairly limited in scope.

## Waiting Lists

The following table details the waiting list information at comparable multifamily properties.

WAITING LIST			
Property Name	Rent Structure	Tenancy	Waiting List Length
Highlands	LIHTC	Family	Yes, seven households
Stilwell Apartments	LIHTC/ Market	Family	Yes
The Smithsonian	Moderate Income	Family	Yes, a few households
Brentwood Pointe	Market	Family	None
Buttonwood Apartments	Market	Family	Yes
Crimson Villas	Market	Family	Yes
Meadowlark Townhouses	Market	Family	None
Duplexes	Market	Senior	Yes, five households
Remington Square	Market	Family	Yes, 30 households
Seasons On Joplin	Market	Family	Yes
Spanish Villas	Market	Family	N/Av
Summerfield Apartments	Market	Family	None
University Digs	Market	Family	None
Villas At Creekside	Market	Senior	None

Waiting lists are mixed in the market overall, most common at the affordable and senior projects.

### Projected Absorption

We obtained absorption information from the following developments.

ABSORPTION					
Property name	Type	Tenancy	Year Built	Number of Units	Units Absorbed / Month
Highlands	LIHTC	Family	2018	20	5
The Smithsonian	Moderate Income	Family	1920/2024	14	14
Villas At Creekside	Market	Senior	2023/2024	58	3

Absorption rates since 2018 range from three to 14 units per month. The strongest absorption was reported by the MIH project. This project also notably has the most visibility given its downtown location, an area that both has more traffic but also increased interest in recent years following various redevelopment efforts including the large-scale Block 22 redevelopment completed by PSU. We expect interest in the downtown area to increase in the coming years as PSU embarks on the next phase of its downtown expansion relocating the business school to downtown and opening a second mixed-use development with ground floor commercial and upper floor student housing similar to the very successful Block 22 development. Given its superior walkability and access to various amenities, the downtown location is ideal for a variety of different target markets including students, young professionals, and seniors. Properties that offer less walkability or visibility may would likely experience absorption rates on the lower end of the above range, but the exact anticipated absorption would depend on a variety of factors including proposed design, amenities, and most importantly rents. The slowest absorption was reported by Villas at Creekside, likely due in part to the fact that this was the first development of its kind in Pittsburg.

### Rental Rate Increases

The following table illustrates rental rate increases as reported by the surveyed properties as well as information provided by ProX realty on rent trends within their large portfolio.

RENT GROWTH			
Property Name	Rent Structure	Tenancy	Rent Growth
Highlands	LIHTC	Family	Increase of 5% percent
Stilwell Apartments	LIHTC/ Market	Family	Increased 12-15% annually
The Smithsonian	Moderate Income	Family	Not applicable
Brentwood Pointe	Market	Family	Increased 3-4% annually
Buttonwood Apartments	Market	Family	Increased 1-2% annually
Crimson Villas	Market	Family	Increased 1-2% annually
Meadowlark Townhouses	Market	Family	Increase of up to ten percent
Duplexes	Market	Senior	Increase of 7% to be effective 1/1/2025
Remington Square	Market	Family	Increased 5-8% annually
Seasons On Joplin	Market	Family	Increased 3% annually
Spanish Villas	Market	Family	Increase of 3% annually
Summerfield Apartments	Market	Family	Increased 4% annually
University Digs	Market	Family	Increased 10-17% annually
Villas At Creekside	Market	Senior	Increase of 2-3% annually
ProX Realty Portfolio	Market	General	Increase of up to 10% annually

Every property that has been open for at least a year reported some level of rent growth within the past year ranging from a low of one to two percent annually to a high of 17 percent. Rent growth is expected in tight markets such as Pittsburg and will likely continue absent additions to supply.

## Rents

The following table details rents being achieved at the surveyed properties, utility adjusted to reflect only trash removal as included in the rents to ensure an apples-to-apples comparison. We also included the maximum allowable affordable rents at the 60, 80, and 150 percent AMI levels assuming trash is included in the asking rents. These thresholds are based on Any properties achieving rents below these thresholds are considered naturally occurring affordable housing.

	One Bedroom One Bath		Two Bedroom One Bath		Three Bedroom One Bath	
	Property	Average	Property	Average	Property	Average
RENT	MIH Maximum Allowable (@150%)	\$2,239	MIH Maximum Allowable (@150%)	\$2,685	MIH Maximum Allowable (@150%)	\$3,098
	The Smithsonian (@150%)	\$1,506	Villas At Creekside (Market)(2BA)	\$1,857	Villas At Creekside (Market)(2BA)	\$2,257
	The Smithsonian (@150%)	\$1,506	The Smithsonian (@150%)(2BA)	\$1,507	LIHTC Maximum Allowable (@80%)	\$1,593
	LIHTC Maximum Allowable (@80%)	\$1,154	LIHTC Maximum Allowable (@80%)	\$1,382	LIHTC Maximum Allowable (@60%)	\$1,162
	The Smithsonian (@150%)	\$1,106	The Smithsonian (@150%)(2BA)	\$1,307	Crimson Villas (Market)(2BA)	\$1,207
	LIHTC Maximum Allowable (@60%)	\$843	LIHTC Maximum Allowable (@60%)	\$1,099	Remington Square (Market)(2BA)	\$879
	University Digs (Market)	\$805	Pittsburg Duplexes (Market)	\$1,045	Meadowlark Townhouses (Market)(1.5BA)	\$857
	Crimson Villas (Market)	\$708	Crimson Villas (Market)(2BA)	\$882	Brentwood Pointe (Market)(2BA)	\$814
	Summerfield Apartments (Market)	\$648	Remington Square (Market)(2BA)	\$762	Summerfield Apartments (Market)(2BA)	\$809
	Seasons On Joplin (Market)	\$625	Summerfield Apartments (Market)(2BA)	\$747	Pittsburg Highlands (@60%)(2BA)	\$607
	Buttonwood Apartments (Market)	\$563	Meadowlark Townhouses (Market)(1.5BA)	\$707	Pittsburg Highlands (@50%)(2BA)	\$517
	Meadowlark Townhouses (Market)	\$556	Brentwood Pointe (Market)(2BA)	\$696		
	Stilwell Apartments (Market)	\$508	Stilwell Apartments (Market)	\$668		
	Stilwell Apartments (@60%)	\$483	University Digs (Market)(2BA)	\$657		
			Brentwood Pointe (Market)	\$656		
			Stilwell Apartments (@60%)	\$643		
			Buttonwood Apartments (Market)(1.5BA)	\$637		
			Spanish Villas (Market)(1.5BA)	\$600		
			University Digs (Market)	\$557		
	The Smithsonian (@150%)	806	Spanish Villas (Market)(1.5BA)	1,200	Meadowlark Townhouses (Market)(1.5BA)	1,400
	Buttonwood Apartments (Market)	800	Villas At Creekside (Market)(2BA)	1,160	Villas At Creekside (Market)(2BA)	1,338
	The Smithsonian (@150%)	754	Villas At Creekside (Market)(2BA)	1,115	Pittsburg Highlands (@60%)(2BA)	1,289
	Meadowlark Townhouses (Market)	700	Meadowlark Townhouses (Market)(1.5BA)	1,000	Pittsburg Highlands (@50%)(2BA)	1,289
	Summerfield Apartments (Market)	616	Buttonwood Apartments (Market)(1.5BA)	1,000	Brentwood Pointe (Market)(2BA)	1,280
	Seasons On Joplin (Market)	600	Remington Square (Market)(2BA)	989	Remington Square (Market)(2BA)	1,156
	The Smithsonian (@150%)	573	Stilwell Apartments (@60%)	910	Crimson Villas (Market)(2BA)	1,068
	Stilwell Apartments (Market)	500	Stilwell Apartments (Market)	910	Summerfield Apartments (Market)(2BA)	1,006
	Stilwell Apartments (@60%)	500	Summerfield Apartments (Market)(2BA)	858		
	University Digs (Market)	460	Brentwood Pointe (Market)(2BA)	850		
	Crimson Villas (Market)	457	The Smithsonian (@150%)(2BA)	829		
			Pittsburg Duplexes (Market)	800		
			University Digs (Market)(2BA)	800		
			The Smithsonian (@150%)(2BA)	730		
			Brentwood Pointe (Market)	725		
			University Digs (Market)	676		
			Crimson Villas (Market)(2BA)	630		
RENT PER SQUARE FOOT	The Smithsonian (@150%)	\$2.00	The Smithsonian (@150%)(2BA)	\$2.06	Villas At Creekside (Market)(2BA)	\$1.69
	The Smithsonian (@150%)	\$1.93	Villas At Creekside (Market)(2BA)	\$1.67	Crimson Villas (Market)(2BA)	\$1.13
	The Smithsonian (@150%)	\$1.87	Villas At Creekside (Market)(2BA)	\$1.60	Summerfield Apartments (Market)(2BA)	\$0.80
	University Digs (Market)	\$1.75	The Smithsonian (@150%)(2BA)	\$1.58	Remington Square (Market)(2BA)	\$0.76
	Crimson Villas (Market)	\$1.55	Crimson Villas (Market)(2BA)	\$1.40	Brentwood Pointe (Market)(2BA)	\$0.64
	Summerfield Apartments (Market)	\$1.05	Pittsburg Duplexes (Market)	\$1.31	Meadowlark Townhouses (Market)(1.5BA)	\$0.61
	Seasons On Joplin (Market)	\$1.04	Brentwood Pointe (Market)	\$0.90	Pittsburg Highlands (@60%)(2BA)	\$0.47
	Stilwell Apartments (Market)	\$1.02	Summerfield Apartments (Market)(2BA)	\$0.87	Pittsburg Highlands (@50%)(2BA)	\$0.40
	Stilwell Apartments (@60%)	\$0.97	University Digs (Market)	\$0.82		
	Meadowlark Townhouses (Market)	\$0.79	University Digs (Market)(2BA)	\$0.82		
	Buttonwood Apartments (Market)	\$0.70	Brentwood Pointe (Market)(2BA)	\$0.82		
			Remington Square (Market)(2BA)	\$0.77		
			Stilwell Apartments (Market)	\$0.73		
			Meadowlark Townhouses (Market)(1.5BA)	\$0.71		
			Stilwell Apartments (@60%)	\$0.71		
			Buttonwood Apartments (Market)(1.5BA)	\$0.64		
			Spanish Villas (Market)(1.5BA)	\$0.50		

As illustrated, the highest rents are being achieved by the most recent additions to the rental market. Further, with the exception of Villas at Creekside, all of the market rate properties are achieving rents below the maximum allowable 60 percent Area Median Income (AMI) LIHTC rents, and as such are considered naturally occurring affordable housing.

We also interviewed a representative of ProX Realty, one of the largest private management companies in the area. The following table summarizes current typical rents within the portfolio.

**CURRENT MARKET RENTS - ProX Realty Rental Property Portfolio**

Unit Type	Single-Family Home	Apartment
1BR	\$700	\$600
2BR	\$800 - \$850	\$800 - \$850
3BR	\$900 - \$1,000	\$900 - \$1,000
4BR	\$1,200 - \$1,400+	-

The rents being achieved within the ProX Realty portfolio are within the surveyed range and also fall below the maximum allowable LIHTC rents at the 80 percent, and many also at the 60 percent AMI, levels.

Given the gap between the maximum allowable LIHTC rents and rents being achieved in the market and the relatively low cost of homeownership in the city, we also performed a rent/buy analysis. Our inputs assume a three-bedroom, single-family home with a purchase price of \$150,000 and an interest rate of 6.50 percent for a 30-year fixed mortgage with a ten percent down payment. This was compared to the cost to rent at the maximum allowable 60 percent AMI LIHTC rent. This analysis indicates that with a monthly differential of \$60, it is slightly more affordable to purchase a home than to rent a unit priced at the maximum allowable LIHTC rent. This indicates that a project with rents positioned at the maximum allowable LIHTC rents would likely face some competition with home ownership at current prices and interest rate levels, although the downpayment would likely still be a burden for many first-time homebuyers. The rent buy analysis is illustrated in the following table.

RENT BUY ANALYSIS			
<b>Property Type:</b>	<b>Three-Bedroom Single Family Home</b>		
Sale Price	\$150,000		
Down Payment at 10%	\$15,000		
Mortgage Amount	\$135,000		
Current Interest Rate	6.50%		
<i>Homeownership Costs</i>	<i>Monthly</i>	<i>% of Home Value</i>	<i>Annual</i>
Mortgage Payment	\$853		\$10,240
Property Taxes	\$156	1.25%	\$1,875
Private Mortgage Insurance <sup>1</sup>	\$56	0.50%	\$675
Maintenance	\$250	2.00%	\$3,000
Utility Costs <sup>2</sup>	\$7		\$84
Tax Savings	-\$221		-\$2,651
<b>Cost Comparison</b>			
	<i>Monthly</i>		<i>Annual</i>
Costs of Homeownership	\$1,102		\$13,222
Cost of Renting At Subject	- \$1,162		\$13,944
<b>Differential</b>	<b>-\$60</b>		<b>-\$722</b>
<b>Cost of Occupancy</b>			
<i>Homeownership</i>			
Closing Costs		3.0%	\$4,500
Down Payment at 10%		10.0%	\$15,000
<b>Total</b>			<b>\$19,500</b>
<i>Subject Rental</i>			
First Month's Rent	\$1,162		
Security Deposit	<u>\$1,162</u>		
<b>Total</b>	<b>\$2,324</b>		

(1) Based upon 0.50 percent of mortgage amount.

(2) Utility Costs Included in Rent at Subject

## Conclusion

As of 2024 approximately 4,506 housing units, or 54.1 percent of the occupied housing stock in Pittsburg, was renter-occupied. Over 70 percent of renter households in Pittsburg pay less than \$1,000 a month in gross rent, i.e. asking rent plus utilities. The median gross rent in Pittsburg (\$840) is well below the national (\$1,348) and state (\$1,029) averages as well as that of Carl Junction (\$1,222) and Joplin (\$889). Further, the median gross rent in Pittsburg is not statistically different from that reported in the 2014-2018 ACS, contrary to state and national trends.

Vacancy in the rental market is low. According to the 2019-2023 ACS, the rental vacancy rate in Pittsburg was 3.7 percent. There is currently no available vacancy at the subsidized properties and all maintain waiting lists, some of which are extensive. Vacancy rates at the stabilized unsubsidized affordable and market rate properties are also exceptionally low with just 12 vacant units among the 786 units surveyed, or 1.5 percent. This suggests that supply in all sectors of the rental market continues to lag demand. When vacancy is low there is more competition for the limited number of available units potentially driving up rental rates. While all of the surveyed properties reported rent growth in the past year, most reported growth of one to three percent, which is fairly standard in balanced markets. A select number of properties did report larger rent increases including one that increased rents by up to 17 percent on select units, but overall, the market appears to have avoided more widespread significant increases that could be achieved given the supply shortages. There are a variety of potential explanations for this trend.

- First, the majority of the rental supply in Pittsburg consists of single-family homes and units in small multifamily buildings (ten or fewer units), many of which are privately owned and managed. Under this ownership structure there are oftentimes competing interests, for example the potential losses associated with turnover, which may pre-empt rent growth.
- Second, according to the secondary data and interviews with local stakeholders, a sizeable percentage of the rental supply in Pittsburg is in fair to average condition suffering from deferred maintenance. In these circumstances owners may forego rent growth to avoid pressures to reinvest in the upkeep of the units/buildings.
- Third, it is reasonable to assume that at least some property owners or landlords may be unaware of the tightness in the rental market and potential for rent growth.
- Fourth, the relatively low cost of homeownership in the city may be limiting rent growth. More specifically, a three-bedroom rental unit priced at the maximum allowable 60 percent AMI level would be competitive with homeownership in Pittsburg at current prices.
- Finally, the large student presence within the rental market is somewhat unique and could be limiting growth if landlords/property owners are operating on the assumption that students are unable to afford rent increases given their limited incomes, but research suggests that the opposite is more often the case, namely that markets with large college student populations oftentimes experience stronger rent growth.

Overall, vacancy in all segments of the market is low and waiting lists at affordable properties in particular are pervasive.

## **IV. HOUSING NEEDS**



## HOUSING NEEDS

### DEMAND ANALYSIS

It is important to note that while housing costs are generally lower in Pittsburg relative to other areas of analysis, lower housing prices/costs do not necessarily translate into greater affordability as affordability is a function of both cost as well as income, and it is this question of affordability that is the main topic of this chapter. More specifically, the *Demand Analysis* relies on demographic/economic information, and information on wages and household incomes in particular, as well as information presented previously in this chapter, on housing prices/costs.

The section is organized as follows. First, we analyze housing needs, affordability and barriers. This analysis begins with a discussion of housing problems, the primary of which is affordability, and includes an analysis of affordability gaps by tenure, income level, and location based on the traditional definitions of affordability which is based on housing costs. We also include an alternative measure of affordability which incorporates transportation costs into the overall analysis of affordability given transportation costs are rising and oftentimes lower housing costs come at the expense of higher transportation costs. Second, we summarize the results of the community engagement component of this project, which included a combination of two stakeholder engagement meetings supplemented with one-on-one interviews to discuss housing needs, barriers, and recommendations for how to address identified needs and/or overcome identified barriers.

Data for this section has been obtained from ESRI Demographics, a national proprietary data provider, the U.S. Census Bureau, the U.S. Department of Housing and Urban Development, sales data presented previously, and primary data collection through the stakeholder meetings/interviews as well as a field-based windshield survey.

