

Housing Market Study

City of Benton

Butler County, Kansas



Prepared by
**The Kansas Public Finance Center &
Guv Guy Consultants**

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Introduction

This independent housing market study was prepared by the Kansas Public Finance Center and Guv Guy Consultants, and it evaluates existing market demand for new, single-family and rental housing in the city of Benton, Kansas and estimates housing needs for the city in the next five years.

This study quantifies housing demand for Benton and highlights residential opportunities for the city in pursuing housing investors from private or non-profit partners and grants and tax credits from the State of Kansas or other public sources.

The housing market study is presented in five sections:

- I. Benton Market Area Definition
- II. Property Description
- III. Demographic Characteristics
- IV. Benton Housing Market Description
- V. Projected Housing Demand

EXECUTIVE SUMMARY

This study presents a housing market and demand analysis for proposed construction of new housing in the city of Benton, Kansas, culminating in an estimated housing need projection of 50 new units built in the next 5 years, including replacement housing needs due to unit loss (e.g., caused by fire or demolition).

The findings of this analysis support existing strategies developed in the Benton Comprehensive Plan for 2023-2043, including efforts to offer more single and multi-family housing, and plans to plat additional neighborhoods to accommodate expected population growth and housing needs.

The findings from this study highlighting housing demand for new single family and affordable rental units in Benton, include the following:

1. Aging Housing Stock – The share of residents 65 years and older increased from 11.1% to 13.5%, indicating gradual aging among existing residents. Though housing for all age groups remains important, demand for age-restricted or senior-oriented housing may increase slightly as older residents age in place. As housing stock ages, the cost of maintenance generates increased demand for upgraded housing for longtime residents (Graph 9 – “Market Area Residential Permits by Decade”).
2. Declining vacancy rates– Despite construction of new housing units in the region, total vacancy rates from 2010-2018 declined in Butler County, suggesting consistent and increasing need for additional housing (see Table G-- “Butler County Vacancy Rates 2010 – 2018”).
3. Affordability - The housing market rental rates and home values in Benton are more affordable than other areas in the broader Butler County, placing the city in an ideal position to capture a segment of Butler County’s growing housing needs.

It is concluded that Benton’s housing demand will increase over the next several decades, suggesting current plans to develop single-family and multifamily housing in the region will provide important opportunities for the city’s growth.

If the rate of population growth matches estimates from the most recent decade, growing by 20 percent per decade, the city would be home to an additional 163 households by 2040, requiring 40 new units to be built in the next five years. Indeed, using the rate of 8.5 units per year (permitted new/remodeling projects approved for Benton since 2022), Benton should see at least 42.5 new units permitted over the next 5 years. Given the community questionnaire feedback highlighting need for unit replacement/remodeling needs with housing stock age and turnover, we consider an additional 1.5 units on average per year permitted to address such concerns in our final calculation (a total of 7.5 over the course of 5 years), resulting in **a final estimated housing demand of 50 new units** over the course of the next 5 years.

I. MARKET AREA DEFINITION

This study evaluates the City of Benton, Kansas, as the primary market area, representing around 1.4% of the broader Butler County residents as of the 2024 U.S. Census estimates. The City of Benton is located approximately 9 miles northeast and 5 miles north of the Cities of Wichita and Andover, respectively.

The city is home to USD 375, Circle Public Schools. A public school system serving approximately 2100 students, including residents of Northeast Wichita, El Dorado and Towanda. Proximity to larger communities including Wichita and Andover, as well as development of the K-254 Highway, are key factors shaping Benton's projected growth, according to the current 20-year Benton Comprehensive Plan.

Graph 1
City of Benton Geography

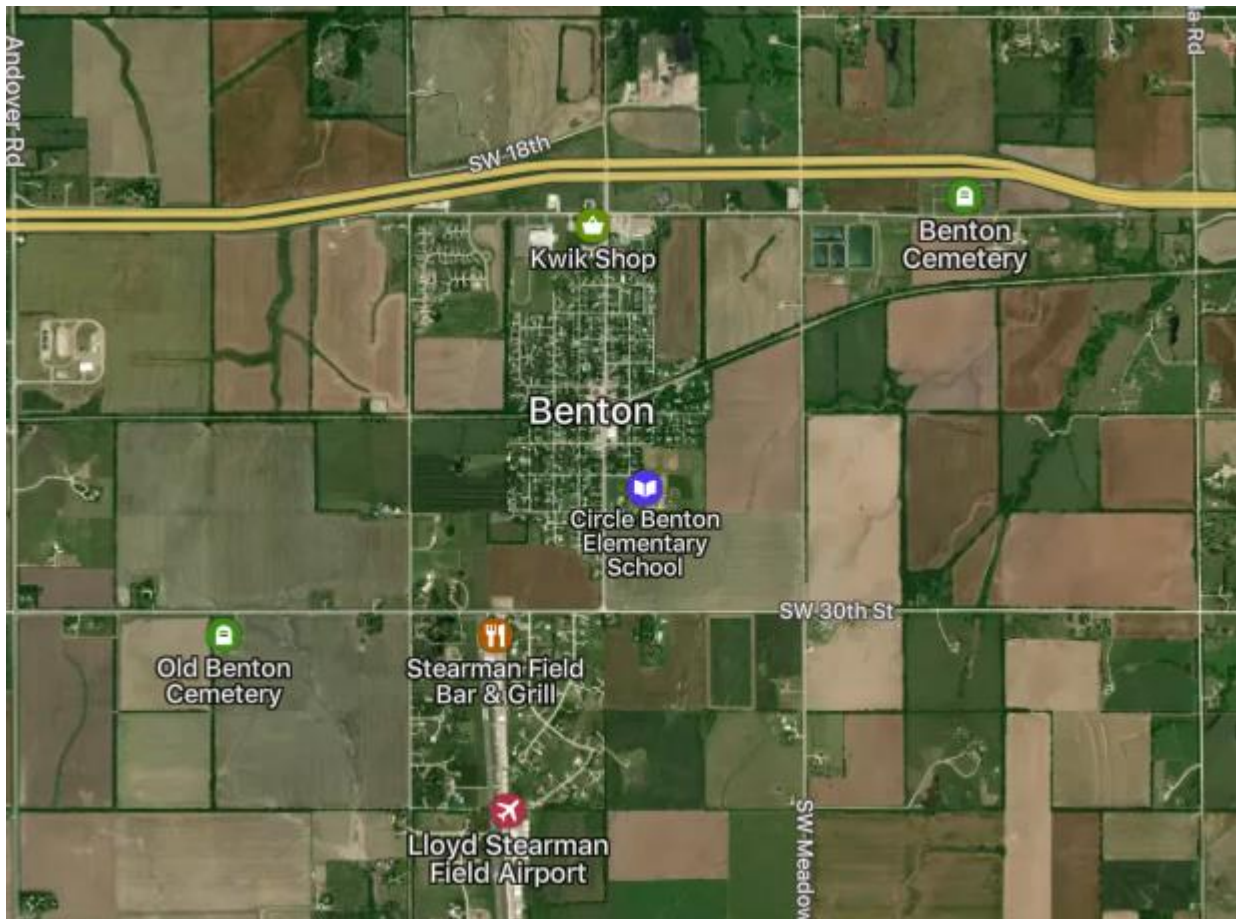


Image source: Google Earth

The secondary housing market considered in this study is the broader Butler County, representing the largest county in Kansas by total area, covering roughly 1,428 square miles. Known for its Bluestem prairies and remarkably dense coverage of intact tallgrass prairies, Butler County is driven by a diverse economy featuring petroleum production, farming and

Housing Market Study for Benton, Butler County, Kansas

ranching, as well as manufacturing, with historic contributions to both the agricultural and oil industries. Nearly one half of Butler County's employee population commute to work in Sedgewick County, including to the City of Wichita, which has a large concentration of manufacturing ventures in aircraft and oil and gas industries (see Table B – "Employment Patterns of Butler County Workers").

Butler County has seen substantial growth over the last several decades, with a total of 13,106 new residents since 1994, or around 423 new individuals annually on average (See Table A – "Area Population 1994 – 2030"), highlighting the county's need for new housing to accommodate increasing demand.

