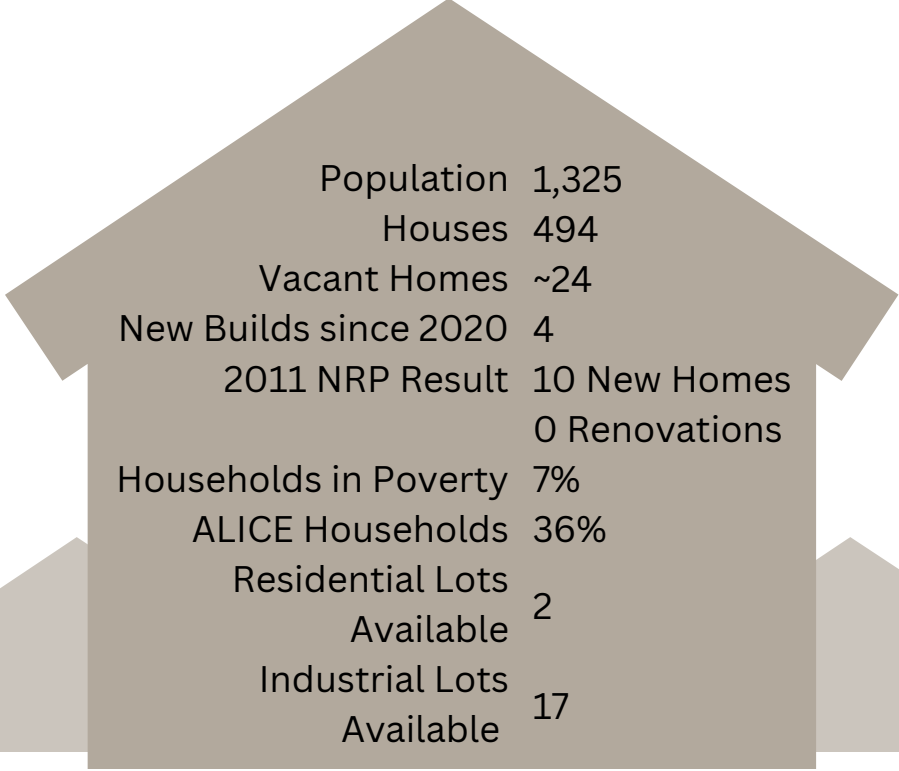
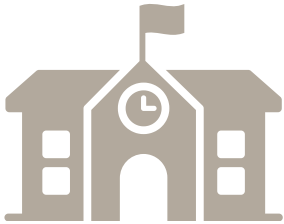


Buhler Housing Analysis

November
2025



Population	1,325
Houses	494
Vacant Homes	~24
New Builds since 2020	4
2011 NRP Result	10 New Homes 0 Renovations
Households in Poverty	7%
ALICE Households	36%
Residential Lots Available	2
Industrial Lots Available	17



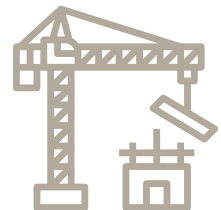
Enrollment is declining at Buhler Grade School, resulting in consolidation of 1 grade level in 2024-2025 school year with the potential for more for 2025-2026 year. Families desire to live in town but they are unable to find affordable and available housing.

The American Community Survey reports that the median home age of Buhler houses is 69 years old, this is significantly higher than the median home age in Kansas of 46 years old.



In the “Love Where You Live” survey from Hutchinson Community Foundation, Buhler residents ranked the removal or renovation of housing blight as the 2nd highest priority (first was to attract new business).

Reno County’s Housing Needs Assessment estimated that Buhler falls behind demand by 20 homes (estimated by population percentage of the total Reno County shortage). Projections of growth predict an increase in demand of 1-2 units a year for 10 years. Together, it is determined that Buhler needs a total 20-42 units by the year 2035.

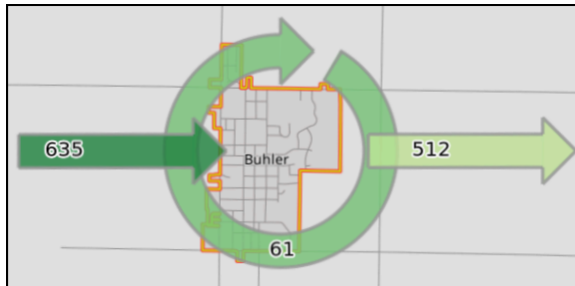


Scan to see more information from the Reno County
Housing Assessment
<https://www.hutchgov.com/592/Housing-Assessment>



The Reno County Housing Needs Assessment predicted a potential growth rate of 0.25% and cited the primary cause of growth being in-migration.

Predicted Population Growth			
Annual Rate	2025	2030	2035
0.25%*	1325	1342	1359



635 employees commute into Buhler for work each week.