### HOUSING NEEDS & AFFORDABILITY

#### Housing Problems

One key source of housing demand comes from households experiencing housing problems. Every year HUD releases the Comprehensive Housing Affordability Strategy (CHAS) data set which is based on the five-year average estimates from the American Community Survey (ACS). The most recently released data was published in September 2024 and is based on the 2017-2021 five-year estimates from the ACS as there is a two-year lag between the ACS and CHAS data releases. As previously mentioned, given commuting patterns in Pittsburg, any new development in the city would likely have multiple target markets including households that currently live outside of the city, many of whom live in other parts of the county, and commute in for employment. We therefore used data for the entire county for the purposes of this analysis.

The CHAS data set includes information on four housing related problems:

1. housing unit lacks complete kitchen facilities,
2. housing unit lacks complete plumbing facilities,
3. household is overcrowded (more than one person per room), and
4. household is cost burdened (monthly housing costs – including utilities – exceeds 30 percent of monthly income).

A household is said to have a housing problem if they have one or more of these four problems. A household is said to have a severe housing problem if they have one or more of the above, but where severe cost burden is defined as housing costs that exceed 50 percent of monthly income. HUD defines a household as cost burdened when it pays more than 30 percent of household income on housing costs; a household is severely cost burdened when it pays more than 50 percent of household income on housing costs.

For renters, this includes the contract rent plus utilities. For owners, this includes mortgage principal and interest, real estate taxes, homeowner's insurance, utilities, mobile home costs, second mortgage payments, and condominium fees if applicable.

The following tables illustrate housing problems and severe housing problems by tenure and income.

Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total
Household Income <= 30% HAMFI	570	210	780
Household Income >30% to <=50% HAMFI	210	590	805
Household Income >50% to <=80% HAMFI	220	1,275	1,495
Household Income >80% to <=100% HAMFI	230	950	1,180
Household Income >100% HAMFI	90	4,705	4,795
<b>Total</b>	<b>1,325</b>	<b>7,730</b>	<b>9,055</b>

Source: HUD, 2017-2021 CHAS Data

Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total
Household Income <= 30% HAMFI	1,440	515	1,955
Household Income >30% to <=50% HAMFI	1,070	270	1,340
Household Income >50% to <=80% HAMFI	450	925	1,375
Household Income >80% to <=100% HAMFI	4	530	535
Household Income >100% HAMFI	130	1,120	1,250
<b>Total</b>	<b>3,095</b>	<b>3,360</b>	<b>6,455</b>

Source: HUD, 2017-2021 CHAS Data

As illustrated, a significantly greater percentage and number of renter households in Pittsburg have at least one of four housing problems when compared to owner households. While the majority of renter households with at least one housing problem have incomes of 50 percent or below of the HUD Area Median Family Income (HAMFI), a not insignificant number of renter households with incomes ranging from 50 to 80 percent of the HAMFI also have at least one housing problem.

## Housing Affordability

The following two tables present a brief overview of two of the aforementioned housing problems from the more current ESRI demographics.

### SUBSTANDARD HOUSING

Year	PMA	Pittsburg, KS Micropolitan Statistical Area	USA
	Percentage	Percentage	Percentage
2024	0.83%	0.55%	1.70%

Source: Esri Demographics 2024, Novogradac, December 2024

Color formatting ranges from red (highest) to green (lowest), where red signals a greater percentage of rent overburdened households

### RENT OVERBURDENED

Year	Pittsburg, KS		Pittsburg, KS Micropolitan Statistical Area		USA	
	Amount	Percentage	Amount	Percentage	Amount	Percentage
2024	1,831	56.5%	2,490	50.5%	16,632,947	42.7%

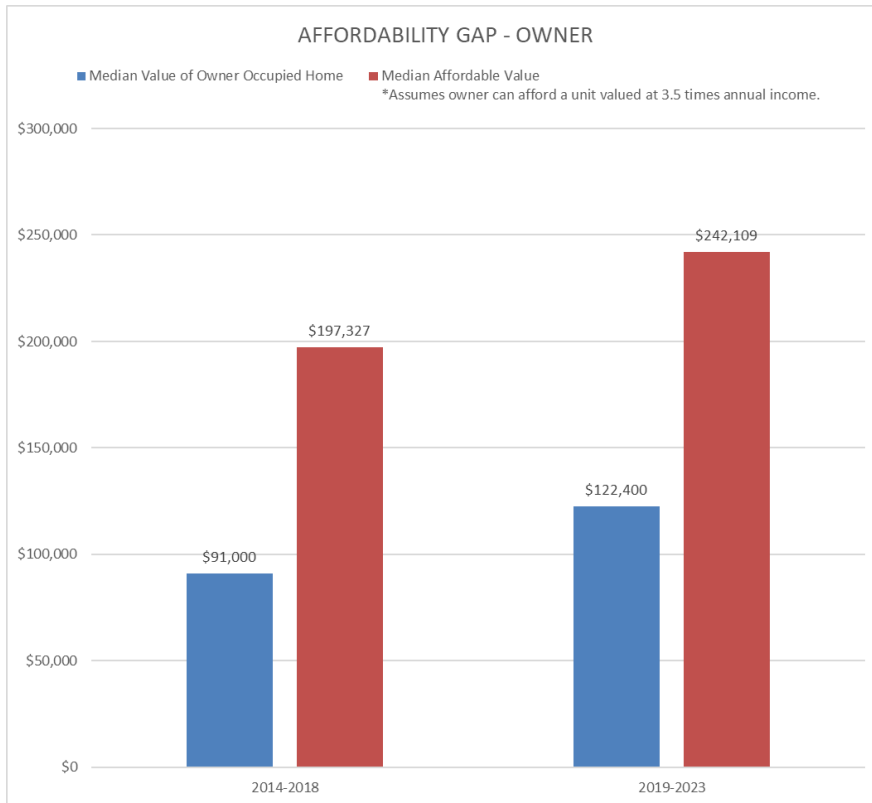
Source: Esri Demographics 2024, Novogradac, December 2024

Color formatting ranges from red (highest) to green (lowest), where red signals a greater percentage of rent overburdened households

As illustrated, while the city and micropolitan statistical area/county have a higher percentage of rent burdened households relative to the national average, a lesser percentage of households live in substandard housing; this is particularly notable given the age of the city's housing stock. The most common housing problem is being cost/rent burdened with 89.7 percent of owner households with a housing problem being cost burdened and 91.9 percent of renter households with a housing problem being rent burdened. This is generally consistent with the CHAS data, which suggests that the vast majority of both owners and renters in the CHAS data set with housing problems are cost/rent burdened. A more detailed analysis of affordability in Pittsburg both over time, by tenure, and compared to comparable markets follows.

## Median Affordability By Time and Tenure

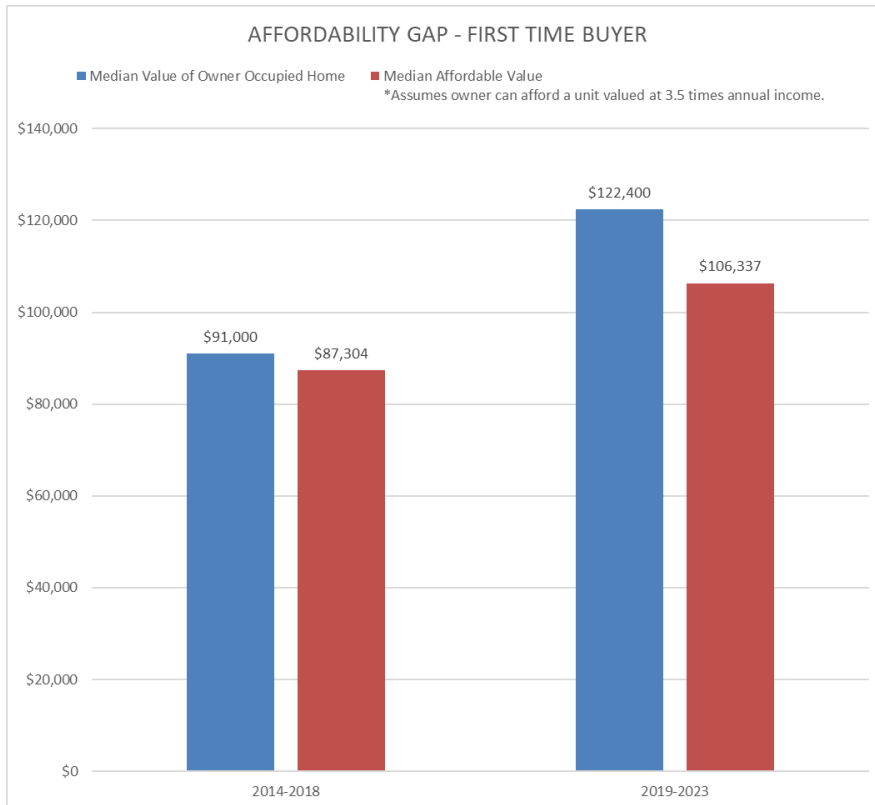
The following section analyzes affordability gaps based on the median household and median housing cost by tenure from for the last three non-overlapping ACS estimates for Pittsburg. It is worth noting that the costs/income are period specific and as such one should not compare the costs across the time periods, but instead only the gaps between the actual and the affordable values based on incomes for each respective time period. Where the estimated affordable value is higher than the actual estimate, we expect minimal issues of affordability. Where the estimated affordable value is lower than the actual estimate, we expect affordability to be out of reach for at least some households in the market.



Source: Novogradac, U.S. Census Bureau American Community Survey 5-Year Estimates

The median home values in Pittsburg have historically been below the median affordability for an owner household, indicating no substantial affordability gap.

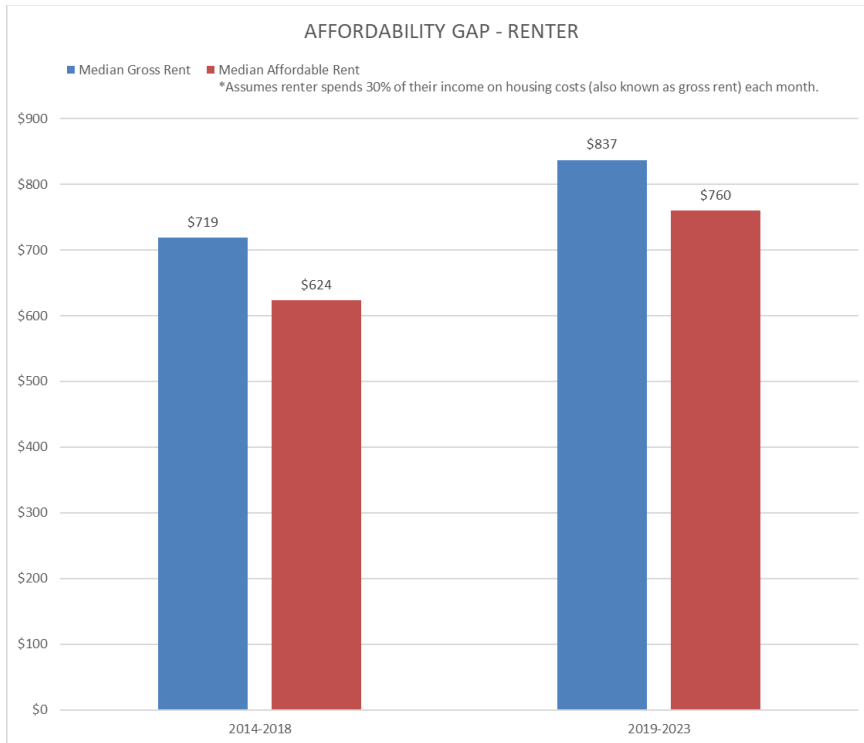
On the other hand, for first-time homebuyers, there was a small gap between what would be affordable to the median renter household and the median home value as of the 2014-2018 ACS. Given that the gap was relatively small, it is likely that at least some renters were still able to transition to homeownership at those prices.



Source: Novogradac, U.S. Census Bureau American Community Survey 5-Year Estimates

The current gap in affordability however is larger in magnitude, though not wholly out of reach. This is consistent with information provided by local stakeholders many of whom noted a decrease in affordability particularly for lower-income buyers or first-time homebuyers.

It is worth noting as well that this is based on current ACS data on home values, which are a five-year average. Given what we know about the significant increase in prices in the past three years, it is likely that the gaps at current housing prices are even more substantial.



Source: Novogradac, U.S. Census Bureau American Community Survey 5-Year Estimates

The median affordable rent in Pittsburg is consistently below the median gross rent across the three time periods.

Overall, based on these analyses, we expect renter households in Pittsburg to continue to be more likely than owner households to experience housing cost burdens.

### First Time Homebuyer Affordability

As previously mentioned, the median renter is not able to afford the median home value. What can first time homebuyers in Pittsburg afford? Households with incomes in the lowest income cohorts are the least likely to be able to access homeownership. Additionally, some of these lowest income households are college students, others are seniors who either already downsized or were never homeowners; homeownership options for these target groups are generally not considered a high need. Renter households in the slightly higher income cohorts, those with incomes of \$20,000 to \$100,000 are the most likely to be those able to and/or interested in accessing homeownership. The following table illustrates the distribution of potential first-time homebuyers (i.e. renter households) by household income distribution for Pittsburg as well as an estimated affordable price range for each income cohort.

#### FIRST TIME HOMEBUYER AFFORDABILITY

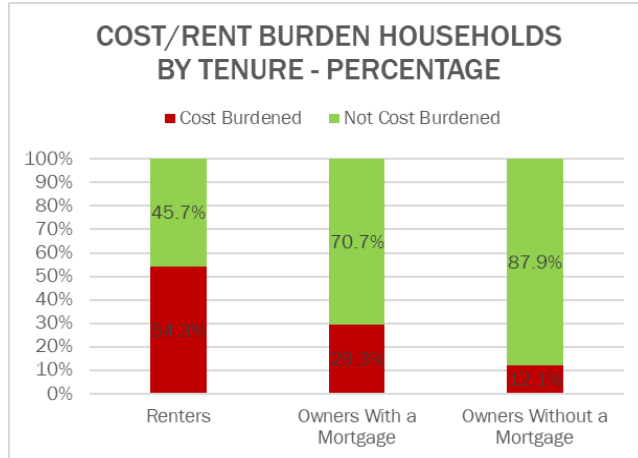
Income Cohort	# Renter Households	Affordable Purchase Price*	
		3.0 x Income	4.0 x Income
\$0-9,999	941	\$29,997	\$39,996
\$10,000-19,999	1,061	\$59,997	\$79,996
\$20,000-29,999	662	\$89,997	\$119,996
\$30,000-39,999	621	\$119,997	\$159,996
\$40,000-49,999	353	\$149,997	\$199,996
\$50,000-59,999	286	\$179,997	\$239,996
\$60,000-74,999	175	\$224,997	\$299,996
\$75,000-99,999	247	\$299,997	\$399,996
\$100,000-124,999	59	\$374,997	\$499,996
\$125,000-149,999	32	\$449,997	\$599,996
\$150,000-199,999	37	\$599,997	\$799,996
\$200,000+	32	\$750,000	\$1,000,000

\*Assumes buyer can afford home priced at 3.0 - 4.0 times the high end of the income cohort.

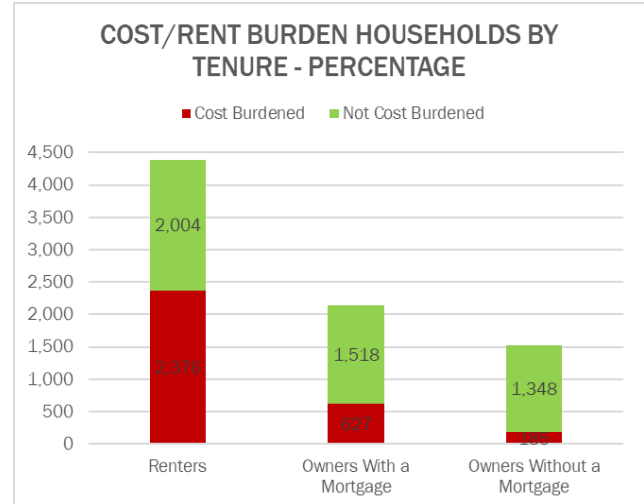
As illustrated, approximately 52 percent of renter households have incomes ranging from \$20,000 to \$99,999; the estimated affordable purchase prices for renters in these brackets range from \$80,000 and \$400,000. The majority of these, 36 percent of all renter households or 1,636 total renter households, have incomes ranging from \$20,000 to \$49,999; affordable sale prices for these first-time homebuyers would likely range from \$80,000 to \$200,000.

### Affordability By Tenure

The following graphs illustrate cost/rent burdens by tenure group in terms of overall counts and propensity within each group.