II. Property Description

The City of Benton's Comprehensive Plan for 2023-2043 includes a proposed land use plan, with new developing medium density and single-family residential areas, offering easy access to commercial, recreational, and educational venues for residents.

Graph 2
City of Benton Future Land Use Map 1

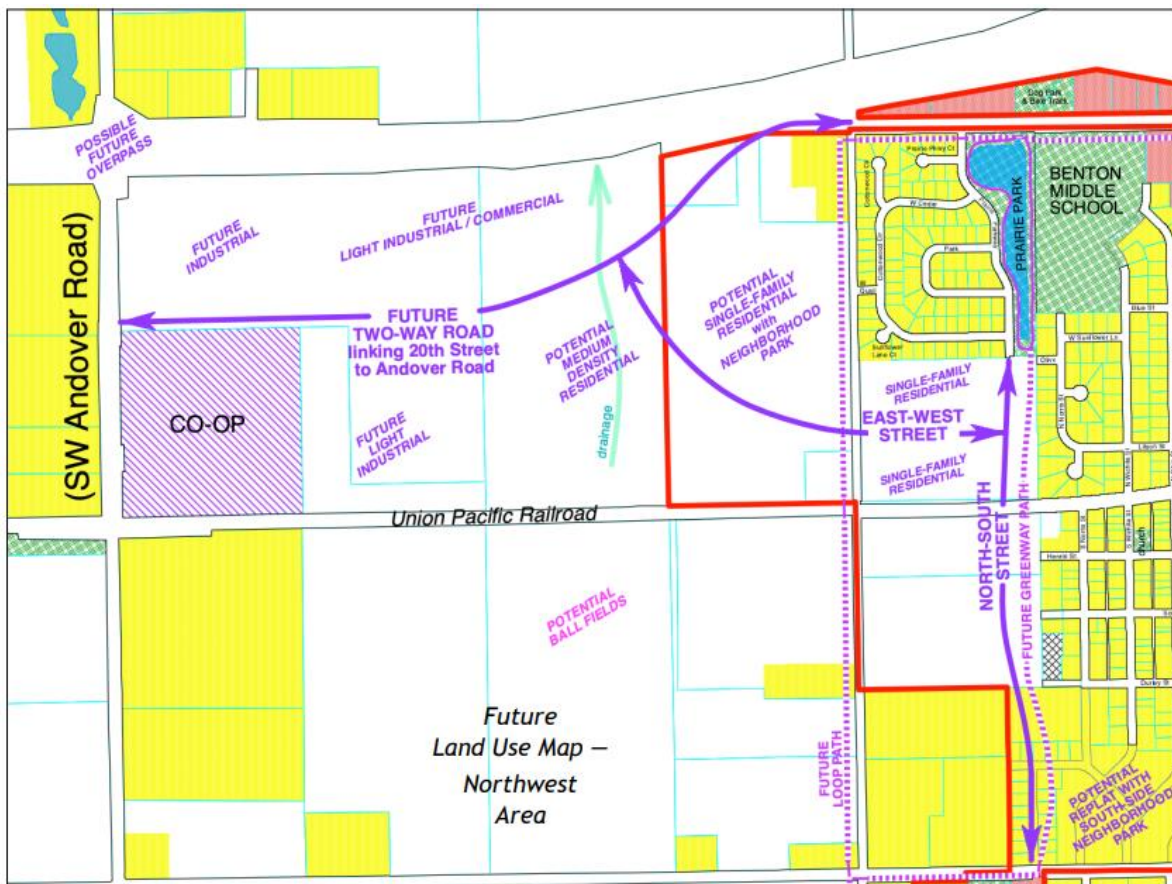


Image source: Benton Comprehensive Plan 2023-2043

The opening of the new Benton Elementary School in 2023 encourages new residential growth in the area, with ideal residential land already annexed adjacent to the school.

Graph 3
City of Benton Future Land Use Map 2

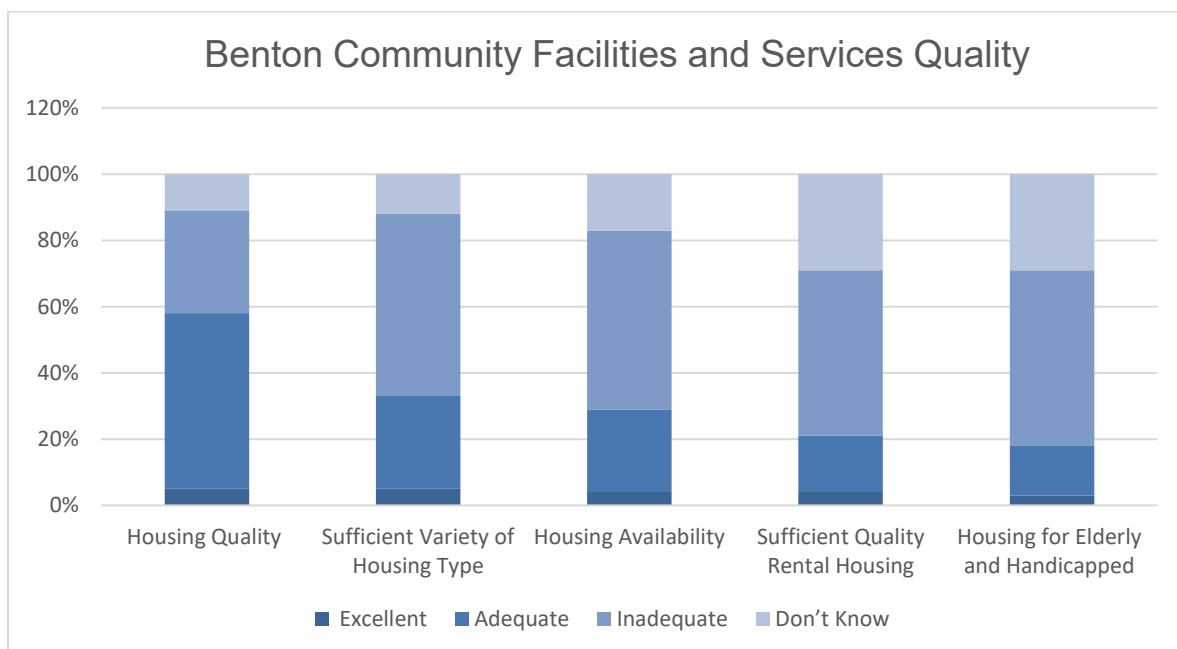


Image source: Benton Comprehensive Plan 2023-2043

Additionally, a 2023 Community Questionnaire found that the majority of respondents (75%) found the Circle School district facilities either excellent (50%) or adequate (25%) in providing services to the Benton area community, with another 70 percent of respondents finding the Circle School Programs either excellent (38%) or adequate (32%). This community survey revealed substantial community support for police and fire protection (94 percent and 92 percent found services excellent or adequate, respectively), as well as praise for the Prairie Park in Benton, with 47 percent of respondents reporting an excellent rating.

However, the community questionnaire demonstrated a substantial resident dissatisfaction with housing quality and availability in the City of Benton, with over half of respondents (55%) indicating an inadequate variety of housing type, and another 50 percent reporting inadequate rental housing quality.

Graph 4
Community Facilities and Services Feedback (N=4,410)



Source: City of Benton 2023 Community Questionnaire

This study addresses increasing demand for residential unit development, presenting information about the Benton population and housing market characteristics and needs, and offering recommendations based on available opportunities for growth and expansion.

III. **DEMOGRAPHIC CHARACTERISTICS**

The following section provides information about the population of Benton as well as the secondary market in Butler County, influencing the demand for new residential units. The City of Benton has seen steady growth in population over the last several decades, with an average growth rate of an estimated 13 percent per decade (Benton Comprehensive Plan 2023-2043). Similarly, Butler County has seen substantial population growth over time, with an increase of 13,106 residents from 1994-2025 (see Table A – Benton Market Area Population 1994-2030). New resident development has been concentrated along the highway corridors east and north of Wichita. Projections from the Wichita State University Center for Economic Development highlight a projected 5.77% increase in population from 2025 to 2030 for Butler County.

