

# Lewis Housing Study 2023



**Fort Hays State University  
600 Park Street  
Hays, Kansas**

**September 2023**

Prepared For  
**Edwards County Economic Development Center  
City of Lewis, Kansas**

By

**The Docking Institute of Public Affairs  
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**Mission:**  
**To facilitate effective public policy decision-making  
among governmental and nonprofit entities**

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## Executive Summary

The Docking Institute of Public Affairs was contracted by Edwards County Economic Development & Tourism and the City of Lewis to conduct a housing needs analysis for the city of Lewis for the purpose of documenting the availability of affordable housing for its current and future workforce, facilitating the broader goal of promoting economic development in the region. The analysis found the following:

- The vacancy rates of owner-occupied units in Lewis was 4.5% in 2021, higher than the shortage threshold set in the guidelines provided by the Kansas Rural Housing Incentive District Act, also higher than the vacancy rates in the comparison cities in the region. The vacancy rate of rental units in Lewis was 0%.
- Lewis did not appear to have an overcrowding issue for either owner-occupied units or rental units. On average, one person or less occupied a bedroom.
- No housing units lacked complete plumbing facilities or complete kitchen facilities in Lewis.
- Lewis has a high proportion of older housing units, with 66.5% of the housing units built prior to 1970. Only 0.8% of the housing units in Lewis were built after 2000.
- The ratio of the median value of owner-occupied housing units to the median household income in Lewis was higher than that in most of the comparison cities, indicating a relatively high housing cost in Lewis as compared with household income.
- The median monthly housing cost was \$439 in Lewis in 2021, which was lower than all the comparison cities in the region.
- The percentages of low-income families (earning less than \$20,000 per year) paying 30% or more of household income in Lewis were relatively high in the region. Among all the cities under study, Lewis had the highest percentage of households making \$50,00 to \$75,000 a year and paying 20% or more of household income toward housing.
- 20.5% of Lewis homeowners who had a mortgage on their house spent 30% or more of their household income on housing, higher than half of the comparison cities in the region. 3.3% of those homeowners without a mortgage in Lewis spent 30% or more of their household income on housing, the second lowest among all the comparison cities.
- 42.9% of renters in Lewis spent 30% or more of their household income on rent, higher than half of the comparison cities in the region.

- Households earning \$75,000 or more in Lewis were faced with a substantial shortage of housing units within their affordable price range, suggesting a great number of households in higher income categories lived in a house under their affordable levels and possibly a house with unsatisfactory quality, and therefore there is a possible need for new housing, and housing rehabilitation and improvement.
- From 1960 to 2020, on average Lewis population declined by 0.32% annually.
- Assuming a -1.5% annual population change rate in the next ten years, the demand for owner-occupied housing in Lewis would drop from 135 units in 2023 to 118 units in 2033. The demand for rental-occupied housing would drop from 36 in 2023 to 31 in 2033. Despite the decline in the overall demand, there would not be enough owner-occupied housing units for those households earning \$75,000 or more, if the housing stock stayed the same as that in 2021. No shortage is expected for the rental units. If the population decline rate were slower than 1.5% annually, higher levels of owner-occupied housing shortage would be expected. If the population declines by 0.5% annually, there would even be a shortage of rental units for those households earning between \$25,000 and \$50,000.
- Approximately 67% of housing units in Lewis were constructed at least 54 years ago, making many highly likely to be suitable for rehabilitation. However only two housing units were built after 2010, suggesting that additional incentives are required to maintain the quality of the older housing units in Lewis.
- The unemployment rate in Edwards County is low. A shortage of suitable housing for the current workforce is likely to increase economic instability and discourage in-migrants from joining the labor force in Edwards County and Lewis.
- Lewis and Edwards County offer a variety of recreational and cultural amenities and health care facilities conducive to retaining current residents and attracting new employers and labor. The availability of high-quality housing is one of the obstacles to economic stability and development in Lewis.



## Research Objectives and Methods

Edwards County Economic Development & Tourism and the City of Lewis, Kansas contracted with the Docking Institute of Public Affairs (Docking Institute) at Fort Hays State University to conduct a housing study. Following the guidelines provided by the Kansas Rural Housing Incentive District Act (Act), the Docking Institute collected data from the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, and records maintained by Edwards County and the City of Lewis. These data were analyzed to assess Lewis' current and future supply of and demand for housing, any inadequacies in the supply of housing that may exist, and the importance of quality housing for the economic growth of the city. The Act sets forth guidance with respect to the following four findings:

- I. There is a shortage of quality housing of various price ranges in the city or county despite the best efforts of public and private housing developers;
- II. The shortage of quality housing can be expected to persist and additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in such city or county;
- III. The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county;
- IV. The future well-being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county.

To facilitate review, the format of the report mirrors that of the Act guidelines published by the Kansas Department of Commerce.

### **I. Quality of Housing: “There is a shortage of quality housing of various price ranges in the city or county despite the best efforts of public and private housing developers”**

The first guideline provided by the Act asks if there is a shortage of quality housing of various price ranges. “Quality housing” is assessed through aggregated measures on a variety of factors, such as physical defects (for example lacking complete kitchen or plumbing), overcrowded units, excessive cost burden, and age of the houses. Table 1 shows the indicators and thresholds specified in the guidelines to define a shortage of quality housing. The following sub-sections examine the housing conditions in Lewis

in regard to those indicators in order to determine the degree to which a housing shortage exists. In order to understand how the housing conditions in Lewis fare relative to Northwest Kansas, four other demographically similar cities (Chase, Edna, Gorham, and Grainfield) in the region are selected as comparison cities.

**Table 1: Housing Shortage Indicators/Criteria**

<b>Housing Supply/Demand Indicators</b>	<b>Housing Shortage Criteria</b>
Vacancy Rate	Low (1% of stock or less for owner-occupied units; under 5% of stock for rental units)
Overcrowding	High (6% of stock or more for owner-occupied units)
Size Match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete Plumbing	Low (96% of stock or less for owner-occupied units; 95% of stock or less for rental units)
New Units (1 year old or less)	Low (1.5% of stock or less for owner-occupied units; 1% of stock or less for rental units)
Old Units (50 years old or more)	High (40% of stock or more for owner-occupied units; 40% of stock or more for rental units)
Price: Income Match	Count of households in income category exceeds count of units in price/rent category (units not to exceed 30% of gross income)

Table 2 presents a summary of the major housing characteristics specified in the guidelines. The statistics are obtained from the American Community Survey conducted by the U.S. Census Bureau. Such survey data were based on samples and thus were subject to sampling variability, which is measured by a margin of error. For instance, the margin of error for population in Lewis in 2021 was +/- 100 at the 90% confidence level, which means there is a 90% probability that the interval of 382 to 582 contains the true population size that would be found if all residents were surveyed in Lewis. The 2020 Decennial Census, which focused on the constitutional requirements to produce a count of the resident population, shows that Lewis had a population of 400 in 2020.