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

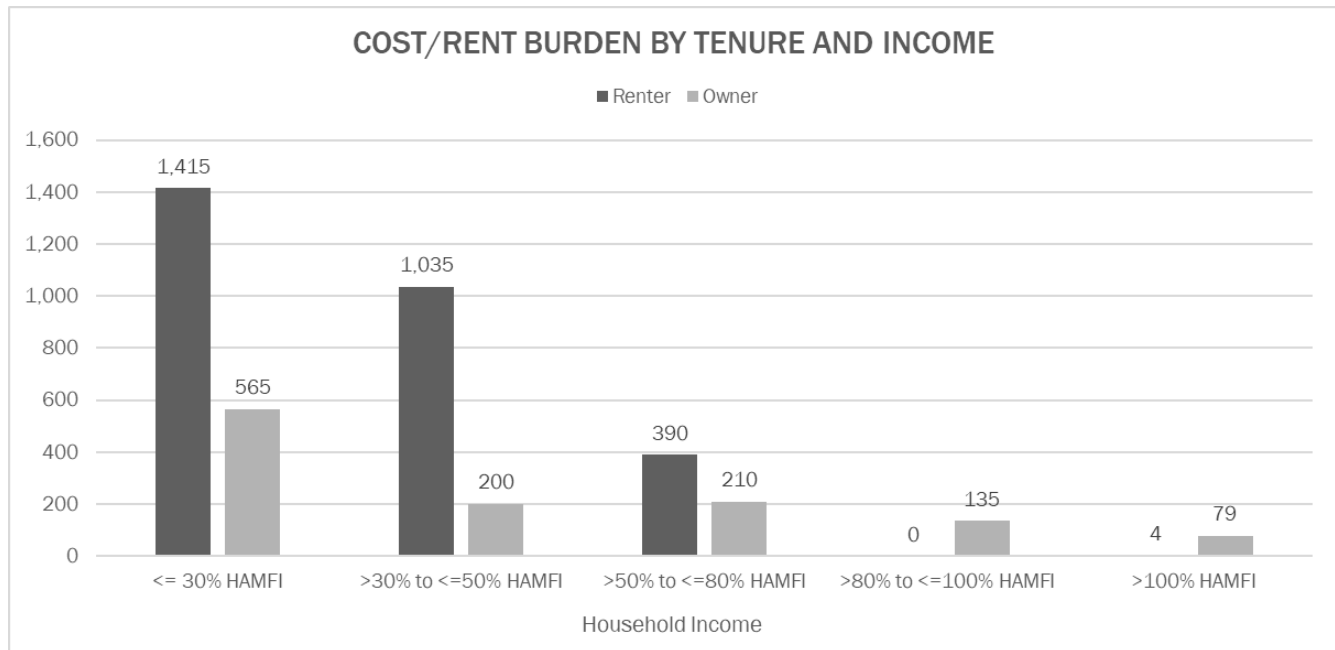


Owners without a mortgage are the least likely to be cost burdened and renters are the most likely both in terms of overall count and in terms of propensity. Further, owners, both with and without a mortgage, are more likely to not be cost burdened. Conversely, renters are more likely than not to be cost burdened. These results are consistent with the prior analysis which suggested that the median renter was more likely to have affordability problems relative to their median owner counterpart both as a renter and as a first-time homebuyer.

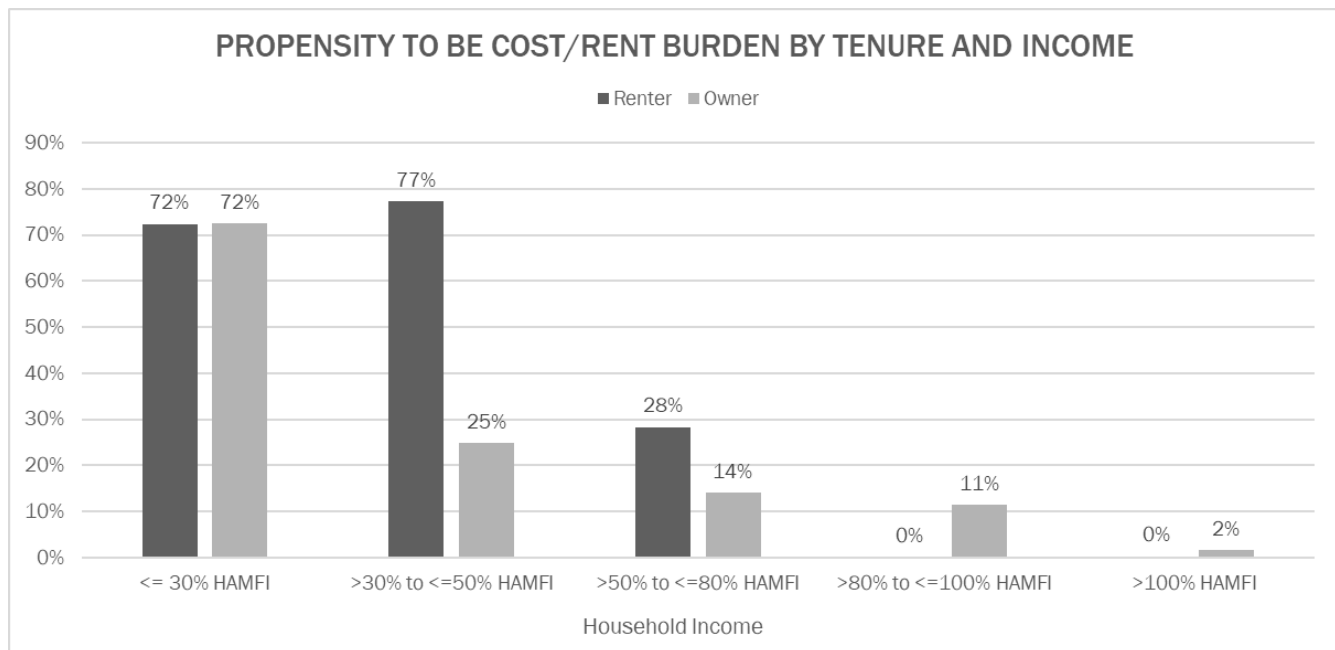


### Affordability By Tenure and Income

While the above ACS does not provide cost/rent burdens by income, this information is available in the CHAS data, albeit more dated than the ACS data, as illustrated following.



Source: HUD, 2019-2023 CHAS Data



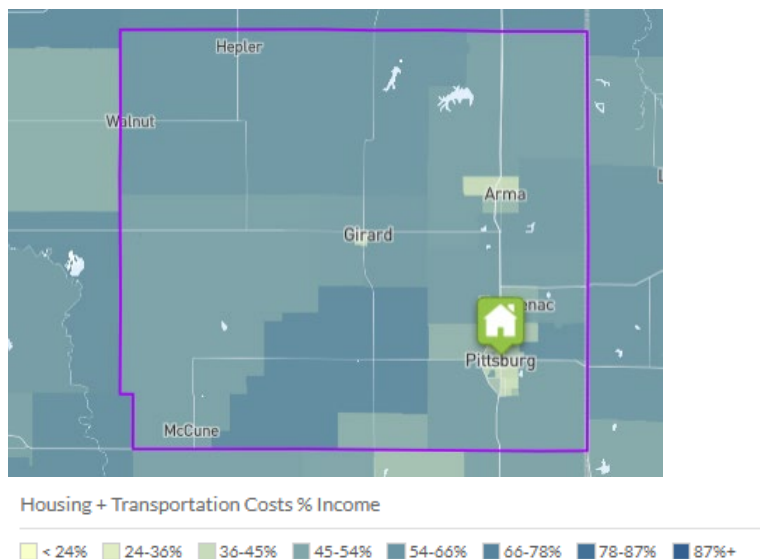
Source: HUD, 2019-2023 CHAS Data

Overall, the majority of cost burdened (70.5 percent) and severely cost burdened (79.1 percent) households are renter households. Further, extremely low-income and very low-income renter households are the most likely to be both cost burdened and severely cost burdened in terms of count and propensity, but extremely low-income owners are also just as likely to be cost burdened as extremely low-income renters, but on a smaller scale. This suggests a need for additional rental housing for extremely low and low-income households.

### Alternative Measure of Affordability: Housing + Transportation Index

Traditional measures of housing affordability account only for housing costs. In recent years, however, there has been an increased recognition that transportation costs, which oftentimes account for the second largest expenditure in a household budget, play a significant role in the overall affordability of housing. As a result, researchers and planners alike have started to focus more on the combined impact of housing and transportation costs on household budgets to determine the affordability of communities. In response to these concerns, the Center for Neighborhood Technology developed the Housing and Transportation (H&T) Affordability Index, which “provides a comprehensive view of affordability, one that includes the cost of housing and transportation at the neighborhood level.” Additionally, the index is part of a larger project that aims to identify and promote location efficiency through sustainable development. According to the creators of the index, “compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.” (Center for Neighborhood Technology)

In places that are dominated by commuters and where public transportation is limited, transportation costs are oftentimes even more significant in terms of their impact on a household budget. Incorporating both transportation and housing costs into the discussion of affordability provides a more comprehensive understanding of affordability. Residents of Pittsburg are more likely to commute outside of the city for employment and the majority of workers employed in Pittsburg commute in from outside the city. Consequently, transportation costs are likely to have a sizeable impact on household budgets for those who live and/or work in Pittsburg, particularly for those at the lower end of the income distribution. The following section illustrates patterns in housing costs, transportation costs, and housing and transportation costs collectively, in Pittsburg based on the H&T index. The following map illustrates combined housing and transportation costs by block group.



According to the data set used by the Center for Neighborhood Technology, on average, households in Pittsburg spend 25 percent of household income on housing costs and a slightly higher percentage (29 percent) of household income on transportation costs; collectively this equates to approximately 54 percent of household income spent by the average household in Pittsburg on housing and transportation costs. Additionally, portions of Pittsburg are the most affordable areas in the county after also considering transportation costs. **When compared to Crawford County as a whole and to nearby Carl Junction, Pittsburg is more affordable on average with 54 percent of income on average spent on housing and transportation costs relative to 60 percent in the county and 59 percent in Carl Junction.**

Note: Average transportation costs are calculated as sum of auto ownership costs, auto use costs, and public transit costs.

Source: Center for Neighborhood Technology, October 2023 Housing + Transportation Index (most recent available), November 2022

## STAKEHOLDER ENGAGEMENT

In addition to reviewing secondary data on demand and housing needs, and conducting the citywide rental survey, we also supplemented our analysis with feedback from key stakeholders. Stakeholders were identified in consultation with the city officials and included representatives from the public, private, and not for profit sectors including major employers, public officials, realtor/brokers, property managers, landlords, builders, advocates, community members, government officials, and housing and general service providers. Feedback was solicited in the form of two stakeholder meetings held in the fall of 2024 along with one-on-one interviews with stakeholders who were either unable to attend the stakeholder meetings but nevertheless wanted to be involved in the process and provide feedback, and/or from whom we solicited additional information. The stakeholder meetings were held on October 22<sup>nd</sup> and 23<sup>rd</sup> in downtown Pittsburg. One session was held during business hours and the second was held after hours to accommodate various schedules and maximize the potential for stakeholder participation. One session was also made open to the public. In total 99 stakeholders were invited to participate. Of those, 43 participated in this process either by attending a stakeholder engagement meeting or through a one-on-one interview. Each participant was asked to describe the current state of the housing market in Pittsburg and to identify the primary housing needs, barriers to meeting those needs, and recommendations to address said barriers. Responses were collected, transcribed, and coded and word clouds were created for each of the four main discussion areas; the results of this analysis are included below.

### DESCRIPTION



Local stakeholders generally described the current state of the housing market as one of two extremes. On the one hand the bulk of the new supply has targeted the upper end of the sale and rental markets and is unaffordable to many residents. On the other hand, a sizeable percentage of the housing stock at the lower end of the distribution is old and in poor condition and either uninhabitable or in need of substantial repair. Despite the bulk of the narrative occurring at these extremes, there were also some positive characterizations including discussions and references to the success of downtown revitalization efforts and perceived opportunities to build on that momentum.

**HOUSING NEEDS**

As supply shortages persist in both the rental and sale markets, and construction costs remain high, affordability challenges are expected to persist absent the addition of housing to the supply. Many stakeholders discussed the need to diversify the housing supply by expanding into what is oftentimes referred to as the missing middle, namely the types of structures that exist in between the traditional single-family and duplex homes and large (20 plus) multifamily buildings. These structures are often cheaper to build and at these higher densities can add more units to the housing supply thereby simultaneously addressing supply shortages and overall affordability concerns. Examples of the types of housing units that were discussed that could meet this need include, but need not be limited to, tiny homes, container ADUs, townhomes or condominium developments, all of which could be done as infill development or as part of a larger planned development depending on location. Further, these types of housing units oftentimes have broader market appeal if designed appropriately. For example, a townhome project located in a walkable location would likely be appealing to a first time homebuyer in search of a lower price point, a senior looking to downsize into a home with less direct maintenance responsibility, young adults wanting to remain in a more urban location. Additionally, these units would be newly constructed or substantially redeveloped from existing structures thereby addressing the need for quality.

While all stakeholders reported a need for new and/or quality housing, there was less agreement on the specific price points or target markets. Instead, the full range of both the rental and ownership housing spectrums were reported to be in need. More specifically, in terms of the rental market, stakeholders reported a need for more housing for low-income renters and persons with special needs living with disabilities that necessitated a supportive housing structure all the way up to the need for luxury market rate rental housing for young professionals. In terms of the owner market, stakeholders reported a need for everything from starter homes (\$75,000 to \$150,000) all the way up to homes for executives. There was however some consensus that the largest need was for homes in the \$150,000 to \$250,000 price range, which would target the high end of the first-time homebuyer market up to mid-career professionals and families.

Overall, while the majority of the stakeholders reported a need for additional quality housing at affordable prices, there was less agreement as to what type of housing, for whom, and how to meet those needs. The most common responses are summarized below.

## HOUSING NEEDS AS IDENTIFIED BY LOCAL STAKEHOLDERS

Owner	
Market	First-time homebuyers
	One-earner households
	Young professionals
	Families
	Low to moderate income households
	Commuters
	New residents
Design	Starter homes
	Townhomes
	Condominiums (two to four-unit structures)
	Condominiums (upper floor downtown residential)
	Live/work
	Two to four-unit (owner-occupying)
	Renovated (camp houses)
	Off-site/container homes
	Tiny homes
Price	Starter Homes: \$75 - \$150K
	Moderate Income Housing: \$150 - \$250K
	Higher Income Housing: \$250K+

## HOUSING NEEDS AS IDENTIFIED BY LOCAL STAKEHOLDERS

Renter	
Market	Low-income
	Moderate-income
	Seniors
	Special needs
	Single adults
Design	Accessory Dwelling Units (ADUs)
	Tiny homes
	Upper story downtown residential
	Multifamily
	Townhomes
	Renovated camp houses
Price	Affordable for low-income households
	Affordable for one-earner households
	Affordable for moderate-income households
	Affordable rent to buy option

**BARRIERS**

Nearly all stakeholders made some reference to costs as being the main barrier to meeting housing needs. Construction costs reportedly make the majority of renovation projects as well as proposed new construction at lower price points financially infeasible and post COVID increases in both material costs and labor shortages as well as inflation and rising interest rates have only exacerbated the problem. High costs are also associated with the second and third most commonly cited barriers: the lack of organizational capacity and a lack of information. More specifically, there is a lack of builders and tradespeople working in Pittsburg. While most, if not all, of the stakeholders appeared to agree on this point, there is much less consensus on the reason. Some noted that the licensing requirements and permitting process in Pittsburg are either prohibitively expensive or simply not worth the hassle when there is more than enough work in neighboring jurisdictions who are either operating under different regulations or offering superior terms. For example, some noted that Pittsburg has an overly burdensome licensing program in place relative to adjacent markets. Others noted that licensing guidelines are set by the state not the local municipality and as such any variation between Pittsburg and other municipalities in Kansas would be due not to differing regulations but rather differing degrees of compliance and enforcement. Relatedly, several stakeholders discussed changes to the permitting system that they argued was adding unnecessarily to their bottom line. Others noted however that the initial point appeared to be rooted in a misunderstanding of the new system. Finally, some noted that not only are there fewer “sticks” attached to working in neighboring markets, but there are also more “carrots”. For example, one stakeholder reported that in nearby Fort Scott, Kansas, the city will install the infrastructure for select projects rather than the developer having to secure financing and relying on the Rural Housing Incentive District (RHID) payback. An adjudication as to which side of each of these debates is correct goes beyond the scope of this report, but the fact remains that the cost of a home in Pittsburg’s new subdivision of Silverback Landing is considerably higher than the asking prices at new subdivisions in Carl Junction and Joplin.

After costs and labor shortages, the next most commonly cited barrier is available developable land. First, Pittsburg is surrounded by floodplain and as a former mining city also has a plethora of potential environmental issues. Given these limitations, good development sites are not as prevalent as may be the case in other areas within the region. There are however several potential development sites that have been identified by owners and/or city and these are referenced in this report. These, together with the remaining lots at Silverback



Landing, should provide a strong basis upon which to focus for future additions in the coming years. There are, however, three additional related barriers that also warrant mentioning. The first is building codes. According to local stakeholders the city is currently relying on outdated building codes which make the rehabilitation of existing structures more difficult if not outright infeasible. Conversely, others identified the building codes as a barrier when not enforced. Second, the current zoning code prohibits even modest increases in density on a significant amount of its land which hinders stakeholders, attempts to increase supply through tools like Accessory Dwelling Units, a program that has been implemented throughout the U.S. as one tool to increase the number of housing units that are particularly well suited for the changing demographics in the country as average household sizes decrease alongside an increase in the number of intergenerational households. Finally, while the city continues to advocate for, and has successfully implemented, several Rural Housing Incentive Districts (RHID), multiple stakeholders indicated that they have no interest in this particular tool. More specifically, the payback timeline is too long for some stakeholders either because they are older and would never be able to get the full payback or because securing the up-front financing to fund infrastructure at scale was reported by some to be an insurmountable hurdle.

## **RECOMMENDATIONS**



Housing needs can generally be classified as gaps in supply (lack of affordable housing, lack of quality housing, and lack of variety) and target markets (low to middle-income renter and owner households, first time homebuyers, single adults, single-parent households, special needs households, and seniors). The primary barriers on the other hand were financial (high construction costs, lack of capita for initial infrastructure costs, rising interest rates), lack of capacity (no production builders, lack of general builders, trade shortages, absentee landlords), and lack of information (insufficient knowledge of how to maintain older homes, lack of financial understanding of the costs associated with maintaining older homes, lack of financial literacy more broadly, lack of understanding of how subdivisions work). Recommendations focused on the types of housing needed (downtown upper story residential, new construction, renovated units, higher density, smaller units) as well as suggested mechanisms (incentives in the form of grants, public-private partnerships, and/or infrastructure investment, and information dissemination).

The following list summarizes the specific types of supply and policy recommendations based on conversations with local stakeholders.