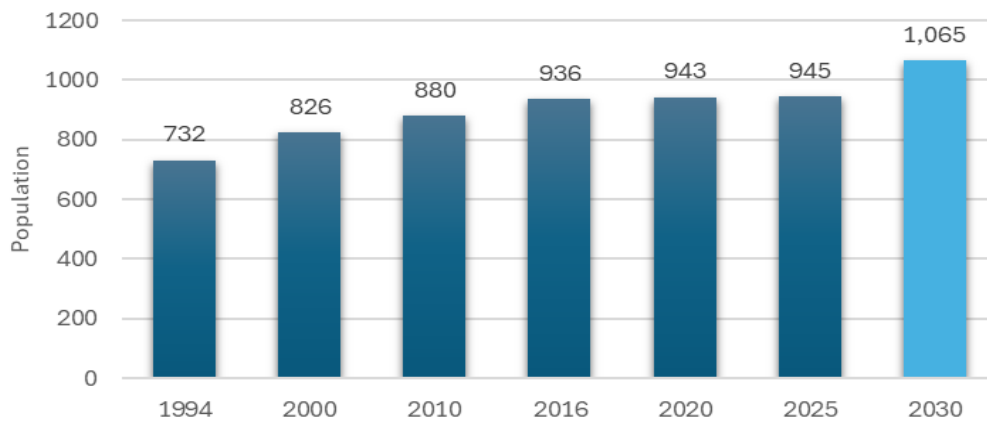
Table A
Benton Market Area Population 1994 – 2030

Year	Primary Market Area	Secondary Area
	City of Benton	Butler County
1994	732	56,212
2000	826	59,484
2010	880	65,880
2016	936	66,723
2020	943	67,380
2025	945	69,318
Net Change 1994 – 2025	+213	+13,106
2030 (est.)	1,065	73,320

Source: U.S. Census; The Center for Economic Development and Business Research; Benton Comprehensive Plan 2023-2043

Benton's population growth represents a net increase of 213 residents from 1994 to the present. Given the expected increase in Butler County, the City of Benton should prepare to capture a share of the projected population growth by developing new housing units to meet demand.

Graph 5
City of Benton Population and projection 1994-2030



Source: Benton Comprehensive Plan 2023-2043; U.S. Census Bureau

Employment

Butler County employment data highlights growth following the 2020 pandemic unemployment increase. Notable growth in employment opportunities in technology, healthcare, and retail trade accounted for an increase in civilian labor force participation consistent with job growth rate in the state of Kansas (see Table B – Butler County Employment 2014-2023).

Table B
Butler County Employment 2014 – 2023

Year	Civilian Labor Force	Employed	Unemployed	Butler County Unemployment Rate	Kansas Unemployment Rate
2014	31,369	29,078	2,291	7.5%	7.0%
2016	31,369	30,077	1,292	4.2%	4.0%
2017	30,982	29,906	1,076	3.8%	3.6%
2018	31,912	30,836	1,076	3.4%	3.3%
2019	32,491	31,492	1,099	3.2%	3.2%
2020	32,383	30,314	2,069	6.4%	5.7%
2021	32,456	31,315	1,141	3.5%	2.8%
2022	32,978	32,040	938	2.8%	2.9%
2023	31,912	30,836	1,076	3.4%	3.3%
Change 2014 - 2023	543 +1.73%	1,758 +6.1%	(1,215)	(4.1%)	(3.7%)

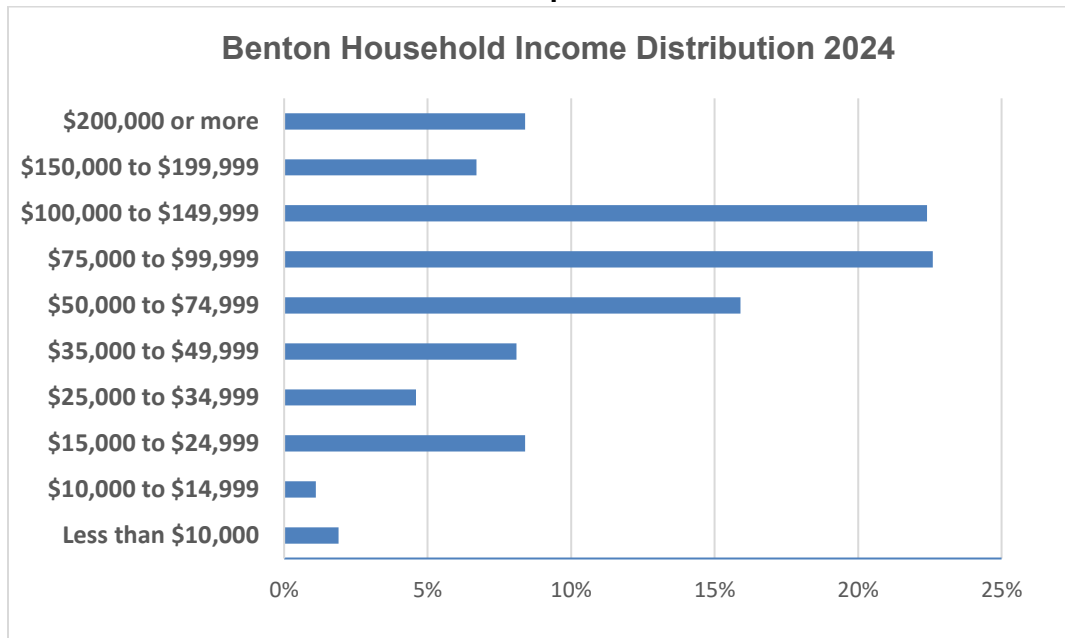
Source: Kansas Department of Labor; Bureau of Labor Statistics.

Benton City Household Income Distribution:

Benton city's household income profile reflects a middle to higher-income community. The largest number of households falls in the \$75,000–\$149,999 range, accounting for nearly 45 percent of all households, with 22.6 percent earning \$75,000–\$99,999 and another 22.4 percent earning \$100,000–\$149,999. Higher-income groups are well represented, and about 6.7 percent of households show incomes between \$150,000 and \$199,999, and 8.4 percent earn \$200,000 or more (Graph 3).

Graphs 3 and 4 demonstrate Benton's position as a high-income residential community where most households have the capacity to invest in property maintenance and improvement. This income structure supports housing stability and demand for quality residential development in the area.

Graph 6



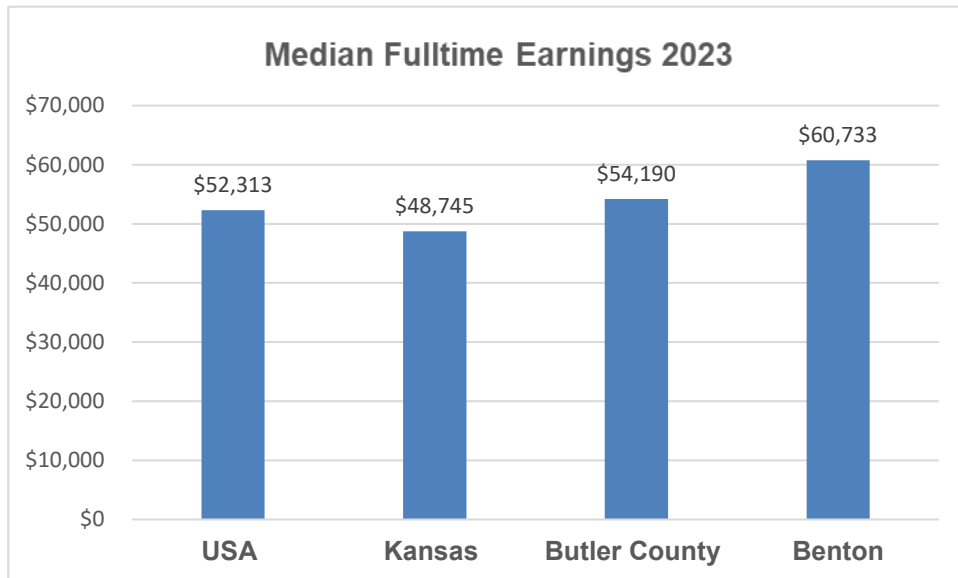
Source: American Community Survey 5-year estimates

Median earnings for Benton city residents are roughly on par with broader Butler County estimates and represent about 104% of the national average for full-time men, and 132% for full-time women.