**Table 2: Major Housing Characteristics of Lewis: 2021**

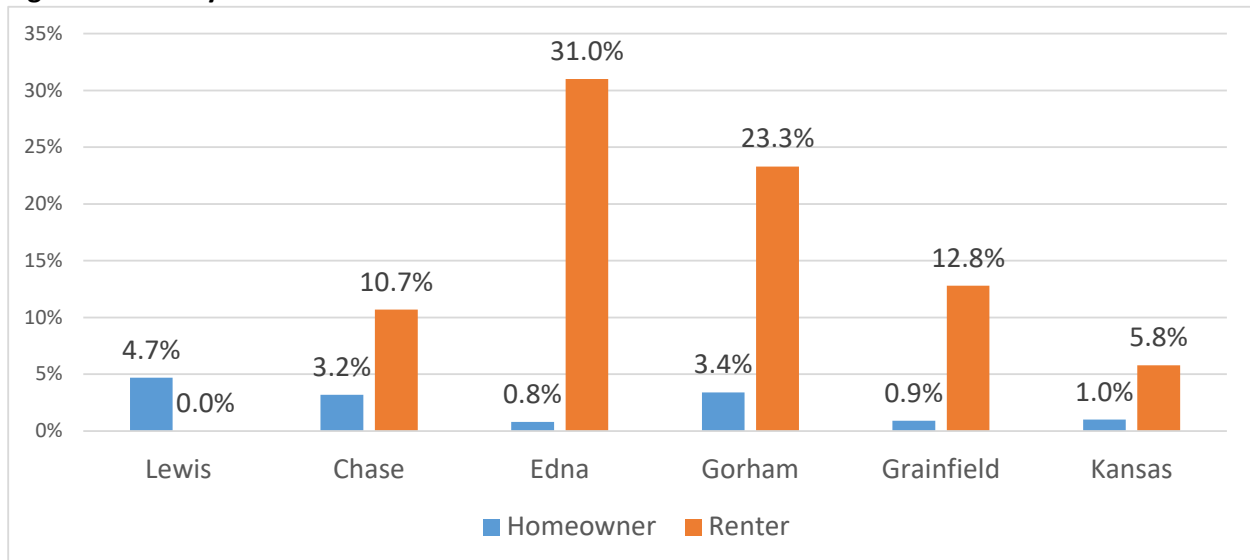
Population		482
Vacancy Rate	owner-occupied	4.7%
	renter-occupied	0.0%
Household Size (owner-occupied)	occupied units	161
	1-person household	31.7%
	2-person household	38.5%
	3-person household	11.2%
	4-or-more-person household	18.6%
Household Size (renter-occupied)	occupied units	45
	1-person household	71.1%
	2-person household	6.7%
	3-person household	8.9%
	4-or-more-person household	13.3%
Facility Deficiency	lacking plumbing	0.0%
	lacking kitchen facilities	0.0%
Housing Age	2020 to 2021	0.0%
	2010 to 2019	0.8%
	2000 to 2009	0.0%
	1990 to 1999	5.4%
	1980 to 1989	11.5%
	1970 to 1979	15.8%
	Prior to 1970	66.5%
House Value vs. Income (owner-occupied)	ratio	1.63
	median house value	\$59,000
	median household income	\$36,111
Monthly Housing Cost	median cost	\$439
	Less than \$500	59.2%
	\$500 to \$999	32.1%
	\$1,000 or more	8.8%
Percent of Households Paying 30% or More Income Monthly for Housing	household income less than \$20,000	66.9%
	household income \$20,000 to \$34,999	10.3%
	household income \$35,000 to \$49,999	0.0%
	household income \$50,000 to \$74,999	0.0%
	household income \$75,000 or more	0.0%
Monthly Owner Housing Cost as a Percentage of Household Income	housing units with a mortgage	39
	Less than 20.0 percent	51.3%
	20.0 to 29.9 percent	28.2%
	30.0 percent or more	20.5%
	housing units without a mortgage	120
	Less than 20.0 percent	87.5%
	20.0 to 29.9 percent	9.2%
	30.0 percent or more	3.3%
Gross Rent as a Percentage of Household Income	Occupied units paying rent	42
	Less than 20.0 percent	40.5%
	20.0 to 29.9 percent	16.7%
	30.0 percent or more	42.9%

Source: U.S. Census, 2017-2021 American Community Survey

## Vacancy Rate

The vacancy rates in Lewis and the comparison cities are shown in Figure 1. In 2021, 4.7% of the owner-occupied housing units in Lewis were vacant, and no rental units were vacant. The owner-occupied vacancy rate was higher than the shortage threshold set in the guidelines (1%), and was the highest among the cities under study. The data were obtained from the American Community Survey, and therefore were subject to sampling variability. The margin of errors at the 90% confidence level were +/-4.9% for the homeowner vacancy rate, and +/-40.7% for the rental vacancy rate in Lewis. There is a 90% probability that the true homeowner vacancy rate in Lewis would fall between 0.2% and 9.6% and the true rental vacancy rate would fall between 0% and 40.7% in 2021 if all housing units were surveyed in Lewis.

**Figure 1: Vacancy Rate: 2021**



\* The rental vacancy rate is the proportion of the rental inventory which is vacant for rent. The homeowner vacancy rate is the proportion of the homeowner inventory which is vacant for sale.

Source: U.S. Census, 2017-2021 American Community Survey

### Overcrowding/Size Match

As Table 3 shows, 24.2% of the owner-occupied housing units in Lewis had 4 or more bedrooms in 2021, and 18.6% of households that lived in the owner-occupied housing units had 4 persons or more in the household. The percentage of owner-occupied housing units with 2 or 3 bedrooms (70.2%) also exceeded that of the households with 2 or 3 persons (49.7%). As a result, among households living in owner-occupied housing units, on average 1 person or less occupied a bedroom. So Lewis did not appear to have an overcrowding issue, and the sizes of housing units adequately house the distribution of household sizes for owner-occupied housing units using criteria from the Act. The comparison cities had very minimal levels of overcrowding. In Chase, 2.6% of owner-occupied units had 1.01 to 1.5 occupants per room. Almost three percent (2.9%) of owner-occupied units in Grainfield had 1.51 or more occupants per room.

A better situation is observed in the renter-occupied housing units (Table 4). In 2021, on average 1 person or less occupied a bedroom among households living in rental units in all the cities under study except Edna, in which 2.5% of rental units had more than 1.5 occupants per room. There was no overcrowding issue for rental units in Lewis.

**Table 3: Size Match, Owner-occupied: 2021**

	Lewis	Chase	Edna	Gorham	Grainfield	Kansas
Occupied housing units	161	153	110	108	103	776,740
HOUSEHOLD SIZE						
1-person household	31.7%	35.3%	23.6%	26.9%	41.7%	23.5%
2-person household	38.5%	51.6%	38.2%	44.4%	38.8%	38.8%
3-person household	11.2%	1.3%	15.5%	12.0%	9.7%	14.4%
4-or-more-person household	18.6%	11.8%	22.7%	16.7%	9.7%	23.4%
BEDROOMS						
No bedroom	0.0%	0.0%	0.0%	0.0%	2.9%	0.3%
1 bedroom	5.6%	6.5%	0.0%	2.8%	1.9%	1.7%
2 or 3 bedrooms	70.2%	83.0%	76.4%	72.2%	48.5%	60.0%
4 or more bedrooms	24.2%	10.5%	23.6%	25.0%	46.6%	38.0%
OCCUPANTS PER ROOM						
1.00 or less occupants per room	100.0%	97.4%	99.1%	99.1%	97.1%	98.7%
1.01 to 1.50 occupants per room	0.0%	2.6%	0.9%	0.0%	0.0%	1.1%
1.51 or more occupants per room	0.0%	0.0%	0.0%	0.9%	2.9%	0.3%