Supply recommendations

- Missing middle housing (price and structure)
- Smaller units
- Tiny homes
- Off-site modular
- Container homes
- Starter homes
- Downtown apartments/condos
- Medium density housing structures
- New housing
- Townhomes
- Condominiums
- Rehab older housing supply where feasible
- Design communities not just housing

Mechanism/policy recommendations

- Establish partnerships, leverage networks
- Offer rehabilitation incentive program for owners or landlords of older homes
- Education and downpayment assistance for first-time homebuyers
- Offer builder incentive program to help mitigate risk
- Offer new resident incentive to attract buyers to over competing markets
- Take ownership of infrastructure improvements to open access to a potential development site in exchange for a priority housing need
- Aggressive utilization of code enforcement and demolition program bringing more tax sale inventory
- Update building codes
- Revise zoning code to allow for moderate increase in density, even if only in select areas
- Public information campaign about trade training programs and Southeast Kansas CTEC
- Support ownership of housing developments

**CONCLUSION**

This section provides an overview of current housing needs in Pittsburg. The section begins with a discussion of housing needs and issues which showed that renter households in Crawford County and Pittsburg are more likely than their owner counterparts to have housing problems, and to be cost burdened. Additionally, the median renter cannot afford the median rent. This section also demonstrates that while the median owner can afford the median home price, the median renter cannot, which suggests that homeownership may be out of reach for some first-time buyers without some form of downpayment assistance. Approximately 36 percent of all renter households or 1,636 total renter households in Pittsburg, have incomes ranging from \$20,000 to \$49,999; affordable sale prices for these first-time homebuyers would likely range from \$80,000 to \$200,000. Overall, the results suggest that renters, and low-income renters in particular, are the most in need of assistance. It is worth noting however that the large number of college age households, the majority of whom are renters, may be artificially inflating the aforementioned perception of need as these households are generally not considered in need of additional assistance as their economic situations are often temporary.

Traditional measures of housing affordability account only for housing costs. In recent years, however, there has been an increased recognition that transportation costs, which oftentimes account for the second largest expenditure in a household budget, play a significant role in the overall affordability of housing. In places that are dominated by commuters and where public transportation is limited such as Pittsburg, transportation costs are oftentimes even more significant in terms of their impact on a household budget. Incorporating both transportation and housing costs into the discussion of affordability provides a more comprehensive

understanding of affordability, particularly in areas such as Pittsburg where a sizeable percentage of the workforce commutes into the city. According to the H&T Index, on average, households in Pittsburg spend 25 percent of household income on housing costs and a slightly higher percentage (29 percent) of household income on transportation costs; collectively this equates to approximately 54 percent of household income spent by the average household in Pittsburg on housing and transportation costs. When compared to Crawford County as a whole and to nearby Carl Junction, Pittsburg is more affordable on average with 54 percent of income on average spent on housing and transportation costs relative to 60 percent in the county and 59 percent in Carl Junction.

In addition to reviewing secondary data on housing needs and conducting the citywide rental survey, we also supplemented our analysis with information solicited from local stakeholders who were identified in consultation with the city officials and included representatives from the public, private, and not for profit sectors including major employers, public officials, realtor/brokers, property managers, lenders, landlords, builders, advocates, community members, government officials, and housing and general service providers. In total 99 stakeholders were invited and 43 participated in this process either by attending a stakeholder engagement meeting or through a one-on-one interview. Stakeholders were asked to provide insight into the current state of the housing market in Pittsburg, and in particular, to identify current needs, barriers that are preventing those needs from being met, and potential solutions. The identified housing needs can generally be classified as gaps in supply (lack of affordable housing, lack of quality housing, and lack of variety) and target markets (low to middle-income renter and owner households, first time homebuyers, single adults, single-parent households, special needs households, and seniors). The primary barriers on the other hand were financial (high construction costs, lack of capital for initial infrastructure costs, rising interest rates), lack of capacity (no production builders, lack of general builders, trade shortages, absentee landlords), lack of information (insufficient knowledge of how to maintain older homes, lack of financial understanding of the costs associated with maintaining older homes, lack of financial literacy more broadly, lack of understanding of how subdivisions work). Recommendations focused on the types of housing needed (downtown upper story residential, new construction, renovated units, higher density, smaller units) as well as suggested mechanisms or policies that can help mitigate the identified barriers (incentives in the form of grants, public-private partnerships, infrastructure investment, information dissemination, among others).

**V. HOUSING POLICY  
INITIATIVES AND  
DEVELOPMENT IN  
PITTSBURG,  
2014 TO 2024**

## HOUSING POLICY INITIATIVES AND DEVELOPMENT IN PITTSBURG, 2014 - 2024

The following section summarizes recent housing policy initiatives and development in Pittsburg in the past decade.

### CITY HOUSING INCENTIVE PROGRAM (CHIP)

According to city officials, this builder incentive program was developed in the fall of 2024 and has since been approved and is now being implemented. Grants will be awarded in the amount of 10 percent of the construction cost for the total amount of the grant not to exceed \$20,000 for eligible single-family residential construction sold to an income eligible buyer, defined as a household with an income of 150 percent of the AMI or less. As previously mentioned, this threshold renders the vast majority of households eligible for the program.

### LAND BANK – PITTSBURG LAND BANK

The Land Bank was created in 2015 and has reportedly been the primary vehicle through which the city has pursued this recommendation. The Land Bank focuses on the conversion of vacant, abandoned, tax-delinquent, or otherwise underused properties into productive uses. Every transfer of property from the Land Bank is accompanied by a development agreement, outlining the final use of the property, as well as accompanying timelines. The purchase price for Land Bank properties is set at 75 percent of the appraisal price, which is based on the Crawford County Appraiser's Office. To date, the Land Bank has sold 57 properties, seen 15 homes built, three homes remodeled, one commercial expansion, and two commercial buildings remodeled. There are four pending buildings and an additional 77 lots in the current inventory.

### COMMUNITY DEVELOPMENT CORPORATION (CDC) - POINT FORWARD

Community Development Corporations (CDCs) are nonprofit, community development-oriented organizations focused on revitalizing areas in which they are located. CDCs can provide a wide variety of services to a community including buying, renovating, or building for sale or rental properties, economic development projects, social services, community organizing and cleanup projects, community development projects, and neighborhood promotion, among others. While the local government and Chamber of Commerce have a strong economic development team, community organizing, neighborhood development, and affordable housing development are areas in which a CDC could fill a void in the community.

Point Forward, a non-profit CDC focused on promoting economic development and improving overall quality of life in Pittsburg was created in 2022. In August 2023, Point Forward purchased the former Washington Elementary School and plans to redevelop it into a childcare center. The project has received public funding as well as private donations.

### NEIGHBORHOOD ADVISORY COUNCIL

The Neighborhood Advisory Council was established in 2023 following a community-wide grassroots initiative led by the City commission to “Spruce Up.” This 12-member volunteer board of property owners and renters represents all four quadrants within Pittsburg. The NAC was created in 2023 to support the city-wide cleanup efforts and create a council of citizen that can access both public and private resources; and provide leadership, support, and information on neighborhood issues. Some of the NAC's goals include:

- Build awareness, and educate neighborhoods about city policies, services, resources, tenants' rights, code enforcement guidelines and more.

- Establish a Neighborhood Map to establish boundaries and distinct neighborhood names.
- Network and build community by establishing a volunteer database, get to know neighbors and their individual needs, identify resources to help neighbors, coordinate regular cleanup events, and assist with neighborhoods gatherings and special events.
- Collaborate with city advisory boards to support policy changes that result in healthier neighborhoods.
- Create a neighborhood grant program to fund neighborhood improvements.

## RURAL HOUSING INCENTIVE DISTRICT (RHID)

The City of Pittsburg established a RHID to incentivize the creation of new housing within the city limits. The RHID is designed to aid developers to build housing in rural communities. The RHID captures 100 percent of the incremental increase in real property taxes (less the mills taken out for the school district) and reimburse those funds to the developer over a 25-year period, rather than the traditional approach to new development where the city would split the cost of infrastructure with developers. All three of the recently completed/ongoing for-sale developments (Payton's Hamlet, Creekside East, and Silverback Landing) in the area utilized the RHID program.

## NEW DEVELOPMENT – MODERATE TO HIGH INCOME

There are three for-sale developments (Creekside East, Payton's Hamlet, and Silverback Landing) and three rental developments (Villas at Creekside, Leland Lofts, and Smithsonian) projects that have been initiated in the past decade which have added to the moderate to higher income housing supply as well as two additional planned projects (Sunflower Estates and The Aviary).

### For-Sale Developments

- Creekside East is complete with 20 homes delivered in the \$200,000 to \$360,000 price range. Future phases are planned, but no additional details were available as of the date of this report.
- Payton's Hamlet is now complete with four high-end homes built in the \$350,000 and higher price range.
- Silverback Landing is located within one mile of both PSU and the hospital. This development is platted for 133 parcels of which 60 are in Phase I. To date 22 homes have been delivered or are under construction. Homes are reportedly now selling for between \$360,000 and \$441,900. Silverback Landing was the first planned subdivision added to Pittsburg. As the first of its kind in over 80 years in Pittsburg, not only did the homes themselves have to be marketed and sold, but so too did the subdivision concept itself, including the establishment of an HOA, a rarity in Pittsburg. A strong marketing campaign and competitive pricing are traditional methods used to mitigate the penalty associated with being first, but the timing of the development's market entry in the height of the COVID-19 pandemic and the subsequent increases in material and labor costs in the construction industry likely hampered these efforts. The development experienced three primary challenges: timing (the development launched amidst the COVID-19 pandemic), rise in labor and material costs, and a lack of builders/tradespeople.



## Rental Developments

- Villas at Creekside is a 58-unit unit development. All units are duplexes and offer attached garages. The neighborhood is marketed as a luxury maintenance free living lifestyle for seniors ages 55 and over. A previously mentioned, the development has made several exceptions for households under the age restriction but who had no children and were working professionals including a household employed at the hospital. As of the March 2025, 47 units have been leased. The asking rents at this property are significantly higher than the rents being achieved at other rental properties in the market and well above rents competitive with homeownership.
- **Leland Lofts** was completed with a MIH Grant. The project is a rental development with six rental units and is fully occupied.
- **The Smithsonian** is a 14-unit development funded with both an MIH and KHITC grant. All units are restricted to households with incomes of 60 to 150 percent of the Area Median Income (AMI) and there are no rent limits. The property began advertising in April 2024, opened in early June 2024, and was fully occupied by the end of June 2024 for an absorption rate of 14 units per month. Management indicated that there were no issues identifying income qualified applicants as nearly all of Pittsburg qualifies under the 150 percent AMI threshold. The property was reportedly well received in the market and demand was and has continued to be strong.

## Developments in Pipeline

- **Sunflower Estates** (12 single-family homes) was awarded KHITC in 2023. The development is platted. No additional details were available as of the time of this report.
- **The Aviary** is a long-vacant apartment building that was recently sold with plans for a substantial renovation. The developer intends to secure MIH funding for the development.

## NEW DEVELOPMENT - DOWNTOWN AREA

The city has promoted the revitalization of the downtown area. Progress to date includes:

- **Leland Lofts** was completed with a MIH Grant. The project is a rental development with six rental units and is fully occupied.
- **The Smithsonian** is a 14-unit development funded with both an MIH and KHITC grant. All units are restricted to households with incomes of 60 to 150 percent of the Area Median Income (AMI) and there are no rent limits. The property began advertising in April 2024, opened in early June 2024, and was fully occupied by the end of June 2024 for an absorption rate of 14 units per month. Management indicated that there were no issues identifying income qualified applicants as nearly all of Pittsburg qualifies under the 150 percent AMI threshold. The property was reportedly well received in the market and demand was and has continued to be strong.
- **Block 22** is an innovative mixed-use, living-learning, entrepreneurial community in Downtown that opened in 2019. The property consists of four historical buildings and was developed through a partnership between Pittsburg State University, the city, and the Vecino Group. The development consists of student housing for Pittsburg State University students, co-working and business incubation spaces inside The Foundry, and multiple dining options. The project offers 97 one-bedroom apartments and two, two-bedroom suites. The units are fully furnished with TVs, a full-sized bed, a full kitchen including a dishwasher and garbage disposal, and washer/dryer. The prices range from \$625 to \$730 and the rent includes all utilities and high-speed internet. There is also a \$50 per month

discount for income-eligible students. The Foundry @ Block 22 is more than 16,000 square feet of space that includes a maker space, business incubator, co-working space, conference rooms, and a large meeting space used by Pittsburg State University and community groups. The Foundry's co-working space is home to several small businesses and Root Coffeehouse & Creperie. In the fall of 2018, Block22 was selected as one of the top university-led projects in the nation by the University Economic Development Association.

- **Talk Town Studios** is a mixed-use development with nine apartment units (five long-term market rate rental units and four short-term rental units) and ground floor commercial. Management indicated that the property was well received and demand for both types of rental unit has been strong since opening. Further, management did not report any issues with the proposed tenancy mix, a phenomenon that has been reported in other markets where long-term and short-term uses are intermingled. The long-term market rate units rent for between \$900 (studio, unfurnished), \$1,800 (one-bedroom furnished), \$1,550 (two-bedroom unfurnished), and \$2,400 (two-bedroom furnished). The long-term furnished units are more like an extended stay hotel as the unit is both fully furnished and includes all utilities.
- **The Robberson** is a redevelopment project that offers 10 ground floor flex office spaces. There are currently plans to add either four smaller one-bedroom units or two larger units (two and three-bedroom units) in the future, but an exact timeline was not available. These units will most likely operate as market rate units.
- **The Aviary** is a long-vacant apartment building that was recently sold with plans for a substantial renovation. The developer intends to secure MIH funding for the development.

There is also one significant development in the immediate pipeline.

- **Gorilla Rising** is Pittsburg State University's next project in downtown. The \$60 million project will relocate the Kelce College of Business downtown and expand student housing to the heart of the city through the substantial renovation of the former LIHTC property, the Besse Hotel, which had reportedly been vacant for five years. The historic building will be redeveloped into a second mixed-use building adjacent to the already successful Block 22 project and upon completion will offer ground floor commercial and office space and 63 additional student housing units on the upper floors. Construction on the Besse is underway and the Kelce College of Business anticipates welcoming students by the fall of 2026. Adding new quality units to the rental market may pressure some landlords of existing developments with deferred maintenance to either renovate or lower prices in order to remain competitive. These pressures and potential knock-on effects will increase as the amount of new, quality rental supply increases.

## **VI. CONCLUSIONS, RECOMMENDATIONS, AND STRATEGIES**

## CONCLUSIONS

There are five main target markets for development: extremely low to low-income renters, existing renters looking to become first-time homebuyers, existing owners looking to downsize (oftentimes seniors), existing owners looking to upgrade, inflow commuters to Pittsburg (i.e. people who live outside the city but work inside) and prospective new residents/employees. By adding more options, Pittsburg can reasonably expect to attract/retain demand from each of these target markets.

### 1) EXTREMELY LOW TO LOW-INCOME RENTERS

The majority of cost burdened (70.5 percent) and severely cost burdened (79.1 percent) households are renter households. Further, extremely low-income and very low-income renter households are the most likely to be both cost burdened and severely cost burdened in terms of count and propensity, but extremely low-income owners are also just as likely to be cost burdened as extremely low-income renters, but on a smaller scale. This suggests a need for additional rental housing for extremely low and low-income households.

#### Existing Supply

There are only four properties in Pittsburg that target general tenancy extremely low-income or low-income households including two that are subsidized and two that offer unsubsidized LIHTC units. All online units at the subsidized properties are fully occupied. Further, both properties maintain extensive waiting lists. The two properties offering LIHTC units reported only one vacant unit out of 43 total LIHTC units between the two properties. Finally, the city's tenant-based voucher programs are also in high demand and according to interviews with the housing authority and local stakeholders it has become increasingly difficult for voucher holders to find units in the market that accept vouchers. In fact, only an estimated 30 to 40 percent of households that are issued vouchers are reportedly able to secure a unit.

#### Pipeline Supply

We are aware of one proposed 50-unit mixed-tenancy LIHTC development that is expected to be submitted to the state for LIHTCs in 2025. As currently proposed the project would offer a mix of general tenancy and permanent supportive housing units. We are also aware of a second proposed 40-unit senior (55+) LIHTC and market rate development that applied for LIHTCs in the spring of 2025; if awarded, this would be the first phase of a proposed two-phase 80 total unit development known as Villas at Wellington Springs.

#### Housing Need

Low Income Housing Tax Credit (LIHTC) projects are required to accept vouchers. Thus, by adding a LIHTC development one would also be increasing the potential inventory for voucher holders and this could be done without having to offer a landlord incentive, programs that are being implemented nationwide as other communities similarly struggle with a decrease in landlord participation. Given rising construction costs, LIHTC projects have become increasingly difficult to cash flow, particularly those with lower AMI set-asides.

### 2) FIRST TIME HOMEBUYERS

The median renter household in Pittsburg is not able to afford the median home value. What can first time homebuyers in Pittsburg afford? Households with incomes in the lowest income cohorts are the least likely to be able to access homeownership. Additionally, some of these lowest income households are college students, others are seniors who either already downsized or were never homeowners; homeownership options for these target groups are generally not considered a high need. Renter households in the slightly higher income cohorts, those with incomes of \$20,000 to \$100,000 are the most likely to be those able to and/or interested in accessing homeownership. Renter households with incomes above this range are likely renting for reasons other than a lack of access to homeownership. Approximately 52 percent of renter households have incomes ranging from \$20,000 to \$99,999; the estimated affordable purchase prices (estimated at three to four times

the household income) for renters in these brackets range from \$80,000 and \$400,000. The majority of these, 36 percent of all renter households or 1,636 total renter households, have incomes ranging from \$20,000 to \$49,999; affordable sale prices for these first-time homebuyers would likely range from \$80,000 to \$200,000.