512 Buhler residents live work out of town with 61 residents also working in Buhler.

Affordability Analysis by Income						
	\$0- \$24,999	\$25,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000+
Number of Households	51	110	112	84	72	65
Share of All Households	10.40%	22.20%	22.70%	16.90%	14.60%	13.20%
Share Owners Cost Burdened	4.60%	-	-	-	-	-
Share Renters Cost Burdened	31.50%	-	9.30%	-	-	-
Affordable Monthly Cost of Housing	Less than \$625	\$625-\$1,250	\$1,250-\$1,875	\$1,875-\$2,500	\$2,500-\$3,750	\$3,750+
Affordable Purchase Price*	\$47,605 and Below	\$47,605-\$126,947	\$126,947-\$206,290	\$206,290-\$285,632	\$285,632-\$444,316	\$444,316+
*Assuming 10% down on a 30 year/6.24% interest mortgage with 1.91% property tax rate, \$250 a month avg utility payments, .64% insurance cost						
Compare to all of Reno County on page 44 of Reno County Housing Assessment						

Housing Demand By Price Point		
Total Owner Occupied*		23
\$125,000 and Below	32.60%	8
\$125,000-\$200,000	22.70%	5
\$200,000-\$285,000	16.90%	4
\$285,000-\$450,000	14.60%	3
\$450,000+	13.20%	3
Total Renter Occupied		7
Less than \$500	10.40%	1
\$500-\$1,000	22.20%	1
\$1,000-\$1,620	22.70%	2
\$1,625-\$2,250	16.90%	1
\$2,250-\$3,750	14.60%	1
\$3,750+	13.20%	1
*Assuming 10% down on a 30 year/6.24% interest mortgage with 1.91% property tax rate, \$250 a month avg utility payments, .64% insurance cost		

To meet future market demands, Buhler should expect to have 524 houses by 2035.

The current rate of owner-occupancy is 75%. Maintaining that rate, we should expect to add 23 owner occupied homes and 7 rental properties.

*Calculations are using 30 as the target number of additional housing units, this will be assuming that the Buhler population will continue as making up 2% of Reno County's total population which will mean a need for growth.

Definitions

Affordable Housing. Housing for which the occupant is paying no more than 30% of gross income for housing costs, including utilities. Source: HUD

Asset Limited, Income Constrained, Employed (ALICE). Represents the households who are working and are above the Federal Poverty Level but are unable to obtain affordable housing (within 30% of their gross monthly income) or savings. They are said to be one financial setback away from falling into poverty.

Blight. While the definition may change, it is used in this report as a property that has a severely detrimental affect on the perception of the neighborhood.

Cost Burdened. Moderately (severely) cost burdened households pay more than 30% up to 50% (and higher) of household income for housing.

Gap Financing. Short-term loan for the purpose of meeting an immediate financial obligation until sufficient funds to finance the longer term financial need can be secured.

Infill. Developing vacant or partially developed lots which are surrounded by or near areas that are substantially or fully developed.

Infrastructure. Built facilities needed to sustain industrial, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, and communications. Is sometimes also referred to as horizontal development.

Move-up or Filter Effect. When higher-income households are “filtered” out of housing units that are well below what would be considered ‘affordable’ for their income. Often it involves “move-up” housing that frees up existing, more affordable housing.

Neighborhood Revitalization Plan (NRP). Incentive administered by Reno County in which plan participants are rebated the property taxes levied against the increased value by improvements for 5 years.

Poverty. As defined by the U.S. Census Bureau, using a set of money income thresholds that vary by family size and composition and updated for inflation.

Redevelopment. To demolish existing buildings to build something else or to increase another building on an existing property, or both.

Popular Incentives Defined

Tax Increment Financing (TIF). Cities use money from savings, bonds, or developer money to pay for a residential, commercial, or public development project. The initial investment is paid back with the taxes collected from only the increased property value and sometimes sales tax over 15-25 years.

Reinvestment Housing Incentive District (RHID). Like TIFs, RHID’s use an initial investment to fund the development of infrastructure but are limited to housing related projects.

Moderate Income Housing (MIH). A program through the Kansas Housing Resource Corporation that provides grants and loans to help build or renovate housing for people who fall under the ALICE designation.

Types of Housing Defined



Accessory Dwelling Unit (ADU). A single-family dwelling constructed and used as accessory to the primary dwelling on a property. Can be applied to units housing dependents or rented to the occupant.

Conventional Single-Family Detached. A stand alone house with a typical lot size of at least 8,000 square feet, or just below 1/5 an acre.



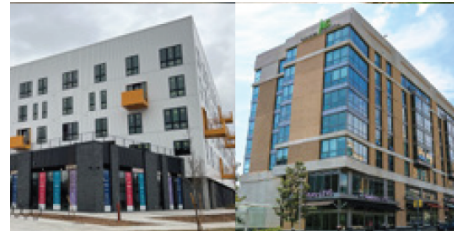
Cottage Cluster. A grouping of no fewer than four detached housing units per acre with a footprint

typically less than 900 square feet each and that includes a common courtyard.

Duplex. A building with two dwelling units that is located on a single lot that is designated or arranged to be occupied by two families living independently.



Multi-Family. Buildings that contain three or more dwelling units.



Mixed-Use. A building or site with multiple types of uses operating together. Often refers to residential and commercial uses in the same building.



Tiny Home. A single-family home, smaller than typical homes, may be build with wheels and movable from place to place. There is no minimum living area.

Townhouse/Townhome. A dwelling unit constructed in a row of two or more attached units where each dwelling unit is located on an individual lot and shares one wall with an adjacent unit.