Source: U.S. Census, 2017-2021 American Community Survey

**Table 4: Size Match, Renter-occupied: 2021**

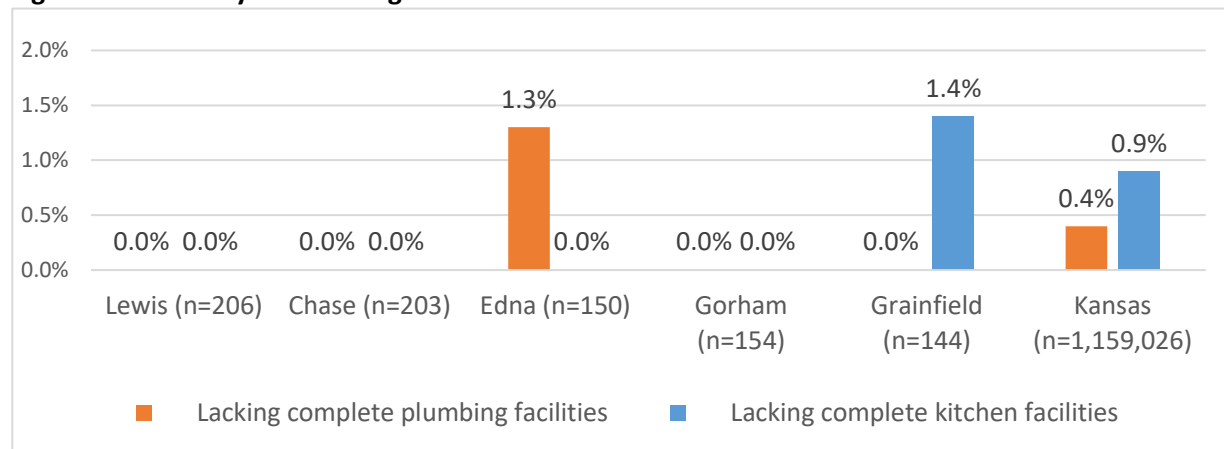
	Lewis	Chase	Edna	Gorham	Grainfield	Kansas
Occupied housing units	45	50	40	46	41	382,286
<b>HOUSEHOLD SIZE</b>						
1-person household	71.1%	30.0%	57.5%	15.2%	63.4%	43.2%
2-person household	6.7%	30.0%	10.0%	19.6%	12.2%	28.3%
3-person household	8.9%	0.0%	12.5%	13.0%	4.9%	13.0%
4-or-more-person household	13.3%	40.0%	20.0%	52.2%	19.5%	15.5%
<b>BEDROOMS</b>						
No bedroom	0.0%	0.0%	2.5%	0.0%	0.0%	5.7%
1 bedroom	0.0%	4.0%	10.0%	2.2%	7.3%	22.8%
2 or 3 bedrooms	75.6%	82.0%	87.5%	93.5%	53.7%	63.3%
4 or more bedrooms	24.4%	14.0%	0.0%	4.3%	39.0%	8.3%
<b>OCCUPANTS PER ROOM</b>						
1.00 or less occupants per room	100.0%	100.0%	97.5%	100.0%	100.0%	96.2%
1.01 to 1.50 occupants per room	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%
1.51 or more occupants per room	0.0%	0.0%	2.5%	0.0%	0.0%	1.9%

Source: U.S. Census, 2017-2021 American Community Survey

**Complete Plumbing**

No housing units lacked complete plumbing facilities or complete kitchen facilities in Lewis, Chase, and Gorham (Figure 2). Edna had 0.3% of housing units lacking complete plumbing facilities, and Grainfield had 1.4% of units lacking complete kitchen facilities. Both were far below the RHID Act 4% criterion for owner-occupied units or 5% criterion for rental units (see Table 1).

**Figure 2: Deficiency of Plumbing and Kitchen Facilities: 2021**



Source: U.S. Census, 2017-2021 American Community Survey

### ***New Units (One year old or less)***

Table 5 shows that only 0.8% of the housing units were built since 2000 in Lewis, whereas all comparison cities had higher percentages of housing units built since 2000. The threshold in the Act guideline is 1.5% of stock or less for owner-occupied units being 1 year old or less and 1% of stock or less for rental units being 1 year old or less. There is a strong need for new housing units in Lewis.

**Table 5: Age of Housing**

	<b>Lewis</b>	<b>Chase</b>	<b>Edna</b>	<b>Gorham</b>	<b>Grainfield</b>	<b>Kansas</b>
Total Housing Units	260	229	218	189	170	1,284,353
2020 or later	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%
2010 to 2019	0.8%	6.1%	0.9%	0.0%	1.8%	7.8%
2000 to 2009	0.0%	2.2%	1.8%	5.8%	1.8%	12.0%
1990 to 1999	5.4%	13.5%	3.2%	2.1%	2.9%	11.0%
1980 to 1989	11.5%	4.8%	19.3%	25.4%	13.5%	12.0%
1970 to 1979	15.8%	8.3%	14.7%	10.1%	24.7%	14.2%
1960 to 1969	14.6%	11.8%	6.9%	6.3%	10.0%	9.5%
1950 to 1959	11.9%	22.7%	11.9%	20.6%	15.9%	12.4%
1940 to 1949	4.2%	14.4%	1.4%	15.3%	12.4%	5.3%
1939 or earlier	35.8%	16.2%	39.9%	14.3%	17.1%	15.2%

Source: U.S. Census, 2017-2021 American Community Survey

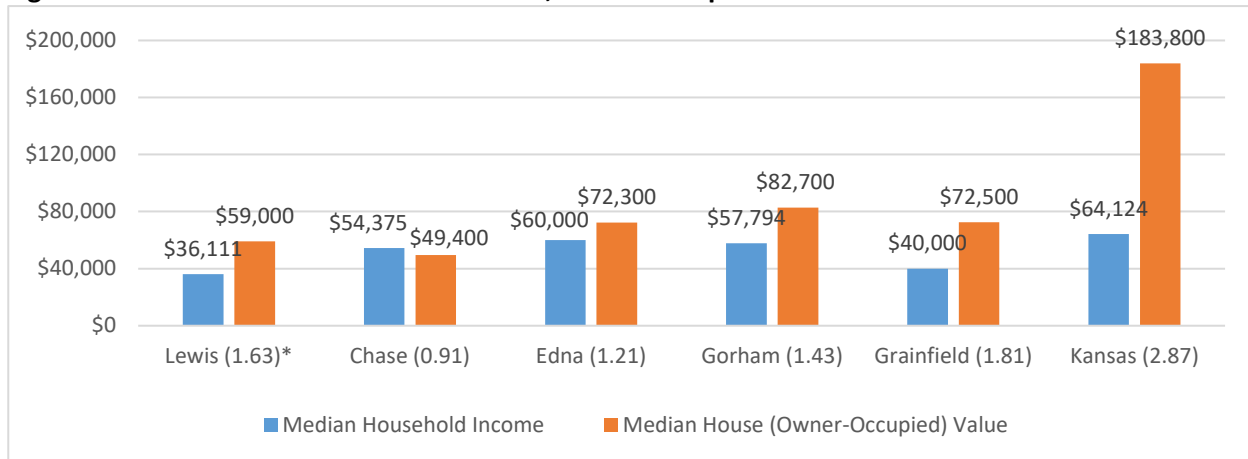
### ***Old Units (50 years old or more)***

In Lewis, 66.5% of the housing units are 54 years old or more (built before 1970), as shown in Table 5, which was higher than all the comparison cities. In the RHID Act, it is considered high when 40% of the housing stock is 50 years old or more. Lewis does have a high proportion of older housing units, suggesting a strong need for renovation and reconstruction.

### ***Price: Income Match***

In 2021, the median value of owner-occupied housing units in Lewis was \$59,000, and the median household income was \$36,111, yielding a value/income ratio of 1.63 (Figure 3). The value/income ratio in Lewis was lower than the state average, but higher than that in all other comparison cities except for Grainfield, which indicates a relatively high housing cost in Lewis as compared with household income.

**Figure 3: House Value vs. Household Income, Owner-occupied: 2021**



\*The value in the parenthesis is the value/income ratio

Source: U.S. Census, 2017-2021 American Community Survey

Table 6 shows the monthly housing costs<sup>1</sup> in 2021. The median monthly housing cost in Lewis was \$439, which was the lowest among all the study cities. The table also shows that only 7.3% of households in Lewis paid \$1,000 or more per month for housing, which was the lowest among all study cities. These results suggest that Lewis residents have low housing costs in the region.

**Table 6: Monthly Housing Costs: 2021**

	Lewis	Chase	Edna	Gorham	Grainfield	Kansas
Less than \$500	59.2%	37.9%	35.3%	26.6%	34.7%	16.6%
\$500 to \$999	32.1%	30.6%	32.0%	44.8%	38.9%	36.7%
\$1,000 to \$1,999	7.3%	22.1%	25.4%	24.7%	18.1%	34.9%
\$2,000 to \$2,999	0.0%	0.0%	0.7%	1.3%	1.4%	7.2%
\$3,000 or more	0.0%	0.0%	0.0%	1.3%	0.0%	2.7%
No cash rent	1.5%	9.4%	6.7%	1.3%	6.9%	1.9%
Median (dollars)	439	550	688	833	590	939

Source: U.S. Census, 2017-2021 American Community Survey

<sup>1</sup> In the American Community Survey, housing costs include: 1) mortgage payments, rent payments, condominium and other fees, real estate taxes, and premiums for homeowners insurance. Also, for mobile homes, installment loan payments, site rent, license and registration fees, and personal property taxes; 2) electricity costs and gas costs in previous month; 3) average for 12 months prior to interview: other fuel costs, water and sewer costs.