While there is no city sponsored first-time homebuyer education or downpayment assistance programs, these services are reportedly available in the community through other sources including lenders. According to interviews with local stakeholders, a large percentage of homebuyers, and first-time homebuyers in particular, in Pittsburg use unconventional loans such as FHA, USDA, or VA loans. While these types of loans offer key advantages, including a lower credit score and/or downpayment requirement, homes that are traded using these types of loan vehicles do have to pass certain inspection criteria, and many of the older homes do have issues that require work prior to being eligible to a buyer with said financing.

### Existing Supply

According to local MLS statistics, median sale price in Pittsburg (from January to October) ranged from \$120,000 in 2022 to \$131,000 in 2023 and \$137,500 in 2024; all are within the range of affordability for the majority of renter households most likely to be interested in homeownership. Additionally, of the 83 current listings, 51, or 61.5 percent, are priced below \$200,000. Further, on average homes sell for slightly less than the list price. Thus, it is reasonable to assume that the majority of the above current listings will sell for below \$200,000. It is worth noting however that according to local stakeholders many of the affordably priced homes in Pittsburg are in poor to fair condition with deferred maintenance. Thus, while the existing supply does offer affordable options for first-time homebuyers based on current incomes, there are questions as to the quality/condition of this supply segment.

### Pipeline Supply

There are two projects in the pipeline that may target this market segment. First, Sunflower Estates is a proposed 12-unit for-sale development that will target moderate income households. The project was awarded Kansas Housing Investor Tax Credits (KHITC) in 2023 and is platted. Additional details on design or pricing were not available. Thus, while the homes will be income restricted, it is not known at this time if they will be priced at affordable levels for this market segment. The second is a new rent-to-buy program. It is our understanding that a local organization, Level Playing Field, has started such a program. The project is being spearheaded by local residents with particular skill sets and connections interested in providing quality housing for moderate income households, and single-earner households in particular. The current plans call for two-bedroom/one-bathroom 900 square feet homes for \$125,000 and three-bedroom/two-bathroom 1,300 square feet homes for less than \$200,000. Initial rent payments would be credited toward the purchase price, homes are sold at cost and loans would be issued at two to four percent interest. The homes are deed restricted to ensure that buyers meet particular income/need requirements and that the homes remain affordable, similar in design to many Habitat for Humanity programs. To date two homes have been completed and plans call for five homes to be added per year.

### Housing Need

Homeownership is the primary tool for building generational wealth. Expanding access to the homeownership market can be pursued through a variety of mechanisms including first-time homebuyer education, downpayment assistance, rehabilitation grants, and/or the use of unconventional loans such as FHA, USDA, or VA loans, all of which are reportedly widely used in Pittsburg. Overall, we recommend focusing on the following:

- Townhomes/Condominiums/Starter homes @ <\$200,000
- Rent to Buy options for <80% AMI households

- Rehabilitation grants for homes being sold to buyers using FHA/USDA/VA loans for inspection specific repairs to ensure that the home will pass and the sale can close
- Rehabilitation grants for buyers with incomes <80% AMI funded through CDBG funds
- Rehabilitation program for the cities camp houses through cultural preservation or related type of program

### 3) EXISTING OWNERS LOOKING TO DOWNSIZE

#### Demographic Characteristics

- **Population/Households:** While the total population is projected to decrease slightly through 2029, the senior population is projected to increase. Additionally, Pittsburg is projected to add 58 senior (55+) and 151 senior (65+) households in the next five years. The following section provides an overview of the characteristics of senior households in Pittsburg.
- **Household Size:** The vast majority (96.4 percent of senior households 65 and over) of senior households are one or two-person households.
- **Tenure:** Seniors are more likely to own (65.1 percent) than rent.
- **Income:** Senior owner households are most likely to have incomes ranging from \$10,000 to \$39,999 (45.5 percent of senior 65+ households) or \$60,000 to \$99,999 (23.2 percent). Senior renter households are most likely to have incomes below \$40,000 (75.6 percent).

#### Existing Supply

- **Rental - Extremely low-income to low-income.** Age-restricted subsidized properties in Pittsburg are fully occupied with waiting lists. Managers generally reported strong demand for this type of housing in Pittsburg noting that turnover is low and when turnover does happen it is oftentimes due to a need for a higher level of care and/or death.
- **Rental - Market rate.** There are two market rate age-restricted properties in Pittsburg: Pittsburg Duplexes and Villas at Creekside. Pittsburg Duplexes offers 20 two-bedroom 800 square feet duplex units with an attached one-car garage for \$1,045 per month. The property was built in 2005 and is fully occupied with a short waiting list. Management indicated that the property is generally full, but that there does not appear to be a significant need for additional similar unit types in the market, though this may be due to its location adjacent the Hopefield Gardens properties (subsidized senior rental units for low to moderate-income households), which is reportedly in high demand. Villas at Creekside is one of the most recent additions to the rental market in Pittsburg. The property offers 58 one-story duplex units offers two or three-bedrooms and ranging in size from approximately 1,115 to 1,338 square feet. The property is currently 77.6 percent occupied and is achieving rents of \$1,857 to \$2,257 (utility adjusted to assume trash removal is included in the rent). The property expects to be fully occupied by the spring of 2025. The rent/buy analysis in the Housing Supply section of this report illustrated that homeownership was competitive with rental properties at the maximum allowable 60 percent AMI rent. More specifically, a three-bedroom rental unit at \$1,162 a month was competitive with a \$150,000 home in terms of monthly cost.
- While some stakeholders did note that there are still seniors in the market interested in downsizing, others indicated that this would not be at the expense of homeownership. In other words, there appears to be a segment of the senior population who are interested in downsizing from their three or four-bedroom home into a smaller home, but they still want to own the unit. This suggests there may be a market for a development with smaller homes on smaller lots, for example a cluster home development or a townhome property, and/or a condominium development, particularly if located in a walkable location.



### Pipeline Supply

There are no projects in the pipeline that will specifically target this market.

### Housing Needs

The highest need amongst the senior population is for rental units targeting extremely low and low-income households. While there may still be a need for additional age-restricted market rate rental housing in Pittsburg given the projected growth among this demographic, it would need to be (a) at a significantly lower price point than that offered at Villas at Creekside, (b) smaller in size, and/or (c) be in a more walkable location, for example in downtown or the downtown adjacent neighborhoods. We recommend focusing on the following:

- 1BR rental units @ <60% AMI
- 1-2BR rental units @ <\$1,000
- 1-2BR sale units @ \$75 - \$125,000 in higher density structures in walkable locations

## 4) EXISTING OWNERS LOOKING TO UPGRADE

Over the past decade, Pittsburg has added four new single-family home developments, one of which still has over 100 lots for sale and another of which has land for future phases but for which additional plans have not yet been announced. All of these developments offer three and four-bedroom homes; the majority of the homes planned at the largest new development, Silverback Landing, will also have superior features such as three-car garages. Overall, it appears that the market is responding to the needs of this segment and we have no additional recommendations other than to continue to support its development.

## 5) COMMUTERS/NEW RESIDENTS

Pittsburg continues to be a net importer of its workforce with approximately 7,723 jobs in Pittsburg filled by people who live outside the city limits. Previous reports suggested that one contributing factor was the lack of quality housing and the lack of new housing in Pittsburg. Interviews with local stakeholders indicated that this continues to be an issue, though now price seems to be the main issue.

### Existing Supply

In the past ten years four new single-family home developments have been added to Pittsburg: Lakewood Drive Addition, Creekside East, Payton's Hamlet, Silverback Landing. Homes were all newly constructed and sold for between \$200,000 and \$442,000. While recent for-sale projects such as Payton's Hamlet, Creekside East, and Silverback Landing have certainly contributed toward addressing the needs for this particular target market, i.e. the lack of quality, new construction housing in Pittsburg, all of these projects offer a relatively similar product - three and four-bedroom single-family homes on 0.25 to 0.50 acre lots with a two to three-car garage – and more recently the prices of the homes at the largest development, Silverback Landing, are somewhat high relative to new construction prices in neighboring markets of Carl Junction and Joplin.

### Pipeline Supply

While all/nearly all homes in the first three have been sold, Silverback Landing still has an estimated 111 lots available for sale but these homes as of now are all expected to be larger (three and four-bedroom) homes. There has reportedly however been some discussion of offering some slightly smaller floorplan options, possibly down to 1,800 square feet, which would presumably come with a lower price point. Further, there is land available for future phases at Creekside East, though no additional homes are planned at the present time. Lastly, there are several additional potential development sites in Pittsburg identified in the *Housing Supply* analysis, which could be improved with housing.

## Housing Need

Home prices in Pittsburg are higher than those in neighboring markets for a variety of reasons many of which are outside the control of the city including statewide licensing requirements for trades in Kansas relative to neighboring Missouri. Thus, in order to compete for this target market, Pittsburg will need to find ways to offer additional quality housing, and likely at lower price points.

One way to do that is through changes to the building and zoning codes. More specifically, building codes could be updated to permit smaller homes (currently the minimum size is 800 square feet), including tiny homes. Building codes could also be updated to permit off-site modular construction, which is estimated to reduce costs by up to 20 percent and build times by up to 50 percent. Zoning codes on the other hand could be updated to permit the aforementioned diverse structure types as well as allowing for higher density as higher density buildings are oftentimes cheaper per unit given land costs can be spread across multiple units as well as infrastructure efficiencies. Relatedly, zoning could be updated to allow for Accessory Dwelling Units (ADUs) in single-family home districts. ADUs serve a variety of purposes including being ideal for intergenerational households, communal living arrangements for persons with special needs, and/or an additional income source for an owner-occupier to ensure overall affordability.

Another way to do that is through subsidies, direct or indirect. A direct subsidy could go to the homebuyer. For example, some municipalities have had success with offering grants to new residents, either as a way to attract new residents in general or to specific occupational groups, with schools, teachers and healthcare workers being the most common. A different, but related, approach is through rent-to-buy programs, although these are more likely to be targeted towards existing renter households seeking to access homeownership rather than the target market of discussion here. An indirect subsidy could go to the developer or builder. According to city officials, a builder incentive program (City Housing Incentive Program - CHIP) was developed in the fall of 2024 and has since been approved and is now being implemented. Grants will be awarded in the amount of 10 percent of the construction cost for the total amount of the grant not to exceed \$20,000 for eligible single-family residential construction sold to an income eligible buyer, defined as a household with an income of 150 percent of the AMI or less. As previously mentioned, this threshold renders the vast majority of households eligible for the program.

Relatedly, Pittsburg should lean into its strengths, including, being the economic, healthcare, and education center in the region and reframe Pittsburg's use of code, licensing, and permitting programs to emphasize the value added (i.e. these are designed to protect consumers and the life-safety of Pittsburg's citizens, some are state mandated and the city has no control), rather than allowing the conversation to be driven by cost alone (i.e. Missouri is cheaper). Overall, we recommend focusing on the following:

- Townhomes/Condominiums/Starter homes @ <\$200,000
- Owner occupied homes with ADUs priced @ <\$400,000
- Housing in walkable locations
- Planned Use Development (PUD) on one or more of the larger development sites that offer a mix of housing options

## STRATEGIES & RECOMMENDATIONS

The following section summarizes key recommendations, in no particular order, and potential strategies that can be used to implement the recommendations.

### Recommendation #1: Diversify the housing supply

#### Analysis

Over the past decade it was reported that housing was the top reason for commuting into the city for employment. In other words, the city's housing supply was lacking in some way that resulted in the employee opting to commute rather than compromise. At the time, quality and condition appeared to be the primary driver behind many of those decisions. Current research suggests that although the city now has a subdivision in which a newly constructed home could be purchased, many are continuing to opt for alternative options in adjacent markets, a trend that multiple stakeholders attributed to price noting that the asking prices at Silverback are too high for some potential buyers. One way to achieve lower prices is to build a smaller unit. Another way is to build more units to benefit from economies of scale. These types of structures are also more compatible with the lifestyles preferences of some buyers who would prefer to live within walking distance of downtown but not at the expense of a quality home.

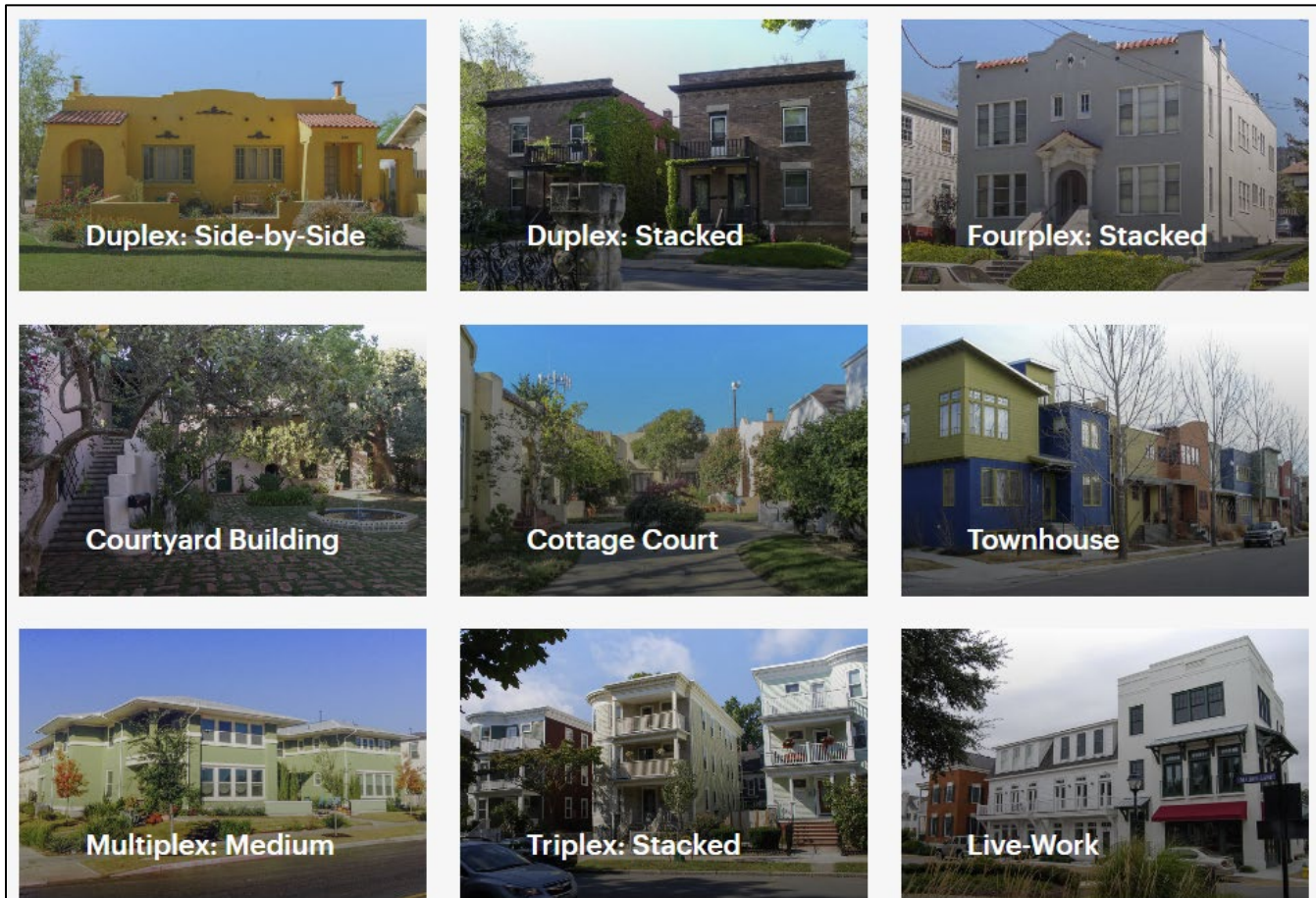
In 2010 Daniel Paolek coined the term “Missing Middle Housing” to refer a range of building types that were fundamental to cities and towns pre 1940s, but after which waned in prominence with the application of conventional zoning by land use that typically divides neighborhoods into traditional cases of single-family residential, multifamily residential, commercial, industrial, et. Missing Middle Housing is defined as “a range of house-scale buildings with multiple units – compatible in scale and form with detached single-family homes – located in a walkable neighborhood” and is “missing” because it is a type of housing that is generally disallowed in single-family residential zones under conventional zoning practices. The types of structures that fit the Missing Middle Housing definition are wide ranging including buildings such as duplexes, triplexes, fourplexes, cottage courts, townhomes, and medium sized multiplexes. The following diagram and corresponding images illustrate types of Missing Middle Housing as it relates to the two most commonly understood types of housing, the detached single-family home and the large multifamily building.



The purpose of Missing Middle Housing is to provide a type of housing that can provide solutions to modern day housing challenges such as affordability, accessibility, and walkability, but also be compatible in scale with detached single-family homes. Condominiums, townhomes, live/work spaces, ADUs, and other types of missing middle housing structures are oftentimes particularly attractive to both younger persons, i.e. potential first-time homebuyers, and seniors alike, two demographic groups that are the focus of much debate within Pittsburg, the former due to its importance for the long-term viability of a place and the latter due to its increased prominence and rising needs as the population continues to age. Proponents advocate



for form-based zoning, rather than conventional zoning noting that Missing Middle Housing buildings are more similar in form and scale to detached single-family homes than to modern day multifamily uses and yet are oftentimes only permitted uses in the latter zoning land use districts. Proponents of Missing Middle Housing argue that increasing production of these types of housing has the potential to better enable communities to address housing issues and needs and meet rising demand, but that conventional zoning creates insurmountable barriers because of a lack of dedicated zoning districts and development standards, ineffective mapping of zones, density-based zoning discouraging smaller units, challenges associated with parking requirements, and impact fees making multi-unit projects less economically feasible. Addressing these zoning impediments is a critical step towards addressing the missing middle in the housing stock.