Additionally, median household income for Benton is slightly above Kansas estimates, while median income for all households is higher than Butler County and Kansas estimates (Graph 4).

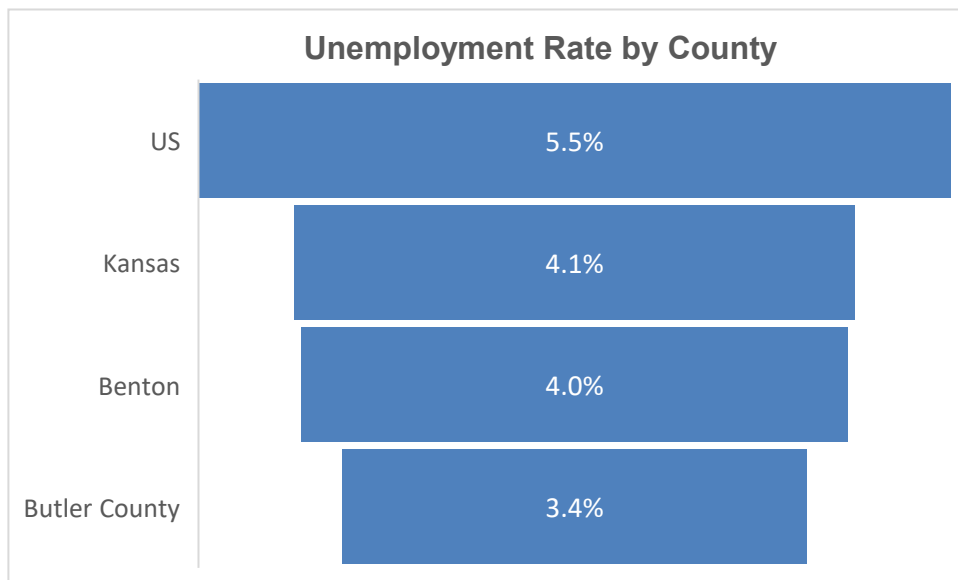
Most employees in the City of Benton work for the “management, business, science and arts,” or “natural resources, construction, and maintenance” occupational categories, with 46.9% and 15.1% of total workers employed in these professions, respectively. According to the American Community Survey estimates available from 2017-2021, Benton’s unemployment rate is slightly higher than that of Butler County but is lower than both the U.S. and Kansas total unemployment estimates (Graph 5).

Graph 7



Source: Benton Comprehensive Plan 2023-2043

Graph 8



Source: 2017-2021 American Community Survey

The primary market area is younger than the county median age. The median age for the primary market area, Benton, is 37.9 years, which decreased from 39.9 years from 2014, where Butler county's median age is 39 in 2023 (see Table C). Benton and Butler County are home to a predominantly white population. The largest non- white group in Benton are Hispanics or Latinos representing 3.6% of the population followed by American Indian & Alaska Native making 0.7% of the residents.

While the total population declined from 1,013 in 2014 to 896 in 2023, the proportion of residents under 18 years dropped sharply from 28.3 percent to 18.1 percent, reflecting fewer young families with children (Table D). This information highlights the need for investment in developing more single-family starter homes to attract families and increase the population of school-age children currently declining in the city.

Table C
Benton Population by Age Characteristics 2014 vs 2023

Population by Age Group	Benton 2014	Percent of Population	Benton 2023	Percent of Population
18 years and under	287	28.3%	163	18.1%
20 - 34 years	181	17.9%	187	20.9%
35 – 54 years	327	32.3%	313	34.9%
55 – 64 years	106	10.5%	95	10.6%
65 years and over	112	11.1%	121	13.5%
TOTAL POPULATION	1013	100%	896	100%
Median Age	39.3		37.9	

Source: U.S. Census American Community Survey

In contrast, the share of residents 65 years and older increased from 11.1% to 13.5%, indicating gradual aging among existing residents. Though housing for all age groups remains important, demand for age-restricted or senior-oriented housing may increase slightly as older residents age in place. However, Benton’s relatively balanced working-age population (20–54 years, 55.8%) suggests continuing need for family and workforce housing.

There are a large number of people living alone in Benton (i.e., non-family households). As the census data reveals, there are 102 non-family households in Benton, of which 33 of these, or 9.2% of all households, are households with a person 60 years and over. (See Table D – “Benton Household Types 2022” Family households representing 51.5% are the city’s largest household type.

Table D
Benton Household Types 2022

Household Type	City of Benton	Percent of Total HH
Total households	372	100%
Married couple, family households	211	56.7%
Family Household with single adult	59	15.9%
Non-family households	102	27.4%
Household living alone: Householder 60 years and over	33	9.0%

Source: U.S. Census American Community Survey 2017 - 2022

Crime & Safety:

The statewide Kansas crime index declined from 27.0 percent to 23.3 percent per 1000 residents from 2023 to 2024. It is the lowest rate reported in two decades. Within Butler County, crime levels remain below the state average, and the City of Benton reports even lower rates, with just 1.1 violent and 6.3 property crimes per 1,000 residents in 2024. Benton's overall crime index declined from 2023, reflecting a continued improvement in local public safety. This trend suggests that Benton offers a safe community environment for future housing development and population growth (See Table E).

Table E
Butler County Crime Information 2024

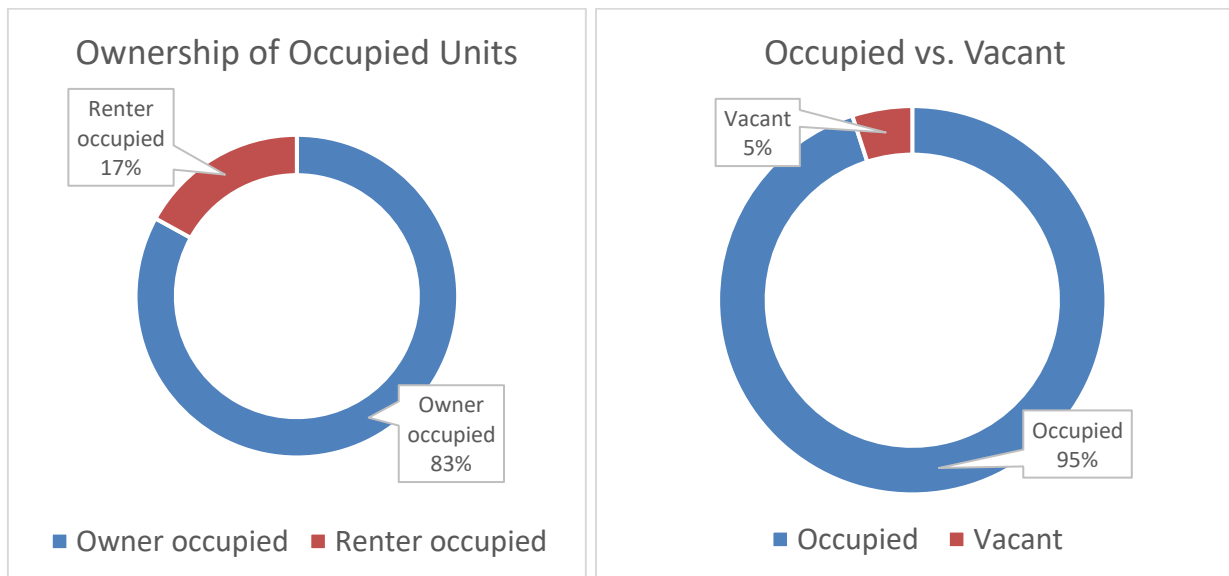
Area	Crime Index Offence	Violent Crime Rate / 1,000 persons	Property Crime Rate / 1,000 persons
Kansas	23.3	4.2	19.2
Butler County	12.4	1.7	10.8
City of Benton	7.4	1.1	6.3

Source: Kansas Bureau of Investigation

I. HOUSING MARKET DESCRIPTION

Butler County hosts a higher percentage of owner-occupied households than both the region and the state of Kansas, and a vacancy rate of around 5 percent. The county has an approximate 392 housing units with single-family homes representing 93 percent of total units (Census Reporter estimates from the 2023 American Community Survey).