Table 7 shows the monthly housing costs by household income in 2021 for all households in Lewis and comparison cities. Among those households in Lewis making less than \$20,000 a year, 66.9% paid 30% or more of their income toward housing, which was higher than those in Chase and Gorham. Lewis had the third highest percentage (10.3%) of households making \$20,000 to \$34,999 a year paying 30% or more of household income toward housing (higher than Chase and Grainfield). In Lewis 45.3% of households making \$50,000 to \$74,999 a year paid 20% or more of household income toward housing, which was higher than all the comparison cities. It appears that the percentages of low-income families in Lewis paying high housing costs are relatively high in the region, suggesting a need for government assistance in providing affordable housing for those with annual incomes of less than \$20,000.

**Table 7: Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months-All Households: 2021**

	Lewis	Chase	Edna	Gorham	Grainfield	Kansas
Household income less than \$20,000						
Less than 20% of household income	19.4%	50.0%	7.0%	24.6%	0.0%	4.3%
20 to 29% of household income	13.7%	16.9%	20.0%	30.0%	0.0%	9.6%
30% or more of household income	66.9%	33.1%	73.0%	44.6%	100.0%	86.1%
Household income \$20,000 to \$34,999						
Less than 20% of household income	67.0%	46.9%	77.0%	19.6%	56.3%	17.7%
20 to 29% of household income	22.3%	46.9%	6.2%	19.6%	40.5%	25.0%
30% or more of household income	10.3%	7.8%	17.7%	59.8%	3.2%	57.3%
Household income \$35,000 to \$49,999						
Less than 20% of household income	91.0%	96.6%	77.0%	31.7%	50.4%	36.3%
20 to 29% of household income	9.7%	0.0%	23.9%	26.0%	33.6%	33.9%
30% or more of household income	0.0%	3.4%	0.0%	42.3%	16.8%	29.8%
Household income \$50,000 to \$74,999						
Less than 20% of household income	54.7%	85.1%	72.7%	57.8%	81.7%	54.1%
20 to 29% of household income	45.3%	5.0%	27.3%	26.2%	18.3%	30.6%
30% or more of household income	0.0%	9.9%	0.0%	15.7%	0.0%	15.8%
Household income \$75,000 or more						
Less than 20% of household income	95.2%	60.7%	96.2%	90.2%	93.5%	81.6%
20 to 29% of household income	4.8%	39.6%	3.5%	9.8%	0.0%	15.3%
30% or more of household income	0.0%	0.0%	0.0%	0.0%	6.5%	3.1%

Source: U.S. Census, 2017-2021 American Community Survey

Table 8 and Table 9 present the monthly costs for homeowners and renters, respectively. Among Lewis homeowners who had a mortgage on their house, 20.5% spent 30% or more of their household income on housing, which was higher than Chase and Edna. Among Lewis homeowners without a mortgage, 3.3% spent 30% or more on housing (Table 8). Lewis homeowners have moderate burdens regarding monthly housing costs in the region.

**Table 8: Monthly Owner Cost as a Percentage of Household Income: 2021**

	Lewis	Chase	Edna	Gorham	Grainfield	Kansas
Housing units with a mortgage	39	68	53	61	23	447,894
Less than 20.0 percent	51.3%	44.1%	73.6%	39.3%	60.9%	53.0%
20.0 to 29.9 percent	28.2%	48.5%	24.5%	21.3%	17.3%	24.7%
30.0 percent or more	20.5%	7.4%	1.9%	39.4%	21.7%	22.2%
Housing unit without a mortgage	120	85	57	47	80	322,949
Less than 20.0 percent	87.5%	87.0%	87.8%	68.1%	57.6%	77.4%
20.0 to 29.9 percent	9.2%	8.2%	10.5%	21.2%	20.0%	11.1%
30.0 percent or more	3.3%	4.7%	1.8%	10.6%	22.5%	11.5%

Source: U.S. Census, 2017-2021 American Community Survey

A significant number of renters in Lewis, Edna, and Grainfield paid a very high percentage of their income on housing. All three cities have more than 40% of renters paying 30% or more of their income on housing in 2021. About sixty (59.6%) of renters in Lewis paid 20% or more of their income on housing, which was higher than all comparison cities (Table 9). These results strongly suggest that most of Lewis renters are paying a higher proportion of their incomes on housing costs. Government-assisted housing would provide relief for families whose housing costs are straining their budgets and perhaps causing them to forego other necessities.

**Table 9: Gross Rent as a Percentage of Household Income: 2021**

	Lewis	Chase	Edna	Gorham	Grainfield	Kansas
Occupied units paying rent	42	31	27	44	31	353,831
Less than 20.0 percent	40.5%	77.5%	55.5%	63.6%	45.2%	31.2%
20.0 to 29.9 percent	16.7%	6.5%	0.0%	22.7%	9.7%	25.8%
30.0 percent or more	42.9%	16.1%	44.4%	13.6%	45.2%	42.9%

Source: U.S. Census, 2017-2021 American Community Survey

Assuming homebuyers would view a house with a value twice as high as their annual household income as affordable, and renters could afford to spend 24% of annual household income on rent, Table 10 matches households in different income categories with the affordable housing units in Lewis. In 2021, 55 households in Lewis earned less than \$25,000. A total of 96 housing units were affordable for these households, including 76 owner-occupied housing unit (valued \$50,000 or less) and 20 rental units (rented for \$500 or less per month). There was a surplus of 41 affordable housing units for households earning less than \$25,000 a year. A surplus was also found for those households earning between \$25,000 and \$75,000.

For those households earning \$75,000 and more, there was a shortage of affordable housing. For example, the income of 26 households in Lewis was between \$75,000 and \$100,000, but only three owner-occupied housing units were within the affordable level for those households. The shortage suggests a great number of households in higher income categories lived in a house under their affordable levels and possibly a house with unsatisfactory quality, and therefore there is a possible need for housing rehabilitation and improvement. As there were very few housing units being built in Lewis in the past 20 years (see Table 5), there is also a potential shortage of new housing stock for those households earning about 200% or more of the median income.

**Table 10: Income Distribution and Housing Affordability in Lewis: 2021**

Income Range	% of City Median Household Income	% of Households	Number of Households	Affordable Range for Owner Units	Number of Occupied Owner Units	Affordable Range of Renter Units	Number of Occupied Renter Units	Total Occupied Affordable Units	Balance (Affordable Units minus Number of Households)
Less than \$25,000	less than 67%	26.7%	55	\$0-50,000	76	\$0-500	20	96	41
\$25,000 - 49,999	67-135%	36.9%	76	\$50,000-99,999	66	\$500-999	19	85	9
\$50,000 - 74,999	135-202%	5.3%	11	\$100,000-149,999	15	\$1,000-1,499	6	21	10
\$75,000 - 99,999	202-270%	12.6%	26	\$150,000-199,999	3	\$1,500-1,999	0	3	-23
\$100,000 - 149,999	270-405%	13.1%	27	\$200,000-299,999	1	\$2,000-\$3,000	0	1	-26
\$150,000 or more	Over 405%	5.3%	11	\$300,000 or more	0	\$3,000 or more	0	0	-11
<b>Total</b>			<b>206</b>		<b>161</b>		<b>45</b>	<b>206</b>	<b>0</b>

Source: U.S. Census, 2017-2021 American Community Survey

### ***Housing Demand and Supply Forecast***

Besides the current housing conditions, the guidelines in the Act suggest a housing needs study may conduct “beyond-the-present” analyses that make projections of population, as well as housing supply and demand changes. Since 2000, Lewis experienced population decline (Table 11). The annual population change rate between 1960 and 2020 was -0.32%. Based on the change rates since 1960, Table 12 presents the population forecast under three scenarios. With an annual change rate of -1.5%, Lewis population would be 354 in 2028 and 329 in 2033. With an annual change rate of -1.0%, Lewis population would 351 in 2033; and the population would be 375 in 2033 with the annual change rate of -0.5%.