Source: Missing Middle Housing, <https://missingmiddlehousing.com/>

Why is this important? First, smaller, multi-unit structures are more affordable to construct as well as purchase/rent and given supply shortages, the current affordability challenges are only projected to worsen absent sizeable investments in the housing supply, both in terms of the preservation of the older existing stock and the addition of new housing units. Second, the country is in the midst of a structural shift in its demographic composition and the housing needs and preferences of these demographic groups are different from those of the traditionally dominant demographic groups and should be considered by local officials and planners. Based on our analysis, there are five main target markets in Pittsburg for development: extremely low to low-income renters, existing renters looking to become first-time homebuyers, existing owners looking to upgrade, existing owners looking to downsize (oftentimes seniors), inflow commuters to Pittsburg (i.e. people who live outside the city but work inside), and prospective new residents/employees. By adding more options, Pittsburg can reasonably expect to attract/retain demand from each of these target markets.

### Strategy

- Use the Land Trust in combination with the Land Bank and the CHIP program to incentivize developers to construct missing middle types of structures to further diversify the housing supply both in terms of design and price point while preserving the quality and thereby meeting all three of the top housing needs identified by local stakeholders: affordability, diversity, and quality.
- Communities can offer incentives in exchange for a particular type of use – design, unit mix, affordability, etc. The most common incentive based strategies for adding affordable housing supply are allocating public lands (either by donation or at below market rates); preparing sites, publicly owned or otherwise, for development by running necessary infrastructure to site(s); sharing predevelopment costs; offering density bonuses to projects that will include affordable housing units; and tax abatement/reductions, typically in the form of a Payment in Lieu of Taxes (PILOT).
- Incentivize construction of for-sale units priced at \$200,000 and below
- Incentivize addition of ADUs on owner-occupied lots
- Implement zoning reform to permit missing middle structures, particularly in the downtown adjacent neighborhoods
- Implement zoning reform to allow for Accessory Dwelling Units (ADUs)
- Adopt 2024 International Building Codes / International Existing Building Code to include permissible structures such as ADUs, tiny homes, container homes, and off-site modular construction
- Provide infrastructure cost reduction incentives for developers along with tax abatements to incentivize the developer.
- Research identified four potential development sites two of which would be particularly well suited for missing middle type and priced structures.
  - Site 1: Located immediately south of Silverback Landing. Immediately south of the potential site is Summerfield Apartments and Mercy Hospital is located southwest of the site. Given the surrounding uses, this site would be ideal for a mixed-density planned development with slightly higher density uses such as two to three-story townhomes located on the major corridors followed by cluster homes, or other types of lower density missing middle housing structures, followed by single-family homes abutting the Silverback Landing development. Additionally, given the site's proximity to the hospital and PSU, a mixed-tenure development would likely be well received. In the spring of 2025, a rental development, Villas at Wellington Springs, was officially proposed for the site. As proposed, Villas at Wellington Springs will consist of two phases each with 40 units for a total of 80 units in duplex/quadplex buildings. The development will be an independent living property for seniors targeting seniors ages 55 and over and as proposed will offer both affordable and market rate units. The developer applied for Low Income Housing Tax Credits (LIHTC) in the spring of 2025 and a decision on that application is expected in August 2025.
  - Site 2: Located in between two of the most recently completed single-family home developments, Payton's Hamlet and Creekside East, on the east side of Pittsburg. Given the immediately surrounding uses, for sale units are the most likely use for the site, though there is a rental property, Remington Square, located within 0.3 mile north of the site and the newly completed Creekside Villas is located 0.5-mile northeast of the site. Both properties are performing relatively well in the market, which suggests that rental development can be successful despite the site's slightly more remote location. Overall, based on the surrounding uses, a single-family home or duplex/one-story townhome for-sale development is the most likely use for the site.

### Funding/Incentives

- Land Bank
- Land Trust
- City Housing Incentive Program (CHIP)
- Point Forward
- Public-Private Partnerships
- Level Playing Field - The second is a new rent-to-buy program. It is our understanding that a local organization, Level Playing Field, has started such a program. The project is being spearheaded by local residents with particular skill sets and connections interested in providing quality housing for moderate income households, and single-earner households in particular. The current plans call for two-bedroom/one-bathroom 900 square feet homes for \$125,000 and three-bedroom/two-bathroom 1,300 square feet homes for less than \$200,000. Initial rent payments would be credited toward the purchase price, homes are sold at cost and loans would be issued at two to four percent interest. The homes are deed restricted to ensure that buyers meet particular income/need requirements and that the homes remain affordable, similar in design to many Habitat for Humanity programs. To date two homes have been completed and plans call for five homes to be added per year.
- Kansas Housing Resources Corporation Moderate Income Housing (MIH) Grant - This program provides grants or loans to develop housing and support homeownership programs in cities or counties with populations of less than 60,000, such as Pittsburg. According to Kansas Housing Resources Corporation, “a lack of quality, affordable housing is one of the greatest barriers to growth and development in rural Kansas.” Further, this program “serves Kansans who don’t qualify for federal housing assistance yet struggle to afford market rate housing.” The program can be used to develop rental or owner housing as well as pay for infrastructure, gap financing, or nonpayment assistance.
- Kansas Housing Investor Tax Credit (KHITC) – This program was established by the Kansas Housing Investor Credit Act for the purpose of facilitating investment in suitable housing that will support the growth of communities that lack adequate housing by attracting new employees, residents, and families, and supporting the development and expansion of businesses that are job and wealth creating enterprises. The act created \$13 million in tax credits made available annually to the Kansas Housing Resources Corporation (KHRC) for the program. A six-month pilot program was launched March 1, 2024. Qualified housing projects include those most likely to provide the greatest economic benefit and best meet the needs of the community lacking adequate housing where the project is located, with priority given to Kansas investors.
- Community Development Block Grant (CDBG) Housing Program from the Kansas Department of Commerce – Funding for housing rehabilitation and demolition or neighborhood development for low- and moderate-income households. Activities include rehabilitation for owner- and rental-occupied housing, relocation of households from dilapidated residence, demolition of dilapidated housing, or removal of architectural barriers in residential properties. Neighborhood development includes those activities, in addition to public facilities improvement. Funds are also available for emergency rehabilitation for low to moderate income households. Funds from this source could replace the funds that are being diverted to the newly created CHIP program thereby allowing both options to be pursued fully.



## Recommendation #2: Expand the supply of low-income rental housing

### Analysis

Renter households are more likely to be cost-burdened than owner households and renter households with extremely low and low-incomes in particular. There are only four properties in Pittsburg that target general tenancy extremely low-income or low-income households including two that are subsidized and two that offer unsubsidized LIHTC units. All online units at the subsidized properties are fully occupied. Further, both properties maintain extensive waiting lists. The two properties offering LIHTC units reported only one vacant unit out of 43 total LIHTC units between the two properties. Finally, the city's tenant-based voucher programs are also in high demand and according to interviews with the housing authority and local stakeholders it has become increasingly difficult for voucher holders to find units in the market that accept vouchers. In fact, only an estimated 30 to 40 percent of households that are issued vouchers are reportedly able to secure a unit. Low Income Housing Tax Credit (LIHTC) projects are required to accept vouchers. Thus, by adding a LIHTC development one would also be increasing the potential inventory for voucher holders and this could be done without having to offer a landlord incentive, programs that are being implemented nationwide as other communities similarly struggle with a decrease in landlord participation.

### Strategy

- Support LIHTC applications
- Subsize or provide infrastructure outright
- Support rent to buy programs
- Expediate permitting and waive fees
- Donate land
- Provide real estate tax abatement
- Research identified four potential development sites, one of which would be particularly well suited for low-income housing. Located immediately south of Home Depot and west of the age-restricted Hopefield Gardens and Pittsburg Duplexes developments. Hopefield Gardens consists of two affordable U.S. Department of Agriculture (USDA) / Low-Income Housing Tax Credit (LIHTC) properties restricted to seniors ages 62 and over and/or persons with a disability. In between these two developments is a 20-unit market rate development restricted to seniors ages 55 and over known as the Pittsburg Duplexes. All three projects are fully occupied with waiting lists. Further all are well maintained and there is a dense vegetative buffer between the property and the parcel to the west, i.e. the proposed development site. The development site is bound by US Highway 69/160 to the west. East of the age-restricted rental properties is a major commercial corridor, North Broadway Street/US Business 69. Commercial uses in the neighborhood include a Walmart Supercenter, which is within walking distance of the site. Overall, given the location and the immediate surrounding uses, a multifamily affordable or moderate-income rental development is the most likely use for the site.

### Funding/Incentives

- Low Income Housing Tax Credits
- HOME Funds
- Public-Private Partnership
- Level Playing Field
- Land Bank
- Land Trust
- Opportunity Zone investment - Kansas identified 74 census tracts including 70 low-income tracts and four non-low-income contiguous tracts that were “ripe for investment and ready for development” to serve as Kansas’ Opportunity Zones; this includes four census tracts in Crawford County, three of which are fully or partially in the City of Pittsburg.

- Community Development Block Grant (CDBG) Housing Program from the Kansas Department of Commerce – Funding for housing rehabilitation and demolition or neighborhood development for low- and moderate-income households. Activities include rehabilitation for owner- and rental-occupied housing, relocation of households from dilapidated residence, demolition of dilapidated housing, or removal of architectural barriers in residential properties. Neighborhood development includes those activities, in addition to public facilities improvement. Funds are also available for emergency rehabilitation for low to moderate income households. Funds from this source could replace the funds that are being diverted to the newly created CHIP program thereby allowing both options to be pursued fully.

### **Recommendation #3: Create additional moderate-income housing, both for rent and for sale**

#### Analysis

Employment within the city continues to be concentrated in the healthcare/social assistance and educational services sectors, now accounting for a slightly lesser percent of total employment (32.9 percent) relative to prior years. This continues to be due to the presence of Pittsburg State University, which continues to be the largest employer in the area employing 1,572 persons, despite this being less than that employed in prior years, as well as Via Christi Hospital, the third largest employer in the area employing 775 persons. The area has also seen several recent healthcare related economic expansions. The need for housing targeting professionals relocating to the area for employment in these industries, and for these major employers in particular, continues to be a gap in the housing supply. More specifically, short-term and long-term quality rental housing continues to be in demand as the majority of the rental housing stock continues to be older and targeted towards students. In fact, the most recent addition to the market rate supply, Villas at Creekside, is restricted to seniors ages 55 and over, but reportedly has made several exceptions for working professionals including people affiliated with the hospital, due to the ongoing lack of quality market rate rental supply for this target market.

The Moderate-Income Housing (MIH) program in Kansas targets households with incomes between 60 and 150 percent of the Area Median Income (AMI). This translates to a maximum annual income of \$86,850 for a one-person household, \$99,300 for a two-person household, and \$111,750 for a three-person household.. According to the developer of the most recently completed MIH rental project in Pittsburg, the Smithsonian, the property had no difficulties identifying income qualified households for the property's 14 MIH units as nearly all households in Pittsburg qualify for the MIH program under the 150 percent AMI threshold. According to the 2024 Esri Demographics, 96.4 percent of renter households and 75.0 percent of owner households in Pittsburg have incomes below \$100,000, the majority of whom, if not all, would qualify for moderate income housing units. Further, MIH units do not include price/rent caps. Thus, moderate income housing is generally competitive with market rate housing, particularly for rental units given the lack of newly constructed/renovated market rate rental units in the city.

Adding additional quality rental units to the moderate-income/market rate rental market can therefore meet two identified needs. First, it provides additional quality housing units to the housing supply. Second, it may pressure existing landlords of older market rate properties to either renovate and/or lower prices to remain competitive. The first strategy would further improve the quality of the housing stock and the latter would increase the affordability of a portion of the housing stock, even if in inferior condition. On the sale side, having the income restriction ensures that units are purchased by owner-occupiers rather than investors. Overall, the data suggests support for additional moderate-income housing, both for rent and for sale.

### Strategy

- Incentivize the creation of additional moderate-income housing developments, both rental and for-sale through a builder incentive program, by donating land, and/or delivering land with infrastructure/utilities already.
- Incentivize a more diverse set of housing options through zoning and building code updates.
- Incentivize development on the remaining platted lots on Pinnacle Lane. The site is located immediately south and west of a single-family home development. The development consists of three and four-bedroom homes built between 2008 and 2018 and ranging in size from approximately 1,350 to 3,000 square feet. Homes listed for sale in 2024 had final listing prices ranging from \$285,000 to \$385,000, or \$130 to \$177 per square foot. While a Rural Housing Incentive District (RHID) could potentially be approved for the site, given the current status of the site this seems unlikely at the present time.
- Research identified four potential development sites two of which would be particularly well suited for missing middle type and priced structures.
  - Site 1: Located immediately south of Silverback Landing. Immediately south of the potential site is Summerfield Apartments and Mercy Hospital is located southwest of the site. Given the surrounding uses, this site would be ideal for a mixed-density planned development with slightly higher density uses such as two to three-story townhomes located on the major corridors followed by cluster homes, or other types of lower density missing middle housing structures, followed by single-family homes abutting the Silverback Landing development. Additionally, given the site's proximity to the hospital and PSU, a mixed-tenure development would likely be well received. In the spring of 2025, a rental development, Villas at Wellington Springs, was officially proposed for the site. As proposed, Villas at Wellington Springs will consist of two phases each with 40 units for a total of 80 units in duplex/quadplex buildings. The development will be an independent living property for seniors targeting seniors ages 55 and over and as proposed will offer both affordable and market rate units. The developer applied for Low Income Housing Tax Credits (LIHTC) in the spring of 2025 and a decision on that application is expected in August 2025.
  - Site 2: Located in between two of the most recently completed single-family home developments, Payton's Hamlet and Creekside East, on the east side of Pittsburg. Given the immediately surrounding uses, for sale units are the most likely use for the site, though there is a rental property, Remington Square, located within 0.3 mile north of the site and the newly completed Creekside Villas is located 0.5-mile northeast of the site. Both properties are performing relatively well in the market, which suggests that rental development can be successful despite the site's slightly more remote location. Overall, based on the surrounding uses, a single-family home or duplex/one-story townhome for-sale development is the most likely use for the site.

### Funding/Incentives

- KHRC First-Time Home-buyer Program would allow moderate income households to purchase homes in the city.
- Rural Housing Investment District (RHID) – This incentive provides reimbursement for eligible costs associated with infrastructure to new developments.
- Provide infrastructure cost reduction incentives for developers along with tax abatements to incentivize the developer.

- **Kansas Housing Resources Corporation Moderate Income Housing (MIH) Grant** - This program provides grants or loans to develop housing and support homeownership programs in cities or counties with populations of less than 60,000, such as Pittsburg. According to Kansas Housing Resources Corporation, “a lack of quality, affordable housing is one of the greatest barriers to growth and development in rural Kansas.” Further, this program “serves Kansans who don’t qualify for federal housing assistance yet struggle to afford market rate housing.” The program can be used to develop rental or owner housing as well as pay for infrastructure, gap financing, or nonpayment assistance.
- **Kansas Housing Investor Tax Credit (KHITC)** – This program was established by the Kansas Housing Investor Credit Act for the purpose of facilitating investment in suitable housing that will support the growth of communities that lack adequate housing by attracting new employees, residents, and families, and supporting the development and expansion of businesses that are job and wealth creating enterprises. The act created \$13 million in tax credits made available annually to the Kansas Housing Resources Corporation (KHRC) for the program. A six-month pilot program was launched March 1, 2024. Qualified housing projects include those most likely to provide the greatest economic benefit and best meet the needs of the community lacking adequate housing where the project is located, with priority given to Kansas investors.

#### **Recommendation #4: Preserve Pittsburg’s existing single-family housing stock.**

##### Analysis

Approximately 2,428 housing units, or 25.7 percent of the housing supply, was built prior to 1939, indicating a very old housing stock. In addition, 2,441 housing units, or 28.0 percent of the housing stock, were built between 1940 and 1970. The typical life of a single-family home is approximately 40 years before significant renovations and improvements are needed. Many homes in central Pittsburg have fallen in disrepair due to neglect and financial difficulties and are in need of serious maintenance. Keeping up this maintenance is difficult for cost burdened homeowners. However, poorly maintained and condemned homes are a concern for the community and bring down the value of all homes in the area.

As of the 2023 ACS, there were an estimated 1,091 vacant housing units in Pittsburg, down from the approximately 1,511 vacant housing units as of the 2018 ACS. The vast majority of vacant housing units in Pittsburg are vacant due to reasons classified as “other”, followed by units that are “for rent.” Vacant units classified as “other” as well as those classified as “seasonal, recreational, or occasional use” are generally not available for long-term occupancy. The specific reason for units being classified as “other vacant” is not available. Given however the age of the housing stock and conversations with local stakeholders, it is likely that many of these units are in poor overall condition.

The age of a home is a risk factor for lead exposure because older homes are more likely to contain lead-based paint and lead-contaminated dust. According to the United States Environmental Protection Agency, approximately 87 percent of homes built before 1940 have some lead-based paint, while only 24 percent of homes built between 1960 and 1978 have some lead-based paint. The census tract that includes the downtown and immediately surrounding neighborhoods has a high lead exposure risk and an estimated 56.6 percent of homes were built prior to 1940. The tract to the southwest of downtown is the second most at risk, classified as high exposure risk and 44.7 percent of homes built prior to 1940, followed by the tracts north of downtown which are classified as high exposure risk and have an estimated 34.2 and 35.7 percent of homes built prior to 1940.