Graph 9
Benton Unit Ownership and Occupancy



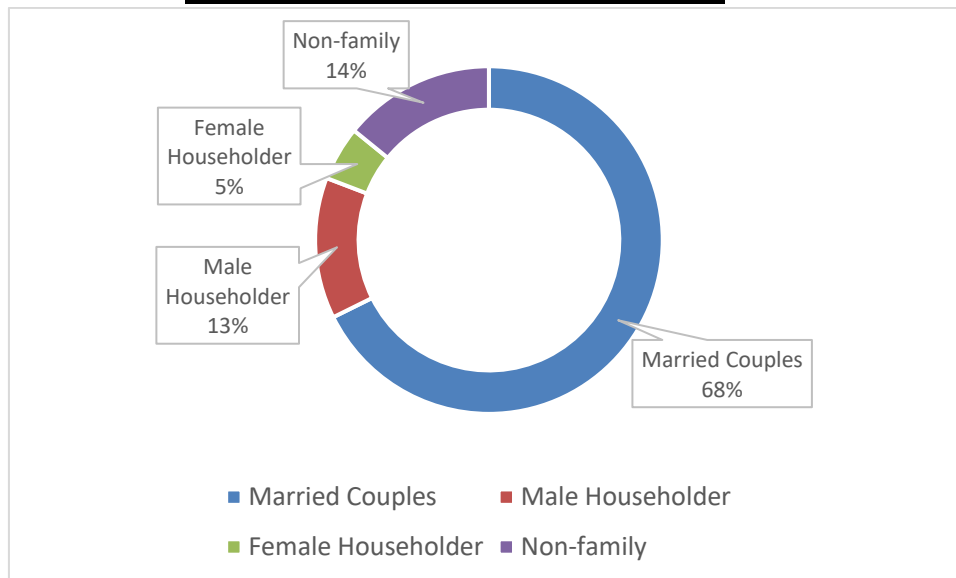
Source: Censusreporter.org, generated from the American Community Survey 5-year, 2023

The Kansas State Housing Needs Assessment published in 2021 presents the following information on Butler County housing. While many counties in the region are undervalued with little incentive for rehabilitation, Butler County has a more viable market rate development figure, with a value to income ratio of 2.29 (within the 2.0-3.0 benchmark for supporting market-rate new construction), suggesting opportunity for a sustainable housing market with adequate value and revenues as of 2019.

The Housing Assessment report also demonstrated a higher figure for cost-burdened residents in Butler County, which had a median rent to renter income of around 28.3%, with a median gross rent of \$855 in 2019. While rural counties in Kansas boast lower rental rates, some units are reportedly less desirable for many households given unit conditions and quality.

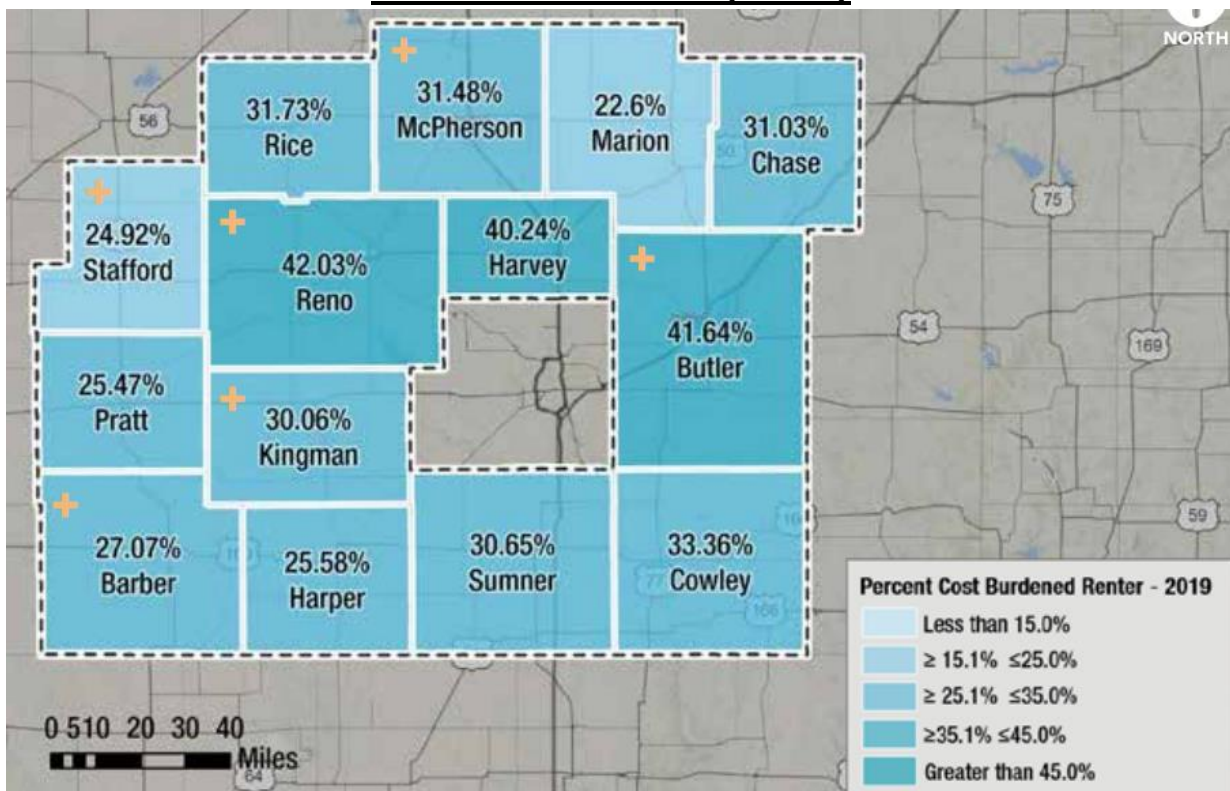
Recent census data reveals an average of 2.4 persons per household in Benton City, with around 67 percent of households occupied by married couples, and 18 percent as non-family occupants.

Graph 10
Benton Population by Household Type



Censusreporter.org, generated from the American Community Survey 5-year, 2023

Graph 11
Cost Burdened Renters by County



Note: Image adopted from the Kansas State Housing Needs Assessment 2024

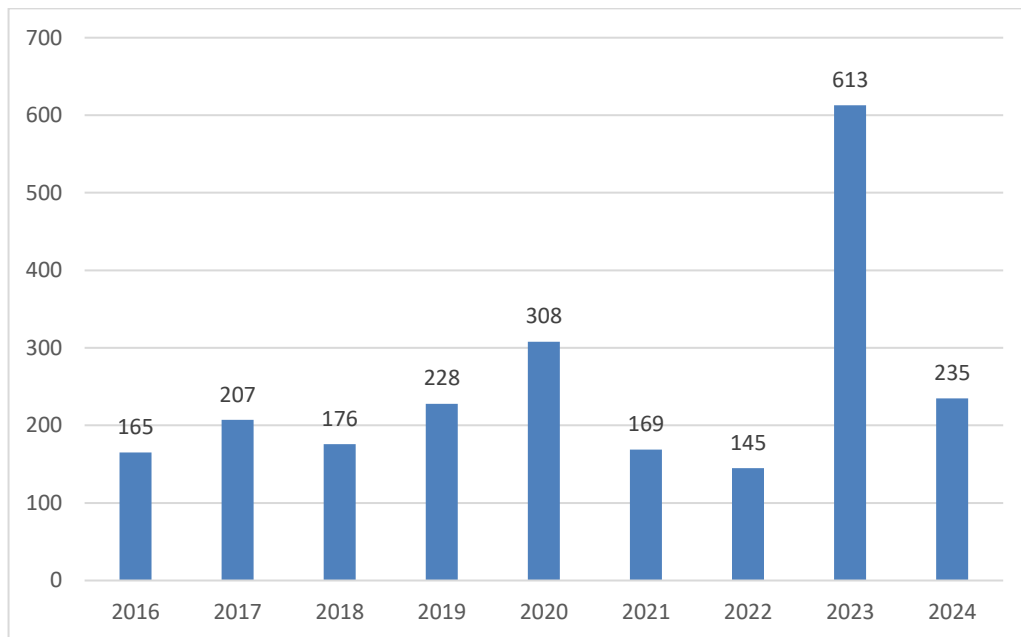
The average household size for the primary market area is 2.42 persons (see Table F – “Benton Households by Size and Tenure”), with 371 occupied housing units in 2023, with 83 percent being owner-occupied and 17 percent being renter occupied. Butler County had a slightly lower rate of owner-occupancy at 75.3 percent in 2023.