**Table 11: Population Change in Lewis: 1960-2020**

	Population at Decade's End	Decennial/ Period Population Change	% Change during Decade	Annual Change Rate
1960	486			
1960-1970	525	39	8.02%	0.77%
1970-1980	551	26	4.95%	0.48%
1980-1990	451	-100	-18.15%	-1.98%
1990-2000	486	35	7.76%	0.75%
2000-2010	451	-35	-7.20%	-0.74%
2010-2020	400	-51	-11.31%	-1.19%
<b>1960-2020</b>		<b>-86</b>	<b>-17.70%</b>	<b>-0.32%</b>

Source: U.S. Census

**Table 12: Population Forecast for Lewis: 2023-2033**

	2020 Census, baseline	2023	2028	2033
Annual change Rate: -1.5%	400	382	354	329
Annual change Rate: -1.0%	400	388	369	351
Annual change Rate: -0.5%	400	394	384	375

Using the 2021 Census estimates as the baseline, the housing demand forecast is done under three population decrease scenarios. In 2021, Lewis household population was 482,<sup>2</sup> which was 100% of the total population (482). More than eighty percent (81.7%) of households lived in owner-occupied units and 18.3% lived in renter-occupied units. The vacancy rate for the owner-occupied units was 4.7% and the rate for the renter-occupied units was 0%. The average household size of owner-occupied units

<sup>2</sup> The 2021 total population and household populations are significantly higher than the 2020 Census population. See footnote under Table 13 for clarification.

was 2.45 and the size of renter-occupied units was 1.96. The following assumptions are used for the forecast: 1) the percentage of household population in the total population, the percentages of owner-occupied and renter-occupied households, and the vacancy rates for owner-occupied units and renter-occupied units did not change from 2021 to 2023 and would not change in the next 10 years; 2) the household sizes in both owner-occupied units and renter-occupied units would decline gradually.

With a -1.5% annual population change rate (Table 13), the population in Lewis would be 382 in 2023, and the household population would be the same in 2023. There would be 313 residents living in owner-occupied units and with a size of 2.44 residents in each household, 128 owner-occupied units would be needed in 2023. A vacancy rate of 4.7% would increase the need to 135 units. Similarly, it is estimated that 126 owner-occupied units will be needed by 2028, and 118 units needed by 2033. Using the same method, it is estimated that Lewis would need 36 renter-occupied units by 2023, 34 renter-occupied units by 2028, and 31 by 2033.

**Table 13: Housing Demand Forecast in Lewis: Assuming -1.5% Annual Population Change**

	2021 Census Estimates	2023	2028	2033
Population	482	382	354	329
Household Population	482	382	354	329
Housing Demand				
<i>Owner Occupied</i>				
Household Population	394	313	290	269
Average Household Size	2.45	2.44	2.42	2.4
Number of Households	161	128	120	112
Homeowner Vacancy Rate	4.7%	4.7%	4.7%	4.7%
Units Needed	169	135	126	118
<i>Renter Occupied</i>				
Household Population	88	70	65	60
Average Household Size	1.96	1.95	1.93	1.91
Number of Households	45	36	34	31
Rental Vacancy Rate	0.0%	0.0%	0.0%	0.0%
Units Needed	45	36	34	31

Note: The 2021 population is an estimate based on the American Community Survey and thus considered less accurate than the 2020 Census information. The housing data under Column “2021 Census Estimates” (vacancy rate, household population, household size, number of households, etc.) are only available from the American Community Survey and therefore used in this report as a baseline for housing demand forecast (including the calculation of percentage of household population and percentages of owner-occupied and renter-occupied households). This housing demand forecast assumes that Lewis population will change as forecasted based on the decennial Census information (Table 11) and that the conditions regarding household will be the same as or similar to the estimates from the 2021 American Community Survey.

Lewis will need fewer housing units if the county's population continues to decline. However, as shown in Table 10, the county had a great shortage of housing units for households earning \$75,000 and more. The shortage will still exist, to a less extent, even with the population decline. Assuming the population decline will be evenly distributed among households with different income levels, that is, the percentage of households in each income range as shown in Table 10 will not change in the next 10 years, housing affordability analyses were conducted for both owner-occupied units and renter-occupied units. As shown in Table 14, 76 owner-occupied units in the \$0-50,000 price range had residents in 2021. With a vacancy rate of 4.7%, Lewis had a total of 80 owner-occupied housing units in the \$0-50,000 price range in 2021.

It was estimated that there would be 128 owner households in 2023 with a -1.5% population change (see Table 13). Assuming the income distribution of those households were the same as that in 2021, there would be 28 households earning less than \$25,000 in 2023, meaning the demand for the housing units in the \$0-50,000 price range would be 28. As Lewis has 80 housing units in the \$0-50,000 range (assuming the conditions of those houses did not change in the past two years), there would be a surplus of 52 owner-occupied units in the \$0-50,000 price range in 2023. Similarly, there will be 26 owner households earning less than \$25,000 by 2028 and 24 households earning that much by 2033. If those 80 housing units were maintained well and stayed in habitable conditions in the next ten years, Lewis would have a surplus of 54 owner-occupied units for households earning less than \$25,000 by 2028, and a surplus of 55 units by 2033. A surplus will also be found for households earning less than \$75,000 in the next 10 years. Those households earning \$75,000 or more would be faced with a shortage of housing units in their affordability ranges. In 2033, the housing market would have a 57 surplus as a total, but 41 owner households (15+18+8) that earn \$75,000 or more would need to live in a house below their affordability ranges.

As for renter-occupied units, there would be a surplus of 13 units for those households earning less than \$75,000 in the next 10 years, assuming all households would search for a house that meets their affordability levels. No renter households earn more than \$75,000 in Lewis (Table 15).

**Table 14: Owner-Occupied Housing Affordability Forecast in Lewis 2021-2033: Assuming -1.5% Annual Population Change**

Household Income Range	% of Owner Households, 2021	Affordable Range for Owner Units	Total Occupied Owner Units, 2021	Total Owner Units, 2021 (Including Vacant Units)	Number of Owner Households, 2023	Number of Owner Households, 2028	Number of Owner Households, 2033	Balance 2023 (Total Units minus Number of Households)	Balance 2028 (Total Units minus Number of Households)	Balance 2033 (Total Units minus Number of Households)
Less than \$25,000	21.7%	\$0-50,000	76	80	28	26	24	52	54	55
\$25,000 - 49,999	31.7%	\$50,000-99,999	66	69	41	38	36	29	31	34
\$50,000 - 74,999	6.8%	\$100,000-149,999	15	16	9	8	8	7	8	8
\$75,000 - 99,999	16.1%	\$150,000-199,999	3	3	21	19	18	-17	-16	-15
\$100,000 - 149,999	16.8%	\$200,000-299,999	1	1	22	20	19	-20	-19	-18
\$150,000 or more	6.8%	\$300,000 or more	0	0	9	8	8	-9	-8	-8
<b>Total</b>			<b>161</b>	<b>169</b>	<b>128</b>	<b>120</b>	<b>112</b>	<b>41</b>	<b>49</b>	<b>57</b>



**Table 15: Renter-Occupied Housing Affordability Forecast in Lewis 2021-2033: Assuming -1.5% Annual Population Change**

Household Income Range	% of Renter Households in 2021	Affordable Range of Rental Units	Total Occupied Rental Units, 2021	Total Rental Units, 2021 (Including Vacant Units)	Number of Renter Households, 2023	Number of Renter Households, 2028	Number of Renter Households, 2033	Balance 2023 (Total Units minus Number of Households)	Balance 2028 (Total Units minus Number of Households)	Balance 2033 (Total Units minus Number of Households)
Less than \$25,000	44.5%	\$0-500	20	20	16	15	14	4	5	6
\$25,000 - 49,999	55.6%	\$500-999	19	19	20	19	18	-1	0	1
\$50,000 - 74,999	0.0%	\$1,000-1,499	6	6	0	0	0	6	6	6
\$75,000 - 99,999	0.0%	\$1,500-1,999	0	0	0	0	0	0	0	0
\$100,000 - 149,999	0.0%	\$2,000-\$3,000	0	0	0	0	0	0	0	0
\$150,000 or more	0.0%	\$3,000 or more	0	0	0	0	0	0	0	0
<b>Total</b>			<b>45</b>	<b>45</b>	<b>36</b>	<b>34</b>	<b>31</b>	<b>9</b>	<b>11</b>	<b>13</b>

With a -1.0% annual population change rate (Table 16), the population in Lewis would change from 388 in 2023 to 351 in 2033. The number of owner households would decline from 130 in 2023 to 120 in 2033, leading to a decreasing demand for owner-occupied units from 137 in 2023 to 126 in 2033, assuming a 4.7% vacancy rate. The number of households living in rental houses would drop from 36 in 2023 to 34 in 2033, and the demand for renter-occupied units would change from 36 in 2023 to 34 in 2033, assuming a 0% vacancy rate.