A sizeable percentage of Pittsburg’s older housing stock is also reportedly known as camp houses, a remnant of Pittsburg’s origins as a mining town. According to a 1972 article titled “Former Mining Communities of the Cherokee-Crawford Coal Field of Southeastern Kansas by William E. Powell in The Kansas Historical

Quarterly, there were “two basic types of houses in the coal-mining settlements. One was more or less square with a hipped-roof; the other was the elongated ‘crackerbox’ house [also referred to as a]... ‘shot-gun’ house, built like a box car and cut crosswise into three rooms.” Both types were found in company and noncompany camps. Further, the camps, including the houses/shacks/other buildings, were commonly moved, wholesale or in part, after the dissolution of the underground mines around which the camps originally clustered. Those buildings which were not moved were sold or left to fall into a state of disrepair. The article also notes that several of the mining communities in the region survived the decline of underground mining and became hamlets, villages, towns, and one city (Pittsburg). The article attributes Pittsburg’s survival to a variety of factors including its locational advantage of being on a railroad line and its overall size as a mining community as larger mining-oriented communities reportedly possessed a more diversified economic base. A typical three-room miner’s house (circa 1905) for the region is on display at the Miners Hall Museum in nearby Franklin (approximately eight miles north of Pittsburg), and the historical relevance of these structures was recently highlighted in a quarterly exhibit there titled “Preserving the Past – Coal Camps and Company Houses” in September 2023. Given the potential cultural significance of these structures, and their prevalence in Pittsburg, there could be grant funds that could pay for the renovation and updating of this type of home.

### Strategy

- Partner with a local non-profit organization, Point Forward, or builder to develop a program designed to specifically target the revitalization of camp houses throughout the city. These homes arguably have historical and cultural significance to the city. If a template could be developed for how to rehabilitate even just a portion of these homes to bring them back online this could result in a sizeable addition to the current housing supply.
- Revitalize dilapidated neighborhoods across the city; rehabilitate low and very-low-income homes to keep them from failing housing code inspections and prevent condemnation.
- Provide home buyer education, credit and budget counseling and continue local efforts.
- Encourage and market the use of local funding incentives to lower income individuals to prevent homes from declining further.
- Prevent neighborhood deterioration by demolishing homes that have been condemned or are vacant in existing neighborhoods.
- Conduct asbestos, lead-based paint, and other contaminant abatement.
- Encourage infill development by waiving demolition fees, reducing building permit fees, or providing other city-based incentives.
- Adopt the 2024 International Existing Building Code, which helps encourage redevelopment by not requiring all new construction requirements in the building code.
- Provide community outreach/consulting that would help prospective owners fill out the necessary paperwork to apply for local housing programs.
- Incentivize landlords of older housing stock to upgrade the older housing supply.
- Review Joplin’s three-prong approach to neighborhood reinvestment. The program combines several elements of programs already in place, though admittedly not widely used, in a targeted fashion with the goal of redeveloping a neighborhood rather than isolating single lot impacts throughout the city.

### Funding/Incentives

- Neighborhood Revitalization Act – Provides a tax rebate for substantial rehabilitation of a home or demolishing and home and building new construction.
- City of Pittsburg Emergency Repair Program – Provides a 100 percent deferred loan with a maximum contribution of \$2,000 to households with incomes of 50 percent or the Area Median Income (AMI) or below.
- City of Pittsburg Housing Rehabilitation Loan Program – Provides low-interest rehabilitation loans to homeowners for the purpose of improving their property. The program is funded by the Community



Development Block Grant (CDBG) program. In order to qualify, the applicant must live in the City limits, own the home, and be low to moderate income. The maximum loan available is \$18,000 with a two percent interest rate for 15 years.

- KHRC Weatherization Program – Increasing the participation of households in the Weatherization Program would help make the existing housing stock more energy efficient and help to lower the costs of homeownership.
- HUD Lead-Based Paint Hazard Reduction (LHR) Grant – Help subsidize the cost to make homes lead-safe for families.
- Community Development Block Grant (CDBG) Housing Program from the Kansas Department of Commerce – Funding for housing rehabilitation and demolition or neighborhood development for low- and moderate-income households. Activities include rehabilitation for owner- and rental-occupied housing, relocation of households from dilapidated residence, demolition of dilapidated housing, or removal of architectural barriers in residential properties. Neighborhood development includes those activities, in addition to public facilities improvement. Funds are also available for emergency rehabilitation for low to moderate income households. Funds from this source could replace the funds that are being diverted to the newly created CHIP program thereby allowing both options to be pursued fully.
- Apply for grant funding to develop a PILOT program for the rehabilitation and updating of some of the city's historic camp houses. One example of such a funding source is known as the Our Town Initiative of the National Endowment for the Arts (NEA). Competitive proposals include those that “lay the groundwork for long-term systems change that sustains the integration of arts, culture, and design into strategies for strengthening communities over the long term” among other things.
- Create a Public Private Partnership between the city, a nonprofit promoting affordable housing/community development (could be Point Forward), and a for-profit entity (or philanthropist), similar to that created in Bisbee, Arizona, to rehabilitate the older housing stock and sell it at below market prices as affordable housing supply. The program is designed as follows. The for-profit entity purchases the dilapidated home, the nonprofit completes the renovations and the city pays for the utilities and any infrastructure improvements needed for construction. Upon completion of the renovations, the for-profit company donates the home to the city and gets the tax benefit at the completed value. The city accepts the donation and then advertises the home for a 20 percent discount to market to ensure affordability. The city also absorbs the closing costs. The buyers however are responsible for getting themselves approved and they cannot have owned a home within the past year and they must sign a five-year deed of trust with the city stating that the new owners will reside in the home for at least five years before selling it; this prevents buyers from flipping the homes. If multiple pre-approved buyers are interested, the city hosts a lottery to select the buyer.

### **Recommendation #5: Implement stricter property maintenance codes.**

#### Analysis

According to the most recent census estimates, there are 1,091 vacant properties in Pittsburg, 742 of which are vacant due to reasons classified as “other.” The specific reason for units being classified as “other vacant” is not available. Given however the age of the housing stock and conversations with local stakeholders, it is likely that many of these units are in poor overall condition.

#### Strategy

- Adopt the 2024 International Building Code (IBC) and International Existing Building Code (IEBC), the latter of which specifically applies to repairs, alternations, additions, and changes to existing buildings.
- Adopt the Off-Site Construction ICC as the standard of practice for any off-site construction practices, if adopted.



- Utilize Kansas' Unclaimed Property Statute more aggressively to take over abandoned property and utilize these properties for low to moderate income housing.
- Create legislation similar to Chula Vista's "Abandonment and Waste" clause that places responsibility on lenders to maintain abandoned and foreclosed properties.
- Implement property maintenance codes and a mandatory rental inspection program that would require all area rental properties to go through an annual inspection. This would help identify unsafe homes as well as encourage property upkeep. The resultant upkeep would allow more rental properties to be Section 8 compliant as well.
- Promote the weatherization of rental properties to make homes more affordable for renters.
- Encourage community-based enforcement of property maintenance violations where community members feel motivated to report violations, knowing they will be addressed by the city if the tenant does not address them.
- Enact law for certain area of city that limits number of non-related occupants, reducing the desirability for students and opening up more homes to Section 8 voucher holders.
- An HOA or neighborhood association can serve as a support and passive watch system with the goal of intervening before a problem reaches the level where code enforcement is contacted and/or demolition necessary.
- Develop incentives/disincentives to convert vacant and/or dilapidated buildings particularly in the downtown area into productive uses.

#### Financing/Incentives

- Neighborhood Revitalization Act
- City of Pittsburg Emergency Repair Program
- City of Pittsburg Housing Rehabilitation Loan Program
- KHRC Weatherization Program
- HUD Lead-Based Paint Hazard Reduction (LHR) Grant
- Community Development Block Grant (CDBG)
- Vacancy tax / special assessment on vacant structures

### **Recommendation #6: Expand affordable housing for seniors**

#### Analysis

All of the surveyed senior properties are fully occupied with waiting lists. It is worth noting however that all also reported all unsubsidized units, i.e. LIHTC only units, to be occupied by tenants utilizing tenant-based vouchers, which suggests that a LIHTC property for seniors would likely be dependent on vouchers, if not project-based vouchers then likely tenant-based vouchers. The senior population in Pittsburg is projected to increase by 1.7 percent through 2029, faster than growth projected in the county and significantly faster than growth among all households. Approximately 65.3 percent of senior households have annual incomes below \$50,000; these households will not be able to afford the recently completed units at Villas at Creekside, a market rate 55 and over development.

#### Strategy

- Build condominiums and townhomes where seniors can enjoy homeownership instead of renting, but do not have to worry about the maintenance of yards, common areas, etc.
- Incentivize developers through low-interest loans or donated Land Bank land to increase the amount of LIHTC properties.
- Increase awareness and knowledge of the LIHTC and other state and federally assisted housing programs.

- Revise the zoning code to permit Accessory Dwelling Units (ADUs).
- Revise the building code to permit up to quad-plexes which are better suited to co-housing and communal living opportunities, an increasingly popular living arrangement among seniors.
- By pursuing this recommendation, the city also has the potential to release some of the older, more affordable housing supply for younger moderate-income households.

#### Funding/Incentives

- Incentivize developers with donated land and/or infrastructure to diversify the city's housing supply to include the types of structures that would be desirable for seniors
- Low Income Housing Tax Credits and HOME Funding – To be used by developers in conjunction with the donated land to increase the area's affordable housing supply.
- City Housing Incentive Program (CHIP) – To be used to incentivize builders to build low to moderate-income housing by mitigating some of the risk. The program is currently in the final planning stages and the city expects to launch the program in 2025. The initial funding for the program will be \$500,000. Grants will be awarded in the amount of 10 percent of the construction cost for the total amount of the grant not to exceed \$20,000 for eligible single-family residential construction sold to an income eligible buyer, defined as a household with an income of 150 percent of the AMI or less. As previously mentioned, this threshold renders the vast majority of households in Pittsburg eligible for the program. According to city officials the current plan is to incentivize a developer to build a series of smaller two-bedroom homes that would be suitable for seniors looking to downsize.
- Community Development Block Grant (CDBG) – Funds can be used for a wide range of housing related project including the construction of housing for the sale to a low to moderate income households.
- Opportunity Zone investment

### **Recommendation #7: Educate low to moderate income households on how they can purchase homes and encourage the use of first-time homebuyer incentive programs.**

#### Analysis

Although interest rates are no longer climbing the way they were in 2023, they remain high relative to recent historical trends and few predict any major changes in the coming year. Given these higher rates, difficulties accessing mortgage financing is expected to remain high, particularly for low to moderate income households as well as households with large student loan obligations.

#### Strategy

- Educate future and prior homebuyers on financing options, access to capital and how to improve their credit worthiness by promoting KHRC's home buyer education programs and offering them in the community.
- Inform future homebuyers and potential residents on local home buying assistance programs.
- Provide seminars on how households can improve their credit scores and begin saving for downpayments.
- First-time homebuyer incentives and programs are also available through local banks and financial institutions.

#### Funding/Incentives

- KHRC First-Time Home-buyer Program would allow low to moderate income households to purchase homes.
- HUD Mortgage Insurance Programs would help secure funding for lower income households.
- City Housing Incentive Program (CHIP) – This program will require the creation of a system to certify income eligibility and as such has an educational component.

- Community Development Block Grant (CDBG) – Funds can be used for a wide range of housing related projects including to pay for housing counseling, homebuyer education courses, downpayment assistance, closing costs, principal buy-downs, interest rate buy-downs, and the construction of housing for the sale to low to moderate income households.
- Moderate Income Housing (MIH) Grant

## **Recommendation #8: Increase opportunities for development to meet housing needs**

### Analysis

According to local interviews, while there continues to be some developable land in Pittsburg for larger master planned developments, the opportunities are becoming more limited as large portions of land have been purchased and are being developed to meet aforementioned housing needs. As a result, to meet additional housing needs that are currently not going to be met with supply in the pipeline, the city needs to identify additional development opportunities either in terms of additional land or modified uses of existing sites. One strategy that has been employed throughout the country has been zoning reform, as traditional zoning codes have been found to impede development particularly in the adaptive reuse of existing uses. According to an article by Ganon Evans published in 2022 by the Kansas Policy Institute titled *Zoning Reform, Not Subsidies, Reduces Housing Costs*, noted that “long-term reductions in the cost of housing come from removing barriers that inflate the cost of housing. This is namely zoning laws. Building height caps, lot sizes, and rules about what buildings can be built in certain areas all affect the cost to developers. Specifically, zoning artificially increases the costs of housing by limiting the supply of housing.”

### Strategy

- Expand city boundaries by annexing surrounding areas of unincorporated Crawford County
- Modernize the building and zoning codes to allow for more density and flexibility in terms of development proposed within its existing boundaries, which could in turn allow for a more purposeful use of existing land within the city limits to meet housing needs. This could include the elimination of traditional zoning to focus more on overall compatibility rather than use or modifications to the zoning code to add for example the addition of Accessory Dwelling Units (ADUs) or a density bonus for developments meeting city identified housing needs, among other options. The elimination or modification of traditional zoning has occurred throughout the country in both large metropolitan areas such as Minneapolis, Minnesota which eliminated single-family zoning and Houston, Texas that does not have a formal zoning code, as well as smaller markets such as Benton County, Arkansas.

### Funding/Incentives

Provide funding through the CDBG program or other state/local grants.

## **Recommendation #9: Develop and disseminate Pittsburg Brand, Rebrand Silverback Landing**

### Analysis

Silverback Landing is located within one mile of both PSU and the hospital. This development is platted for 133 parcels of which 60 are in Phase I. To date 22 homes have been delivered or are under construction. Homes are reportedly now selling for between \$360,000 and \$441,900. Silverback Landing was the first planned subdivision added to Pittsburg. As the first of its kind in over 80 years in Pittsburg, not only did the homes themselves have to be marketed and sold, but so too did the subdivision concept itself, including the establishment of an HOA, a rarity in Pittsburg. A strong marketing campaign and competitive pricing are traditional methods used to mitigate the penalty associated with being first, but the timing of the development’s market entry in the height of the COVID-19 pandemic and the subsequent increases in material and labor costs in the construction industry likely hampered these efforts. The development experienced three

primary challenges: timing (the development launched amidst the COVID-19 pandemic), rise in labor and material costs, and a lack of builders/tradespeople.

### Strategy

A sizeable percentage of persons employed in Pittsburg, particularly for professional jobs, continue to live outside of city limits. Conversations with local stakeholders attribute this to two main drivers. First, the housing supply in the city has historically been perceived as inadequate, particularly in terms of quality options, but also in terms of size and features such as a second bathroom and garage. Second, Pittsburg is perceived as less affordable than surrounding markets.

Silverback Landing development is currently entertaining opportunities to sell. The sale of the development could allow the new owners the opportunity to rebrand, particularly if the new ownership is local with strong connections to builders, tradespeople, and realtors/brokers as the participation of these stakeholder groups will be essential for the development's overall success. Overall, we believe the development still offers value to the community and with some additional attention to marketing and rebranding, we expect the subdivision to continue to be built out in the coming years. Further, a positive marketing campaign may help attract some current commuters back into the city as well as potential new residents. We recommend the following:

- Launch a strong counter messaging marketing campaign for the development that emphasizes the strengths of the development including its new construction appeal and location within Pittsburg, the region's main economic, educational, and healthcare hub, as well as any anticipated concept changes. This should also include the creation of a functioning website for the development itself so that prospective buyers can easily access the site and development plan alongside potential floorplans and pricing information. At the time of the field inspection, while the temporary development signage referenced a website, the site itself was not functioning.
- Identify at least one catalyst for change which can be used to challenge any lingering negative perceptions and stigma associated with the development post sale. One option would be to advance one, or some, of the proposed community amenities that were initially planned for Phase II. This could help address negative perceptions of the HOA as a cost with no benefit, which although small in magnitude at \$38 per month, is a first in the Pittsburg market.
- A public information campaign targeting current commuters and prospective residents highlighting that the city does (a) have new construction homes in the pipeline, (b) can be more affordable when also considering transportation costs, and (c) has the infrastructure in place for superior quality control (i.e. licensing requirements and code and building enforcement systems), which is a way to protect consumers. More specifically, first, there are a significant number of available lots at Silverback Landing and the potential to add additional units on other development sites. Second, by factoring in the cost of transportation rather than just housing, the Housing + Transportation Index provides a more comprehensive understanding of the affordability of a place highlighting that location efficient places can also be more affordable overall. When compared to Crawford County as a whole and to nearby Carl Junction, a bedroom community where many residents commute out for employment, Pittsburg is more affordable on average with 54 percent of income on average spent on housing and transportation costs relative to 60 percent in the county and 59 percent in Carl Junction. And third, while regulatory processes are oftentimes perceived as burdensome, and in some instances that can be the case, their purpose is to protect the occupants and should be discussed accordingly, not just in terms of life safety but also in terms of consumer protections. For example, a more transparent discussion and information source about state licensing requirements in Kansas relative to Missouri and its potential benefits (consumer protections/life safety) as well as limitations (higher building costs and ultimately prices) could help address some of the misinformation about city rules and regulations surrounding the building process.

Funding/Incentives

- Public-Private Partnership
- Kansas Tourism Grant
- Point Forward
- Rural Opportunity Zone (ROZ) Local Marketing Grant – this program is designed to help counties market the unique ROZ financial incentives available to new residents: student loan repayment assistance and/or 100 percent state income tax credit. Crawford County received this grant in 2024 from Kansas Commerce.