Table F
Benton Households by Size and Tenure (2023)

Average Household Size	Total Occupied Units	Owner-occupied Units	Owner Units	Renter-occupied Units	Renter Units
2.42	371	308	83%	63	17%

Source: U.S. Census Bureau 2023

Graph 12
Butler County Housing Units Permitted 2016-2024



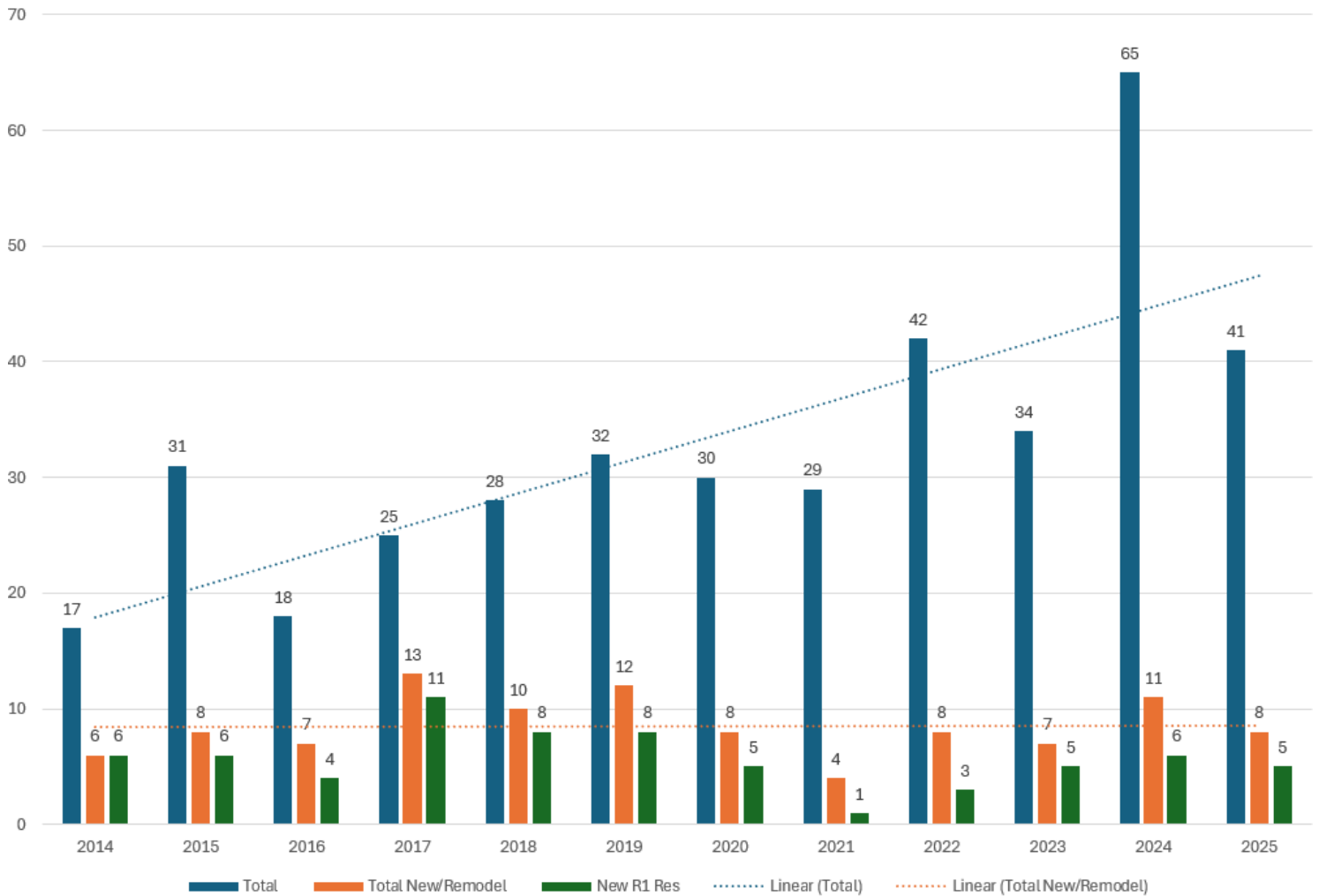
Source: Kansas Statistical Abstract 2024

The 2016-2024 housing unit permit total is 2,246, with an annual average of 249 for the county of Butler (Graph 9). Despite the construction of new housing units in the region, total vacancy rates from 2010-2018 declined in Butler County, suggesting consistent and increasing need for

additional housing (see Table G -- “Butler County Vacancy Rates 2010 – 2018”). Additionally, the city of Benton has seen an annual average permit for new and remodel housing units of 8.5 over the last 3 years, indicating a growing demand for additional housing (Graph 10).

Graph 13

Benton Total Permits and New Build/Remodel Permits



City of Benton 2025, bentonks.org

Table G
Butler County Housing Vacancy Rates 2010 - 2018

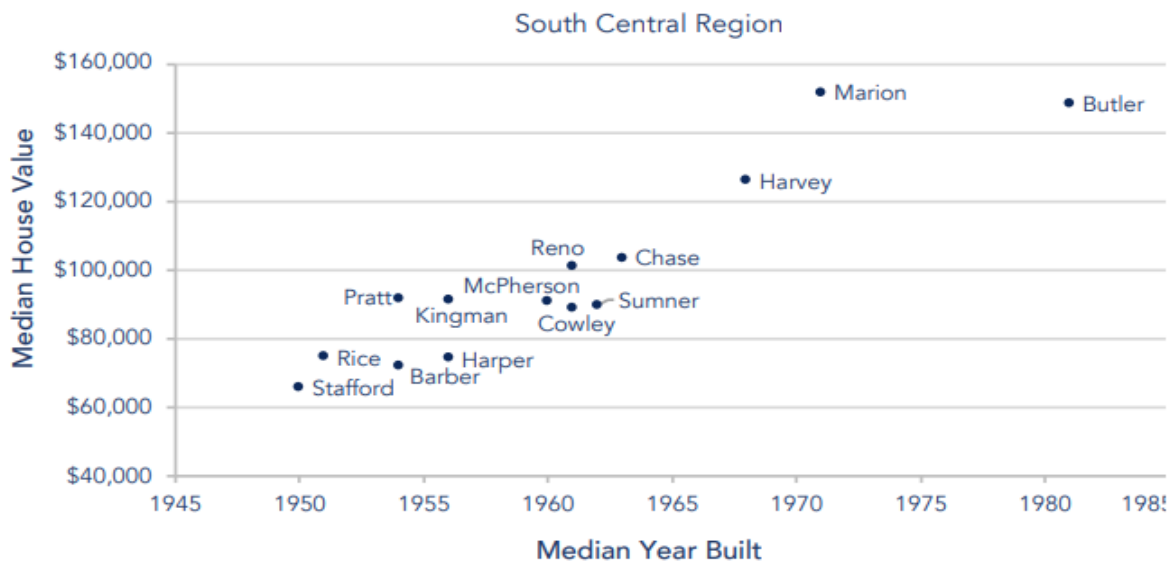
Year	Total Occupied Units	Owner- Occupied Units	Owner- Occupied Vacancy Rate	Renter- Occupied Units	Renter- Occupied Vacancy Rate
2010	23,992	18,354	1.8%	5,638	8.2%
2018	27,073	20,061	1.5%	7,012	8.1%
2023	25,801	20,407	1.3%	5,394	4.9%
2010 – 2023 Change	1,809 (7.54%)	2,053 (11.19%)	-0.5 percentage points (-27.78%)	(244) (-4.33%)	-3.3 percentage points (-40.24%)

Source: American Community Housing Survey

Benton Primary Market Area Land Use

Developed land represents around 52% of the City's total land, with 48% of the city's land categorized as underdeveloped. Of the total residential land currently in use, 181.3 total acres are dedicated to single-family use, while 2.2 acres are multi-family, and 1.5 acres are in use for manufactured home parks.