**Table 16: Housing Demand Forecast in Lewis: Assuming -1.0% Annual Population Change**

	2021 Census Estimates	2023	2028	2033
Population	482	388	369	351
Household Population	482	388	369	351
<i>Housing Demand</i>				
<i>Owner Occupied</i>				
Household Population	394	318	302	287
Average Household Size	2.45	2.44	2.42	2.4
Number of Households	161	130	125	120
Homeowner Vacancy Rate	4.7%	4.7%	4.7%	4.7%
Units Needed	169	137	131	126
<i>Renter Occupied</i>				
Household Population	88	71	68	64
Average Household Size	1.96	1.95	1.93	1.91
Number of Households	45	36	35	34
Rental Vacancy Rate	0.0%	0.0%	0.0%	0.0%
Units Needed	45	36	35	34

Table 17 shows the housing affordability forecast by household income for owner households, assuming a -1.0% annual population change. If the conditions of all housing units stay the same in the next ten years, by 2033, Lewis would have a surplus of 93 (54+31+8) owner units for households earning less than \$75,000, but a shortage of 43 owner units for those earning more than \$75,000 (Table 17). There would be a surplus of 11 rental units for households earning less than \$75,000 by 2033 (Table 18).

**Table 17: Owner-Occupied Housing Affordability Forecast in Lewis 2021-2033: Assuming -1.0% Annual Population Change**

Household Income Range	% of Owner Households, 2021	Affordable Range for Owner Units	Total Occupied Owner Units, 2021	Total Owner Units, 2021 (Including Vacant Units)	Number of Owner Households, 2023	Number of Owner Households, 2028	Number of Owner Households, 2033	Balance 2023 (Total Units minus Number of Households)	Balance 2028 (Total Units minus Number of Households)	Balance 2033 (Total Units minus Number of Households)
Less than \$25,000	21.7%	\$0-50,000	76	80	28	27	26	52	53	54
\$25,000 - 49,999	31.7%	\$50,000-99,999	66	69	41	40	38	28	30	31
\$50,000 - 74,999	6.8%	\$100,000-149,999	15	16	9	8	8	7	7	8
\$75,000 - 99,999	16.1%	\$150,000-199,999	3	3	21	20	19	-18	-17	-16
\$100,000 - 149,999	16.8%	\$200,000-299,999	1	1	22	21	20	-21	-20	-19
\$150,000 or more	6.8%	\$300,000 or more	0	0	9	8	8	-9	-8	-8
<b>Total</b>			<b>161</b>	<b>169</b>	<b>130</b>	<b>125</b>	<b>120</b>	<b>39</b>	<b>44</b>	<b>49</b>

**Table 18: Renter-Occupied Housing Affordability Forecast in Lewis 2021-2033: Assuming -1.0% Annual Population Change**

Household Income Range	% of Renter Households in 2021	Affordable Range of Rental Units	Total Occupied Rental Units, 2021	Total Rental Units, 2021 (Including Vacant Units)	Number of Renter Households, 2023	Number of Renter Households, 2028	Number of Renter Households, 2033	Balance 2023 (Total Units minus Number of Households)	Balance 2028 (Total Units minus Number of Households)	Balance 2033 (Total Units minus Number of Households)
Less than \$25,000	44.5%	\$0-500	20	20	16	16	15	4	4	5
\$25,000 - 49,999	55.6%	\$500-999	19	19	20	19	19	-1	0	0
\$50,000 - 74,999	0.0%	\$1,000-1,499	6	6	0	0	0	6	6	6
\$75,000 - 99,999	0.0%	\$1,500-1,999	0	0	0	0	0	0	0	0
\$100,000 - 149,999	0.0%	\$2,000-\$3,000	0	0	0	0	0	0	0	0
\$150,000 or more	0.0%	\$3,000 or more	0	0	0	0	0	0	0	0
<b>Total</b>			<b>45</b>	<b>45</b>	<b>36</b>	<b>35</b>	<b>34</b>	<b>9</b>	<b>10</b>	<b>11</b>

With a -0.5% annual population change rate (Table 19), the population in Lewis would change from 394 in 2023 to 375 in 2033. There would be 128 owner households in 2033 with a demand of 134 owner-occupied units, assuming a 4.7% vacancy rate. The number of households living in rental houses would drop from 37 in 2023 to 36 in 2033, and the demand for renter-occupied units would change from 37 in 2023 to 36 in 2033, assuming a 0% vacancy rate.

**Table 19: Housing Demand Forecast in Lewis: Assuming -0.5% Annual Population Change**

	2021 Census Estimates	2023	2028	2033
Population	482	394	384	375
Household Population	482	394	384	375
Housing Demand				
<i>Owner Occupied</i>				
Household Population	394	322	314	307
Average Household Size	2.45	2.44	2.42	2.4
Number of Households	161	132	130	128
Homeowner Vacancy Rate	4.7%	4.7%	4.7%	4.7%
Units Needed	169	139	136	134
<i>Renter Occupied</i>				
Household Population	88	72	70	69
Average Household Size	1.96	1.95	1.93	1.91
Number of Households	45	37	36	36
Rental Vacancy Rate	0.0%	0.0%	0.0%	0.0%
Units Needed	45	37	36	36

Assuming a -0.5% annual population change and unchanged housing conditions in the next ten years, there would be a surplus of 88 (52+29+7) owner-occupied units in 2033 for households earning less than \$75,000, and a shortage of 46 units for households earning \$75,000 or more (Table 20). As for the rental units (Table 21), by 2033 there would be a surplus of four units for households earning less than \$25,000, and a surplus of six units for those earning between \$50,000 and \$75,000. There would be a shortage of one unit for households earning between \$25,000 and \$50,000.

**Table 20: Owner-Occupied Housing Affordability Forecast in Lewis 2021-2033: Assuming -0.5% Annual Population Change**

Household Income Range	% of Owner Households, 2021	Affordable Range for Owner Units	Total Occupied Owner Units, 2021	Total Owner Units, 2021 (Including Vacant Units)	Number of Owner Households, 2023	Number of Owner Households, 2028	Number of Owner Households, 2033	Balance 2023 (Total Units minus Number of Households)	Balance 2028 (Total Units minus Number of Households)	Balance 2033 (Total Units minus Number of Households)
Less than \$25,000	21.7%	\$0-50,000	76	80	29	28	28	51	52	52
\$25,000 - 49,999	31.7%	\$50,000-99,999	66	69	42	41	41	27	28	29
\$50,000 - 74,999	6.8%	\$100,000-149,999	15	16	9	9	9	7	7	7
\$75,000 - 99,999	16.1%	\$150,000-199,999	3	3	21	21	21	-18	-18	-17
\$100,000 - 149,999	16.8%	\$200,000-299,999	1	1	22	22	21	-21	-21	-20
\$150,000 or more	6.8%	\$300,000 or more	0	0	9	9	9	-9	-9	-9
<b>Total</b>			<b>161</b>	<b>169</b>	<b>132</b>	<b>130</b>	<b>128</b>	<b>37</b>	<b>39</b>	<b>41</b>