**Recommendation #10: Enhance housing and amenities in the Downtown area**Analysis

The current housing stock in the Downtown Area is now considerably more diverse than it was a decade ago. The downtown market has absorbed new businesses, long-term rental units, short-term rental units, a mixed tenancy building with long and short-term rental units, and student housing to date and there are significant planned additions currently underway that will further transform and enhance the downtown area. There continues, however, to be additional buildings in need of renovation including some that are vacant and pose potential public safety risks, as well as ample space for development and redevelopment in the Downtown Area above storefronts.

Strategy

- Emphasize the pedestrian-friendly nature of downtown and conveniences of living in the area. Residents of all demographics will be able to live closer to school, work, retail, and restaurants.
- Convert the second floors of underutilized office and retail buildings to loft-style apartments or condominiums, such as those in Joplin, which have been very successful in a similar-type setting.
- Create moderately priced income housing in the Downtown Area so that empty nesters looking to downsize and professionals earning near the area median income have housing options.
- Use the momentum from recent downtown successes to expand the footprint to the immediately adjacent areas.
- Create a licensing system for the burgeoning short-term rental market. To date there are an estimated 13 units operating as short-term rentals in the downtown and immediately surrounding area. While this is generally a positive trend as the area continues to experience an influx of investment, a license or permit is standard practice in most communities as the units are operating as businesses.
- Develop incentives/disincentives to convert vacant and/or dilapidated buildings into productive uses.

Funding/Incentives

- Low Income Housing Tax Credits
- HOME Funds
- CDBG funds
- Kansas Housing Resources Corporation Moderate Income Housing (MIH) Grant
- Kansas Housing Investor Tax Credit (KHITC)
- Opportunity Zone investment
- Vacancy tax / special assessments on vacant properties

## Recommendation #11: Establish a Land Trust

### Analysis

While a Land Bank is relatively unique in its role in terms of establishing the potential development pipeline, there are a variety of tools and mechanisms that can be used to ensure that the rehabilitated or newly constructed residential improvements on Land Bank (and other) lots meet community needs. A Community Land Trust (CLT) is a related, but distinct, entity from a Land Bank and these tools are oftentimes deployed together as complementary tools within a given community. A CLT is typically a nonprofit organization that holds land in trust for the purpose of providing affordable housing and other community identified essential uses ranging from land conservation to community services/amenities to affordable housing; regardless of the use, the purpose of the CLT is to ensure that the use is maintained in perpetuity. Typically, a CLT acquires the land/property from the local land bank (donated or otherwise), and then develops or contracts out development of the land for a particular identified community use. For residential projects for example, affordable housing units would be developed on the land and then homeownership would be generally comparable to traditional homeownership except that: (1) the purchase price would be lower because the land would continue to be owned by the CLT via a ground lease and (2) there are restrictions on any future re-sale of the home that ensures that the seller achieves some gains based on earned equity and market growth, but also that the home itself remains affordable based on conditions at the time of the sale such that any residential improvements built on land owned and managed by the CLT would be affordable in perpetuity. For more information on CLTs, we refer the reader to Grounded Solutions' Startup Community Land Trust Hub, found at <https://groundedsolutions.org/start-upclthub>.

### Strategy

- Consult with nearby municipalities that have established a Land Trust such as Springfield, Missouri or Wichita, Kansas to identify best practice.
- Consult with a local Habitat for Humanity Chapter as many chapters rely on a similar type of model for their portfolios.
- Use the Land Trust in combination with the Land Bank and the CHIP program to ensure that all buyers are income-eligible and that the developments remain affordable for subsequent buyers magnifying the impact of the city's initial CHIP investment.

### Funding/Incentives:

Provide funding through the CDBG program or other state/local grants.



## **APPENDIX A**

### **Assumptions & Limiting Conditions**

## ASSUMPTIONS AND LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the market analyst has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.
4. All information contained in the report, which others furnished, was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
5. The report was made assuming responsible ownership and capable management of the property.
6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
7. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.
9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the market analyst did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and buildings must not be used in conjunction with any other study or market study and are invalid if so used.
11. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the market analyst. Nor shall the market analyst, firm, or professional organizations of which the market analyst is a member be identified without written consent of the market analyst.

12. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional organization with which the market analyst is affiliated.
13. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.
14. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
15. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the Subject property will sell or lease for the indicated amounts.
16. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the market study report.
17. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
18. On all studies, Subject to satisfactory completion, repairs, or alterations, the report and conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time.
19. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums, except as reported to the market analyst and contained in this report.
20. The party for whom this report is prepared has reported to the market analyst there are no original existing condition or development plans that would Subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
21. Unless stated otherwise, no percolation tests have been performed on this property. In making the market study, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use.
22. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The market analyst does not warrant the condition or adequacy of such systems.
23. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the property. The market analyst reserves the right to review and/or modify this market study if said insulation exists on the Subject property.
24. Estimates presented in this report are assignable to parties to the development's financial structure.

## APPENDIX B

### Data Sources

## DATA SOURCES

Sources used in this study include data that is both written and oral, published and unpublished, and proprietary and non-proprietary. City officials, real estate developers/builders, local housing/planning/school employees, major employers, lenders, service providers, community organizations including the neighborhood advisory council representatives, property managers, property owners, realtors/brokers, and other housing industry participants were interviewed. In addition, we conducted a survey of existing, comparable rental properties. We would like to acknowledge the participation and assistance provided by the following individuals as part of this process; their assistance and participation was instrumental for the purposes of this report.

NAME	ORGANIZATION
Ronald Seglie	Commissioner
Dawn McNay	Commissioner
Jeff Elliott	Commerce Bank
Ryan Moore	Community National Bank
Nick Dellasega	Developer/Business Owner
Richard Oler	Acton Development Group
Darrell Trent	Acton Development Group
Quentin Holmes	DVLP
Leslie Lackamp	Mosaic in Southeast Kansas
Diann Gambill	Family Response Advocate Program / Pittsburg Police Department
Amy Nesselrode	Department for Children & Families
Derek Livingston	Derek Livingston Multimedia Production Specialist
Becky Gray	Building Health, Inc. / Community Health Center of SEK
Craig Leabo	SEK-CAP Housing Director
Casey Brown	SEK-CAP
Heather Spaur	Crawford County Mental Health
Joe Seitz	Catholic Charities
Meagan Keener	Pittsburg Public Housing Authority, City of Pittsburg
Bob Gilmore	Neighborhood Advisory Council
Kristin Thomas	Neighborhood Advisory Council
Lacy O'Malley	Neighborhood Advisory Council
Ryan Williams	Neighborhood Advisory Council
Sarah Watts	Neighborhood Advisory Council
Ian Youvan	DVLP
Clinton Bell	DVLP
Renee Casey	Pro X Realty
Suzy Boldrini	Broadway Lumber
Dr. Shane Kannarr	Kannarr Eye Care
Joe Dellasega	Dellasega Real Estate, LLC
Larry Fields	Frisco Event Center & Fun Zone Depot

NAME	ORGANIZATION
John & Terri Kutz	Property Owner / Property Management
Jason Escobar	Audio Crisp Events
Bob Scifers	Property Owner
Marissa Poppe	Pittsburg State University
Maria Thompson	Pittsburg State University
Jim Bishop	Jim Bishop and Associates Realtors
Madison Marietta	Cobb Realty
Ashlee Ricks	Reece Nichols Realtors
Monica Angeles	Jones Heritage Realty
Nichole Hamblin	Reece Nichols Realtors
Ann Lee	USD 250 Pittsburg School District
Tom Stegman	USD 250 Pittsburg School District
Maddy Robison	USD 250 Pittsburg School District
JB Elliott	USD 250 Pittsburg School District
Matt Hess	Hess Construction
Daron Hall	City Manager
Jay Byers	Deputy City Manager
Kim Froman	Director of Community Development & Housing
Sarah Runyon	Community Development Specialist
Dexter Neisler	Building Official

This report incorporates published data supplied by various agencies and organizations including:

- U.S. Census Bureau
- ESRI Demographics 2024
- Ribbon Demographics 2023
- Department of Housing and Urban Development (HUD)
- City of Pittsburg
- Pittsburg State University
- Micropolitan Area Economic Reports
- Kansas Department of Commerce
- Kansas Housing Resources Corporation
- U.S. Bureau of Labor Statistics
- National Low Income Housing Coalition
- United States Department of Housing and Urban Development
- United States Department of Agriculture
- Consolidated Planning/CHAS Data
- OntheMap (U.S. Census Bureau)
- [www.zillow.com](http://www.zillow.com)
- [www.hotpads.com](http://www.hotpads.com)
- [www.apartments.com](http://www.apartments.com)
- CoStar
- Federal Housing Finance Agency Housing Price Index County Map
- [www.policymap.com](http://www.policymap.com)
- Heartland MLS Statistics



## **APPENDIX C**

### **Qualifications of Consultants**

**STATEMENT OF PROFESSIONAL QUALIFICATIONS**  
**RACHEL BARNES DENTON, MAI**

**I. EDUCATION**

Cornell University, Ithaca, NY  
School of Architecture, Art & Planning, Bachelor of Science in City & Regional Planning

**II. LICENSING AND PROFESSIONAL AFFILIATION**

Designated Member of the Appraisal Institute  
Member of National Council of Housing Market Analysts (NCHMA)  
Member of Commercial Real Estate Women (CREW) Network  
    2011 and 2012 Communications Committee Co-Chair for the Kansas City CREW Chapter  
    2013 Director of Communications and Board Member for Kansas City CREW  
    2014 Secretary and Board Member for Kansas City CREW  
    2015 and 2016 Treasurer and Board Member for Kansas City CREW

State of Arkansas Certified General Real Estate Appraiser No. CG3527  
State of California Certified General Real Estate Appraiser No. AG044228  
State of Colorado Certified General Real Estate Appraiser No. 100031319  
State of Georgia Certified General Real Estate Appraiser No. 391113  
State of Hawaii Certified General Real Estate Appraiser No. CGA1048  
State of Illinois Certified General Real Estate Appraiser No. 553.002012  
State of Kansas Certified General Real Estate Appraiser No. G-2501  
State of Minnesota Certified General Real Estate Appraiser No. 40420897  
State of Missouri Certified General Real Estate Appraiser No. 2007035992  
State of Nebraska Certified General Real Estate Appraiser No. CG2017030R  
State of New Mexico Certified General Real Estate Appraiser No. 03424-G  
State of North Dakota Certified General Real Estate Appraiser No. CG-219110  
State of Oklahoma Certified General Real Estate Appraiser No. 13085CGA  
State of Oregon Certified General Real Estate Appraiser No. C000951  
State of South Dakota Certified General Real Estate Appraiser No. 1488CG  
State of Texas Certified General Real Estate Appraiser No. 1380396

**III. PROFESSIONAL EXPERIENCE**

Novogradac & Company LLP, Partner  
Novogradac & Company LLP, Principal  
Novogradac & Company LLP, Manager  
Novogradac & Company LLP, Senior Real Estate Analyst

**IV. PROFESSIONAL TRAINING**

Educational requirements successfully completed for the Appraisal Institute:  
    Appraisal Principals, September 2004  
    Basic Income Capitalization, April 2005  
    Uniform Standards of Professional Appraisal Practice, various  
    Advanced Income Capitalization, August 2006  
    General Market Analysis and Highest & Best Use, July 2008  
    Advanced Sales Comparison and Cost Approaches, June 2009  
    Advanced Applications, June 2010  
    General Appraiser Report Writing and Case Studies, July 2014  
    Standards and Ethics (USPAP and Business Practices and Ethics)  
    MAI Designation General Comprehensive Examination, January 2015  
    MAI Demonstration of Knowledge Report, April 2016

Completed HUD MAP Training, Columbus, Ohio, May 2010

## **V. SPEAKING ENGAGEMENTS**

Have presented and spoken at both national Novogradac conferences and other industry events, including the National Council of Housing Market Analysts (NCHMA) Annual Meetings and FHA Symposia, National Housing and Rehabilitation Association Conferences, Institute for Professional and Executive Development (IPED) conferences, and state housing conferences, such as Housing Colorado, Idaho Conference on Housing and Economic Development, and Missouri Workforce Housing Association.

## **VI. REAL ESTATE ASSIGNMENTS**

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

In general, have managed and conducted numerous market analyses and appraisals for various types of commercial real estate since 2003, with an emphasis on affordable multifamily housing.

Conducted and managed appraisals of proposed new construction, rehab and existing Low-Income Housing Tax Credit properties, Section 8 Mark-to-Market properties, HUD MAP Section 221(d)(4) and 223(f) properties, USDA Rural Development, and market rate multifamily developments on a national basis. Analysis includes property screenings, economic and demographic analysis, determination of the Highest and Best Use, consideration and application of the three traditional approaches to value, and reconciliation to a final value estimate. Both tangible real estate values and intangible values in terms of tax credit valuation, beneficial financing, and PILOT are considered. Additional appraisal assignments completed include commercial land valuation, industrial properties for estate purposes, office buildings for governmental agencies, and leasehold interest valuation. Typical clients include developers, lenders, investors, and state agencies.

Managed and conducted market studies for proposed Low-Income Housing Tax Credit, HUD MAP, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties, on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis and operating expense analysis. Property types include proposed multifamily, senior independent living, large family, acquisition/rehabilitation, historic rehabilitation, adaptive reuse, and single family developments. Typical clients include developers, state agencies, syndicators, investors, and lenders.

Completed and have overseen numerous Rent Comparability Studies in accordance with HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities. The properties were typically undergoing recertification under HUD's Mark to Market Program.

Performed and managed market studies and appraisals of proposed new construction and existing properties insured and processed under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.

Performed and have overseen numerous market study/appraisal assignments for USDA RD properties in several states in conjunction with acquisition/rehabilitation redevelopments. Documents are used by states, lenders, USDA, and the developer in the underwriting process. Market studies are compliant to State, lender, and USDA requirements. Appraisals are compliant to lender requirements and USDA HB-1-3560 Chapter 7 and Attachments.

Performed appraisals for estate valuation and/or donation purposes for various types of real estate, including commercial office, industrial, and multifamily assets. These engagements were conducted in accordance with the Internal Revenue Service's Real Property Valuation Guidelines, Section 4.48.6 of the Internal Revenue Manual.

Performed analyses of various real estate asset types subject to USDA 4279-B, Business and Industry Guaranteed Loans, Section 4279.150 guidelines.

Conducted various Highest and Best Use Analyses for proposed development sites nationwide. Completed an analysis of existing and proposed senior supply of all types of real estate, and conducted various demand and feasibility analyses in order to determine level of need and ultimate highest and best use of the site.

Prepared a three-year Asset Management tracking report for a 16-property portfolio in the southern United States. Data points monitored include economic vacancy, levels of concessions, income and operating expense levels, NOI and status of capital projects. Data used to determine these effects on the project's ability to meet its income-dependent obligations.

Performed various community-wide affordable housing market analyses and needs assessments for communities and counties throughout the Midwest and Western states. Analysis included demographic and demand forecasts, interviews with local stakeholders, surveys of existing and proposed affordable supply, and reconciliation of operations at existing supply versus projected future need for affordable housing. Additional analyses included identification of housing gaps, potential funding sources, and determination of appropriate recommendations. These studies are typically used by local, state, and federal agencies in order to assist with housing development and potential financing.

Managed a large portfolio of Asset Management reports for a national real estate investor. Properties were located throughout the nation, and were diverse in terms of financing, design, tenancy, and size. Information compiled included income and expenses, vacancy, and analysis of property's overall position in the market.

Performed appraisals of LIHTC assets for Year 15 purposes; valuations of both the underlying real estate asset and partnership interests have been completed. These reports were utilized to assist in potential disposition options for the property, including sale of the asset, buyout of one or more partners, or potential conversion to market rate.

# STATEMENT OF PROFESSIONAL QUALIFICATIONS

## JULIA SMITH

### I. Education

*University of Arizona, School of Sociology*

Ph.D. in Sociology with concentrations in Methodology/Statistics, Stratification, Networks

Dissertation Title: *Network Learning, Trust, and Effectiveness in Collaborative Governance Networks: A Comparative Case Study of Social Impact Bonds*

*The London School of Economics and Political Science*

MSc in Comparative Politics (States and Markets)

*The London School of Economics and Political Science*

MSc in Social Policy and Planning

*American University, Washington, DC*

BA in Law and Society, minor in Mathematics

### II. Professional Experience

Principal, Julia Grace Smith, LLC – Consultant with Novogradac Consulting, LLP (2011 – Present)

Postdoc Research Fellow, University of Arizona, Institute for Energy Solutions (2/2025 – Present)

Instructor, Teaching Assistant, Research Assistant at The University of Arizona (2011 – 2015)

Analyst, Novogradac & Company LLP (2006 – 2009)

Legal Secretary, Bergen & Bergen Law Firm

Research Assistant, Chr. Michelson Institute

### III. Research Assignments

- Performed various community-wide affordable housing market analyses and needs assessments. Analysis included demographic and demand forecasts, interviews with local stakeholders, focus groups, online public surveys, surveys of existing and proposed affordable supply, and reconciliation of operations at existing supply versus projected future need for affordable housing. Additional analyses included identification of housing gaps, potential funding sources, and determination of appropriate development sites, and policy recommendations. These studies are typically used by local, state, and federal agencies to assist with housing development and strategies.
- Conducted market and feasibility studies. Properties are generally Section 42 Low Income Housing Tax Credit Properties. Local housing authorities, developers, syndicators and lenders have used these studies to assist in the financial underwriting and design of LIHTC properties. Analysis typically includes: feasibility of pro formas including, but not limited to unit mix determination, demand projections, price analysis, rental rate analysis, competitive property surveying and overall market analysis.
- Conducted Rent Comparability Studies and HUD MAP Market Studies according to HUD guidelines.
- Conducted citywide analysis of poverty including causes and potential solutions.
- Conducted nationwide comparative case study of economic opportunity and poverty commissions.
- Assisted in appraisals of proposed new construction and renovation of existing properties.