Graph 14
Median Unit Year Built by County



Note: Image adopted from the Kansas Housing Assessment 2024

Table H

Existing Land Use in the City of Benton			
Land Use	Total acres	Percentage of Developed Area	Percentage of Total Area
Residential	185	36.8%	19.1%
Single-Family	181.3	36.0%	18.8%
Multifamily	2.2	0.4%	0.2%
Manufactured Home Park	1.5	0.3%	0.2%
Public and Semi-Public	143.9	28.6%	14.9%
Commercial	21.9	4.4%	2.3%
Industrial	27.4	5.4%	2.8%
Transportation ROW	125	24.8%	12.9%
Total Developed Area	503.2	100.0%	52.1%
Agricultural & Vacant	463.2	-	47.9%
Total Area	966.4	-	100.0%

Source: Benton Comprehensive Plan 2023-2043

Residential building in Butler County:

Between 1950 and 1989, Benton added an average of about three to four new homes per year, with the highest construction rates occurring during the 1980's to 1990's. Housing production has gradually slowed since 2010, consistent with broader trends across Kansas and the Wichita metropolitan area. Most of Benton's housing stock was constructed between the 1980s and 2000s. The community experienced its largest share of housing growth during the 1990s (22 percent) and 2000s (16 percent). This mirrors the Butler County pattern, where most of the new construction also occurred between the 1980s and 1990s (approximately 11 to 17 percent of total units). Since 2010, new housing development has slowed significantly, showing the need for new housing.

Table I
Primary Market Areas Residential Building by Decade

Decade	Benton Housing Built	%	Butler County Total housing built by Count	%	Annual Average Units Built
Pre 1939	41	11.1%	3,743	14.1%	374
1940 – 1949	4	1.1%	771	2.9%	77
1950 – 1959	30	8.3%	3,424	12.9%	342
1960 – 1969	19	5.3%	1,428	5.4%	143
1970 –1979	29	8.1%	2,804	10.6%	280
1980 – 1989	56	15.6%	3,076	11.6%	308
1990 – 1999	79	22%	4,466	16.9%	447
2000 – 2009	59	16.4%	4,198	15.9%	420
2010 or later	42	11.7%	2,554	9.6%	255
Total Units	359		26,464		1940–2009: 288/yr

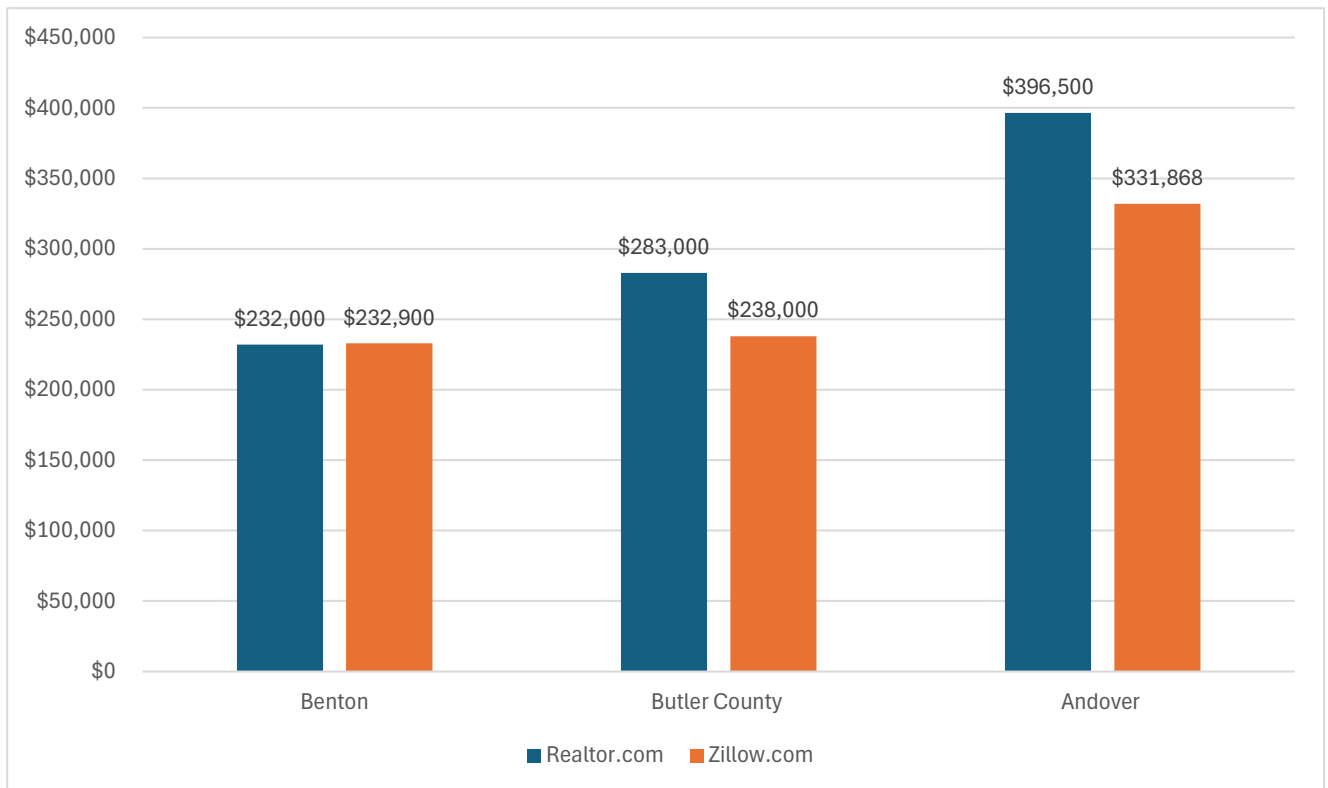
Source: U. S. Census Bureau

Existing Housing Survey

Estimates on median home price in Benton from Zillow and Realtors.com find a range of median house prices for the area in 2025 but generally support a roughly equal or lower median house price for Benton compared to regional averages, making Benton a more affordable housing market for prospective home buyers.

Additionally, for-sale housing market data are reviewed. As of October 2025, a total of five units (excluding land plots) are currently available for purchase, with a median price of \$230,000, an average bedroom/bathroom layout of 3/3, and an average square-footage of 2,699 according to Zillow.com (Graph 12).

Graph 15
Median Home Prices in Benton October 2025



Source: National Association of Realtors; Zillow

Table J
Benton For Sale Housing October 2025

Asking Price	Single/Multifamily	Number of Bed/ Baths	Square Feet
\$169,900	Multi	2/2	1,926
\$225,000	Single	2/3	2,836
\$230,000	Single	3/3	2,384
\$585,000	Single	3/3	3,250
\$650,000	Single	6/3	3,100
AVERAGE	\$371,980	~3/3 baths	2,699
Median For Sale	\$230,000	3/3	2,836

Source: Zillow.com

Fair Market Rates from the U.S. Department of Housing and Urban Development for the City of Benton by unit bedrooms for 2025 and projected for 2026 are presented in Table K. Suggested rental rates can be extrapolated from these figures, developed by HUD to determine standards for federal rental assistance rates for programs including the Section 8 Housing Voucher Program. Rates are projected to increase in 2026, adjusting to local consumer price index trends, reflecting current market conditions including fluctuations in local rents (HUDuser.gov).