**Table 21: Renter-Occupied Housing Affordability Forecast in Lewis 2021-2033: Assuming -0.5% Annual Population Change**

Household Income Range	% of Renter Households in 2021	Affordable Range of Rental Units	Total Occupied Rental Units, 2021	Total Rental Units, 2021 (Including Vacant Units)	Number of Renter Households, 2023	Number of Renter Households, 2028	Number of Renter Households, 2033	Balance 2023 (Total Units minus Number of Households)	Balance 2028 (Total Units minus Number of Households)	Balance 2033 (Total Units minus Number of Households)
Less than \$25,000	44.5%	\$0-500	20	20	16	16	16	4	4	4
\$25,000 - 49,999	55.6%	\$500-999	19	19	21	20	20	-2	-1	-1
\$50,000 - 74,999	0.0%	\$1,000-1,499	6	6	0	0	0	6	6	6
\$75,000 - 99,999	0.0%	\$1,500-1,999	0	0	0	0	0	0	0	0
\$100,000 - 149,999	0.0%	\$2,000-\$3,000	0	0	0	0	0	0	0	0
\$150,000 or more	0.0%	\$3,000 or more	0	0	0	0	0	0	0	0
<b>Total</b>			<b>45</b>	<b>45</b>	<b>37</b>	<b>36</b>	<b>36</b>	<b>8</b>	<b>9</b>	<b>9</b>

The total population in Lewis was 400 according to the 2020 Census, which was significantly lower than the estimate reported in the 2017-2021 American Community Survey (482). The above housing demand forecasts (Tables 13-21) use the 2020 Census population as the base. If the American Community Survey estimate represents the true population in Lewis, the housing demand would be much higher than the forecasts presented in Tables 13-21, and the surpluses for those households earning less than \$75,000 could turn into shortages and those households earning more than \$75,000 could face higher levels of shortages.

## II. The shortage of quality housing can be expected to persist, and additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in such city or county

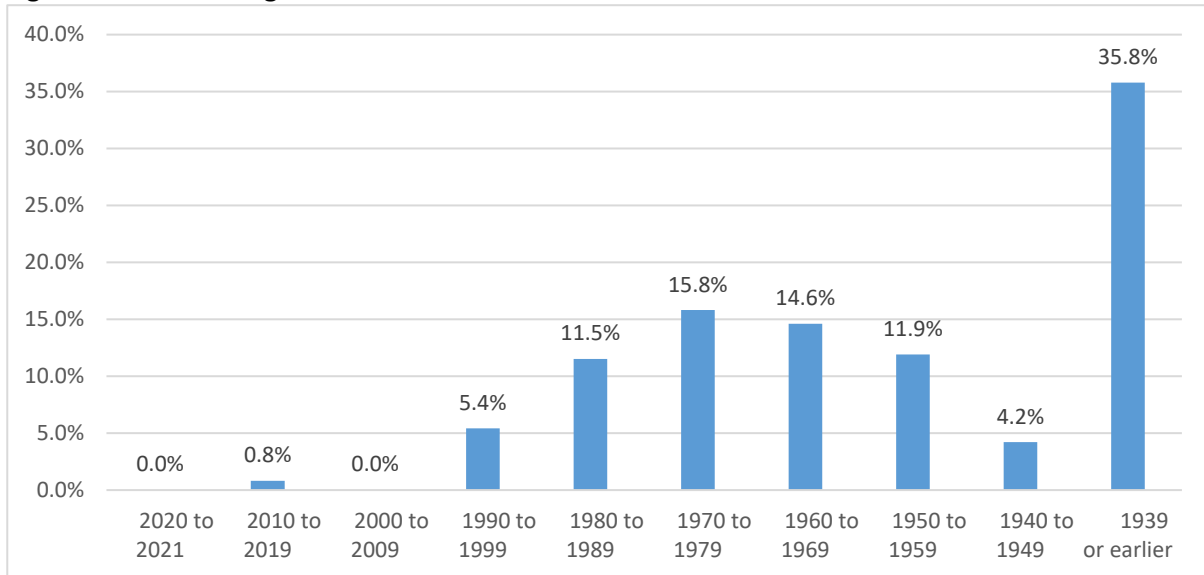
***Net Gain or Loss of Residential Units: The formula of new housing units constructed, minus existing housing units demolished, results in a low net gain (or loss) of residential units.***

As Lewis has been experiencing population decline in recent decades, new house construction slowed down dramatically after 1990. As Table 5 shows, only about 6% of the houses in Lewis were constructed since 1990.

***Housing Suitable for Rehabilitation: Existing housing units, suitable for rehabilitation, are present, but little or no rehabilitation activity is occurring***

Figure 4 shows the percentage of housing units in Lewis by year of construction. It indicates that 66.5% of the housing units in Lewis (173 units) were constructed before 1970 (53 years ago), making many highly likely to be in need of rehabilitation.

**Figure 4: Year Housing Structure Built – Lewis**



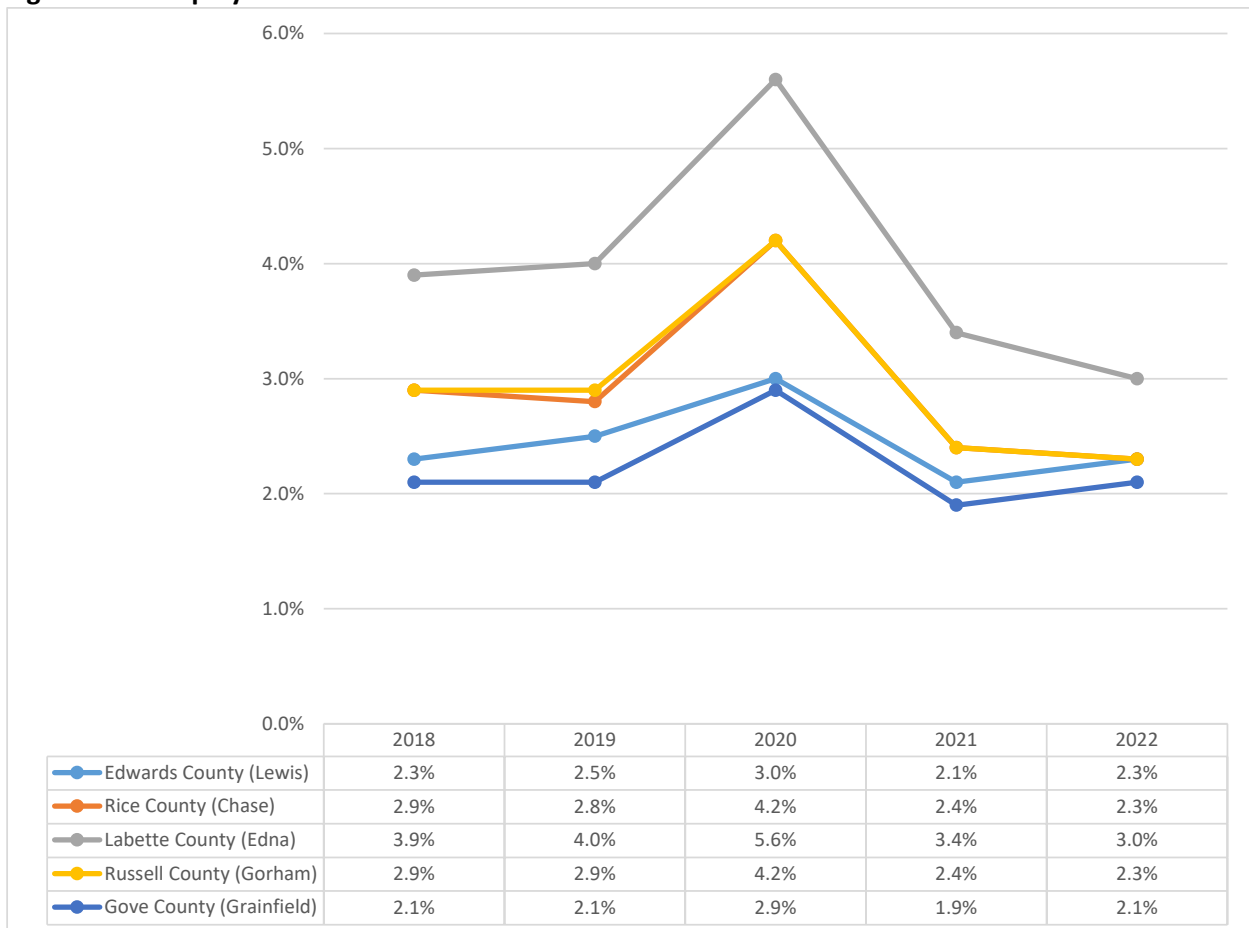
Source: U.S. Census, 2017-2021 American Community Survey



### III. The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county

Despite the population decline, the unemployment rate in Edwards County, where Lewis is located, was not the highest among the counties in which the study cities reside. Between 2018 and 2021, the unemployment rate in Edwards County was consistently lower than all comparison cities except for Gove County (Figure 6). In 2022, the unemployment rate in Edwards County was 2.3%, higher than that in Gove County, but the same as or lower than those in other counties. A shortage of suitable housing for the current workforce would be a barrier to economic stability. Quality housing may also attract in-migrants to join the labor force in Lewis as the unemployment rate in Edwards County is relatively low. It is imperative that the county takes a proactive approach to maintain an adequate quantity of new and rehabilitated housing units.