Table K
HUD Fair Market Rent Projections 2025-2026

	FMR 2025	FMR 2026
Efficiency	\$850	\$950
One Bedroom	\$940	\$1,040
Two Bedroom	\$1,230	\$1,340
Three Bedroom	\$1,610	\$1,760
Four Bedroom	\$1,970	\$2,180

Source: U.S. Department of Housing and Urban Development

Graph 16
Benton Residential Property Photo 1



Source: Multi-Family Duplex: Plum Blue Cir, Benton. Image: Zillow.com.

Graph 17
Benton Residential Property Photo 2



Source: Single-Family Home: 230 N Wichita St., Benton. Image: Zillow.com

Suggested housing lots prioritized for development are shown in the 'Prairie Village' map below. These lots are currently owned by the City of Benton and represent the city's immediate priority for housing development. Potential developer stakeholders should consider infill development wherever vacant and underutilized lots are available in already developed areas, especially when primary goals include community revitalization, accessibility to schools, businesses, and other amenities, and the use of existing infrastructure for prospective homebuyers.

According to the Benton Comprehensive Plan adopted in 2023. The City of Benton currently has enough platted lots to support 47 additional housing units, with 13 being infill lots and 34 being Prairie Village.

Graph 18
Prairie Village Proposed Housing Development



Source: City of Benton, bentonks.org

II. PROJECTED HOUSING DEMAND

Housing demand for Benton can be calculated using a variety of factors generated from this report, including residential construction plans, existing annexed land available for housing, the age and quality of existing housing stock, and projected population trends.

The findings from this study highlighting housing demand for new single family and affordable rental units in Benton, include the following:

1. Aging Housing Stock – The share of residents 65 years and older increased from 11.1% to 13.5%, indicating gradual aging among existing residents. Though housing for all age groups remains important, demand for age-restricted or senior-oriented housing may increase slightly as older residents age in place. As housing stock ages, the cost of maintenance generates increased demand for upgraded housing for longtime residents (See Graph 9– “Butler County Housing Units Permitted”).

2. Declining vacancy rates– Despite construction of new housing units in the region, total vacancy rates from 2010-2018 declined in Butler County, suggesting consistent and increasing need for additional housing (see Table G -- “Butler County Vacancy Rates 2010 – 2018”).

3. Affordability - The housing market rental rates and home values in Benton are more affordable than other areas in the broader Butler County, placing the city in an ideal position to capture a segment of Butler County’s growing housing needs.

Housing demand in Benton can be calculated based on the projected increase in population, paired with a low vacancy rate on current units, and limited level of residential development in recent years, leading to a declining and aging housing stock currently available in the market. Given these factors and the existing opportunities for infill lot development, Benton can accommodate immediate residential development. A Housing demand forecast is reviewed in the table below (Table L -- “Benton Housing Demand Analysis”).

Our States data for Kansas in 2023 highlight a homeownership rate of 88 percent for Benton, with the majority of the housing market represented by single-family homes in suburban neighborhoods, and an increase in property values of roughly 6 percent over the past year, and an affordable average property tax of 1.4 percent of a home’s assessed value for homeowners in the area ([kansas.ourstates.org](https://www.kansas.ourstates.org)).

Table L
Benton Housing Demand Analysis

Region	Median Household Income (2023)	Total Population (2025)
United States	\$85,028	347.82m
Kansas	\$82,260	2.97m
Butler County	\$87,407	68,630
Benton	\$83,875	945
Benton average percentage population increase per decade		
Projected:	13%	20%
Additional Households by 2040 (est. with avg household size of 2.5)	103	163
Avg. increase of 8.5 units (est. from 2022-2025 figure)	Est. new units by 2030: 42.5	Est. new units by 2040: 85
Unit replacement estimation		
7.5 units replaced per 5-year period	Est. new units by 2030: 50	

Sources: U.S. Census Bureau; Benton Comprehensive Plan 2023-2043

The City of Benton's Comprehensive Plan for 2023-2043 prepared a housing need projection based on two potential population growth rate figures, as well as the average household size. Population growth from 2000-2010 was roughly 7 percent. However, from 2010-2020, the Benton population grew from 880 to 943, representing a nearly 20 percent increase.

Using a more conservative estimate of a 13 percent population rate increase, the City of Benton estimates an additional 261 individuals by 2040. Given the average household size of 2.54, Benton's housing demand will increase by roughly 5 housing units per year, requiring an increase of at least 25 new units over the next 5 years when accounting for average household size.

However, if the rate of population growth matches estimates from the most recent decade, growing by 20 percent per decade, the city would be home to an additional 163 households by 2040, requiring at least 40 new units to be built in the next five years (considering avg. household

size).

This figure might reasonably increase looking to the broader county, where a total of 2,246 new units were added to Butler County from 2016-2024: an annual average of 249 units. Using the rate of 8.5 units per year (permitted new/remodeling projects approved for Benton since 2022), Benton should see at least 42.5 new units permitted over the next 5 years.

Given the community questionnaire feedback highlighting need for unit replacement/remodeling needs with housing stock age and turnover, we consider an additional 1.5 units on average per year permitted to address such concerns in our final calculation (a total of 7.5 over the course of 5 years), resulting in a **final estimated housing demand of 50 new units** over the course of the next 5 years.

With increased investment in residential development, the City of Benton may be able to capture some of this unit demand, particularly given the affordability of housing options and property taxes in the city. Using such projected population growth estimates and considering the currently limited quality and affordable housing units in Benton, meeting projected housing market demand from the growing community will require the city to build approximately several new units. This analysis suggests current plans to develop single-family and multifamily housing in the region will provide important opportunities for the city's growth.

Kansas Public Finance Center

The Kansas Public Finance Center (KPFC) at Wichita State University's Hugo Wall School of Public Affairs develops and implements strategies promoting economic vitality in the state of Kansas, advancing the study and practice of public finance through scholarly research, professional development, and policy consultation for public and private agency stakeholders.

Among our recent research and consulting activities are developing a range of resources for partner organizations and governments:

- Revenue Forecasting for Sedgwick County
- Mapping Value in Sedgwick County
- Budget Simulation for Sedgwick County
- Financial Analysis for the City of Kechi
- Marketing Plan for the City of Douglass
- Fiscal Impact of Homestead Property Tax Proposals on Municipalities in Florida
- County-wide Sale Tax Distribution Formula Alternatives

Guv Guy Consulting



Guv Guy Consulting, LLC was formed in August of 2022 by Ty Lasher, CEO. After spending 35 years in local government and 25 years in city management, Ty felt there were needs of local communities that were not being met. Guv Guys partners with the Kansas Public Finance Center for projects that need the university's expertise.

A lifelong Kansan, Ty was born in Olathe and moved to the family farm in McLouth Kansas when he was 8 years old. Ty graduated from McLouth High School and went on to obtain a bachelor's degree in Agribusiness from MidAmerica Nazarene University.

Ty started his career as Noxious Weed Director for Jefferson County Kansas (population 16,000). After 6 years, he moved to Reno County Kansas in the same position (population 50,000). While working for Reno County, Ty attended Wichita State University (WSU) to obtain a Master in Public Administration (MPA). Upon graduation, Ty accepted the position of City Administrator for the City of Cheney (population 2,500). After 5 years, he moved to the City of Bel Aire as City Manager where he retired in 2024 (population 10,000).

In 2009, Ty received the Credentialed Manager designation from the International City / County Managers Association. In 2020, Ty was the recipient of the Buford Watson Jr. award given each year by the Kansas Association of City / County Managers to a local government manager who serve as a role model, values customer satisfaction and encourages new members of the profession. In 2024, Ty was selected as Alumnus of the Year by the Hugo Wall School at Wichita State University.

Guv Guy Consulting offers the following types of assistance:

- Training of staff, elected officials and appointed boards or committees.
- Strategic Planning.
- Economic Development.

Below is a list of recent consulting activities:

- City of Herington KS (2024) – Strategic planning with City Council.
- City of Lyons KS (2024) – Strategic planning with City Council.
- Saline County KS (2024 & 2025) – Strategic planning with County Commission. County Commissioner training and retreat.
- City of Ulysses KS (2024 & 2025) – Ulysses & Grant County Economic Development Strategic Plan and update.
- City of Douglass KS (Current) – Economic Development consulting.
- City of Benton KS (Current) – Economic Development consulting.