**Figure 5: Unemployment Rate**



Source: U.S. Bureau of Labor Statistics

#### **IV. The future well-being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county**

The analysis in Section I documents a shortage of housing in Lewis for relatively high-income families. Further analysis in Section II shows a disproportionately high number of older houses in Lewis. The shortage of housing for relatively high-income families will persist, even with a projected population decline in the next 10 years. Lack of quality housing will only serve as obstacles to economic stability and migration from other communities.

Somewhat unique among rural communities, Lewis has several businesses typically associated with higher population areas. Several businesses handle automotive needs. The town has a Cenex gas station and Lewis Alliance Ag & Grain LLC.<sup>3</sup> Basic auto maintenance can also be found in Lewis at the Alliance Ag & Grain Auto Service Center department. The services offered by them include oil changes, tire sales, balancing and rotation, general vehicle maintenance, batteries, and brakes.<sup>4</sup> Two businesses address personal finances needs: a bank and an insurance company. The local bank branch, Bank of Lewis, provides standard banking offerings including safety deposit, checking, savings, and ATM services.<sup>5</sup> The bank is open through the workweek 9am – 4pm. Hanston Insurance, a local insurance provider, offers a variety of policies including auto, commercial, farm, financial, home, and powersports. They are reachable from 8am to 5pm through the workweek. The town also has businesses providing personal care and beauty services. Two full-service salons are available in Lewis.<sup>6</sup> Kuttin’ Korner and Tin Tulip Salon and Boutique both offer hair and nail services. There is little need to go out of town for a restaurant. Lewis has two places that serve meals.<sup>7</sup> The Pit Stop convenience store includes all the typical goods of a convenience store and additionally serves a full lunch Monday through Saturday. Lewis Pub, the local bar and restaurant, is an alternative to the convenience store. They serve American

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<sup>3</sup> Lewis EcoDevo Interview  
<https://www.aagllc.com/>

<sup>4</sup> Lewis EcoDevo Interview  
<https://www.aagllc.com/>

<sup>5</sup> Lewis EcoDevo Interview  
<https://www.bankofhays.com/home/bankoflewis>

<sup>6</sup> Lewis EcoDevo Interview  
<https://www.facebook.com/tintulipsalonsboutique/>

<sup>7</sup> Lewis EcoDevo Interview  
<https://www.menupix.com/kansas/restaurants/250810475/The-Pub-Lewis-Lewis-KS>

pub/diner food with reasonable prices. Little Smiles Daycare is a new addition to the amenities offered in Lewis.<sup>8</sup> The daycare began providing services in the latter half of 2023. The Lewis Elementary School offering Pre-K through 6th Grade.<sup>9</sup> The school has an outdoor play area open to the public after school hours. A second park area is located in the southern area of the town.<sup>10</sup> Across the street from the RV park, the open field provides space to engage in a friendly ball game or disc-golf session.

Lewis offers several services and organizations adding substantial fundamental support to community members. Lewis has its own city hall as well as a volunteer fire department.<sup>11</sup> The Lewis Post Office counter is open Monday through Friday in the mornings from 8am to 12pm.<sup>12</sup> They offer typical post office services including bulk mail processes, money orders, mail pick-up, and carrier services. The post office building also enables PO Box access from 12:01 am to 11:59pm daily. Additionally, the community has a community hall as well as a public library.<sup>13</sup> The public library has a variety of materials and is open from 9AM to 5PM Monday to Thursday and in the mornings on Saturdays. The library provides free Wi-Fi services to the general public and also hosts activities frequently for readers of all ages, such as summer reading program, show and tell, and play and learn workshop.

Kinsley, a town about ten minutes away from Lewis, houses many additional organizations and services within Edwards County. What Lewis does not have Kinsley often provides for Edwards County. Among them are an ample assortment of places for outdoor and sports activities, such as the county rodeos and fairs.<sup>14</sup> These events involve a variety of county organizations including both the Edwards County Saddle Club and the Edwards County 4-H Club. Another sporting option in the area is the

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<sup>8</sup> Lewis EcoDivo Interview

<https://www.facebook.com/groups/619485930290908/>

<sup>9</sup> Lewis EcoDivo Interview and School Interview

<https://usd502.com/>

<sup>10</sup> Lewis EcoDivo Interview

<https://www.travelks.com/listing/lewis-rv-park/51449/>

<sup>11</sup> Lewis EcoDivo Interview

<https://lewis.krwa.net/>

<https://m.facebook.com/people/Lewis-Volunteer-Fire-Department/100067022904779/>

<sup>12</sup> Lewis EcoDivo Interview

<https://tools.usps.com/find-location.htm?location=1370321>

<sup>13</sup> Lewis EcoDivo Interview

<https://meadowlarklibrary.info/>

<sup>14</sup> Lewis EcoDivo Interview

Edwards County Golf Course, a nine-hole golf course holds league events for both men and women throughout the year.<sup>15</sup> The course offers a beautiful golfing experience for a variety of visitors and locals. In the summer, the course has a junior golfing program.

Not only an area for athletics, the Edwards County area has a pool of highly active organizations. The Ladies League, Senior Center, Childcare Committee, Ministerial Alliance, VFW, and Historical Society all support community members at many stages of life and enrich the region's cultural landscape.<sup>16</sup>

The Edwards County Medical Center (ECMC) is a 12-bed critical access hospital located in Kinsley that offers services at Midway Clinic, Midway Specialty Clinic, Spearville Medical Clinic, and St. John Medical Clinic.<sup>17</sup> The medical center has an ER, EMS, radiology center, rehabilitation center, a laboratory, and wound care center. Specialty providers are available for cardiovascular medicine, general surgery, mental health, orthopedics, podiatry, and pain management. ECMC is approximately a 13-minute drive from Lewis to Edwards County Medical Center in Kinsley. They offer 24-hour emergency care.

Lewis and the Edwards county area offer a variety of recreational and cultural amenities, and health care supports. These are conducive to retaining current residents and attracting new employers and labor. The availability of high-quality housing is one of the obstacles to economic stability and development in Lewis. This study demonstrates that rehabilitation of current housing units in Lewis would serve to address the housing shortage for the low-income and high-income households. Incentives are needed in order to promote more rehabilitation/new construction, so that Lewis would have adequate housing to retain current residents and attract more.

## Conclusions

The statistics and analyses of this report have documented, under criteria established by the Kansas Secretary of Commerce, Lewis's need for financial assistance in housing

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<sup>15</sup> Lewis EcoDivo Interview

<http://edwardscountygolfcourse.com/about.html>

<sup>16</sup> Lewis EcoDivo Interview

<sup>17</sup> Lewis EcoDivo Interview

<https://edcomed.com/ECH/Main.aspx?tid=1>

rehabilitation/construction in order to retain economic stability and development in Lewis and Edwards County. The analyses have provided empirical evidence that 1) there is a shortage of suitable housing for relatively high-income households; 2) even with a declining population, the shortage of housing is expected to persist without additional incentives to private sector investors; 3) the current and projected shortage of quality housing is a deterrent to the future stability and development of Lewis; and 4) the future well-being of Lewis is highly dependent on further government support of the local private housing industry.