



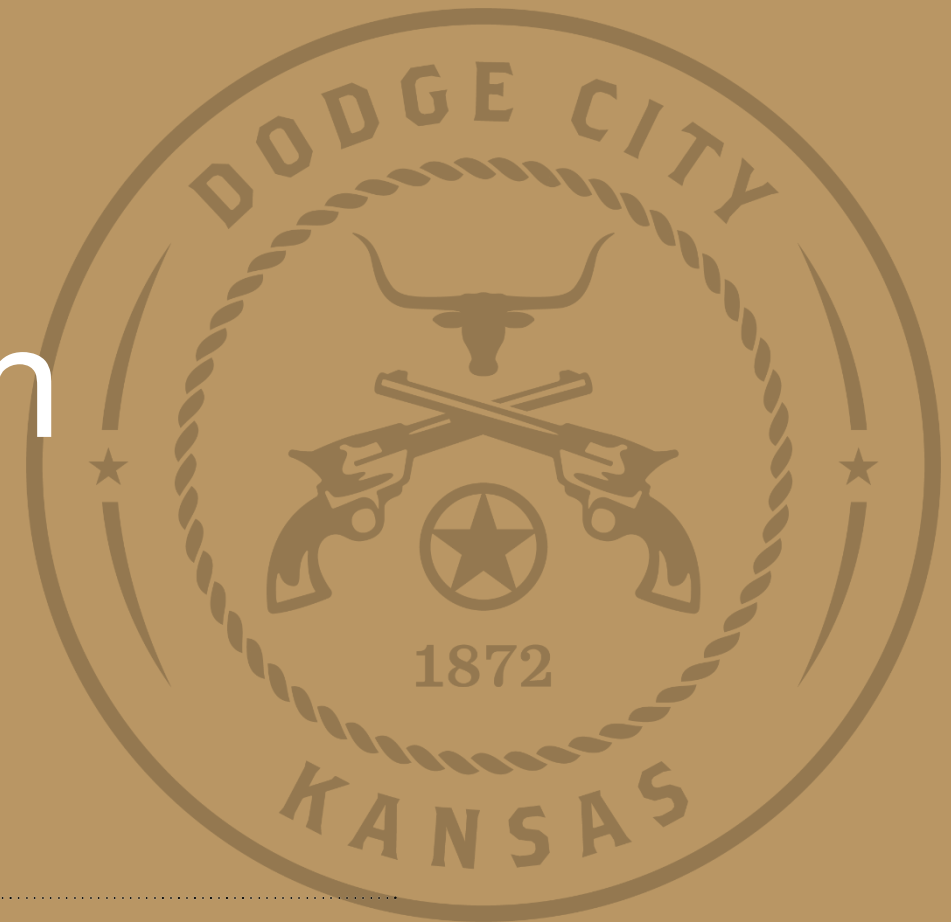
2021 Dodge City Economic Update

Nick Hernandez, City Manager



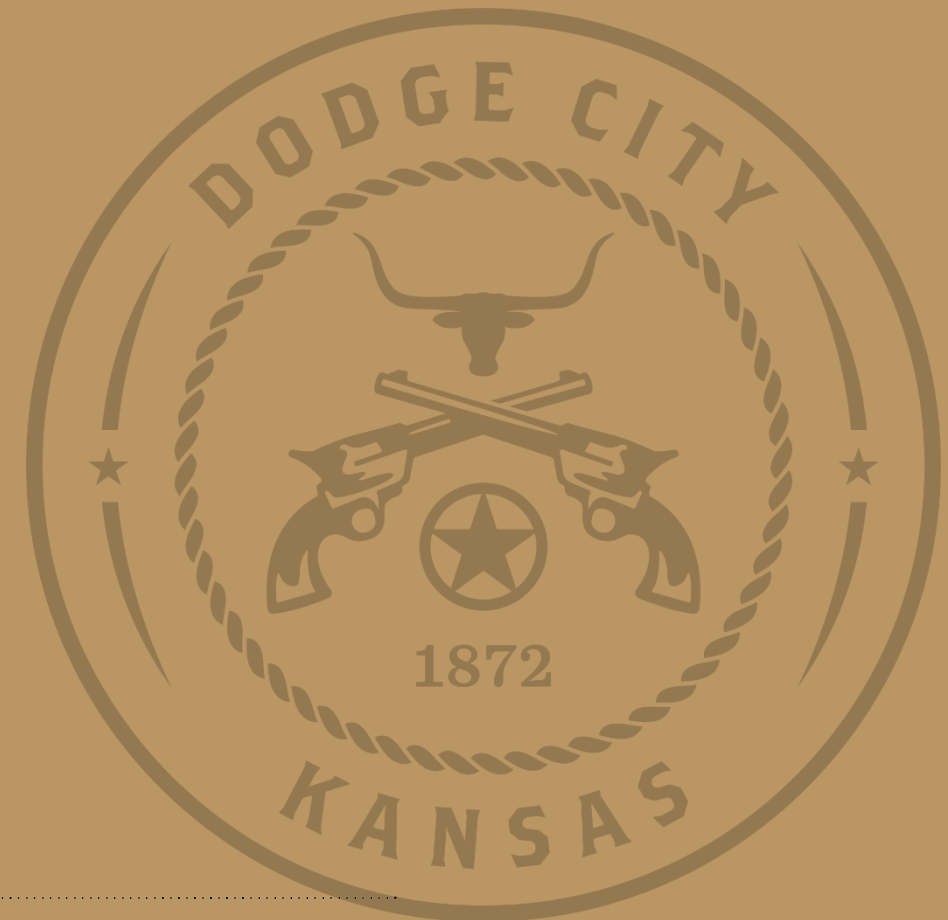


Census / Population

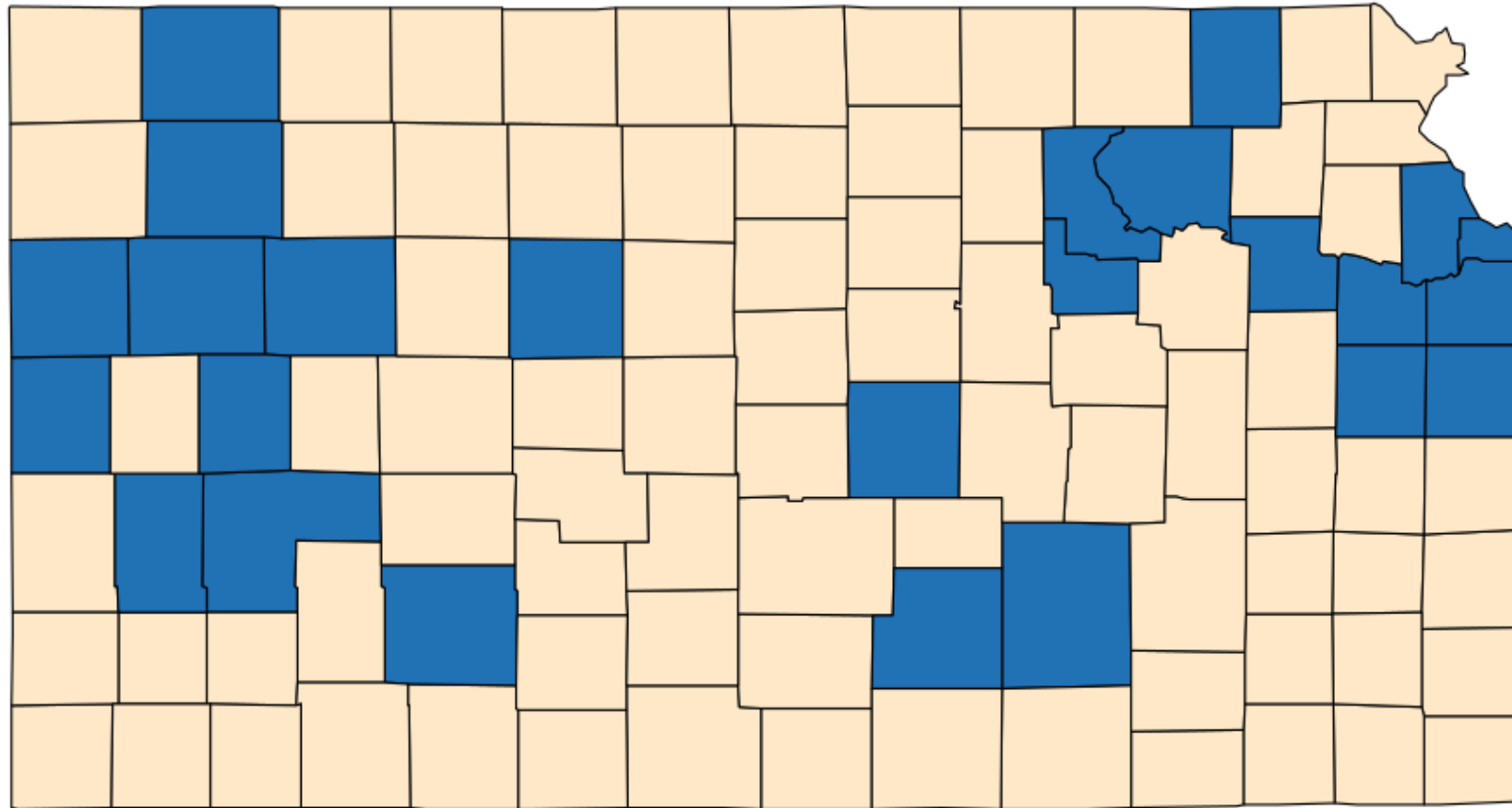


Census Data for Dodge City/Ford County

- Ford County
 - 2010 Population 33,848
 - 2020 Population 34,287
 - Increase of 1.3%
- Dodge City
 - 2010 Population 27,340
 - 2020 Population 27,788
 - Increase of 1.6%



Counties with Positive Population Growth 2010-2020

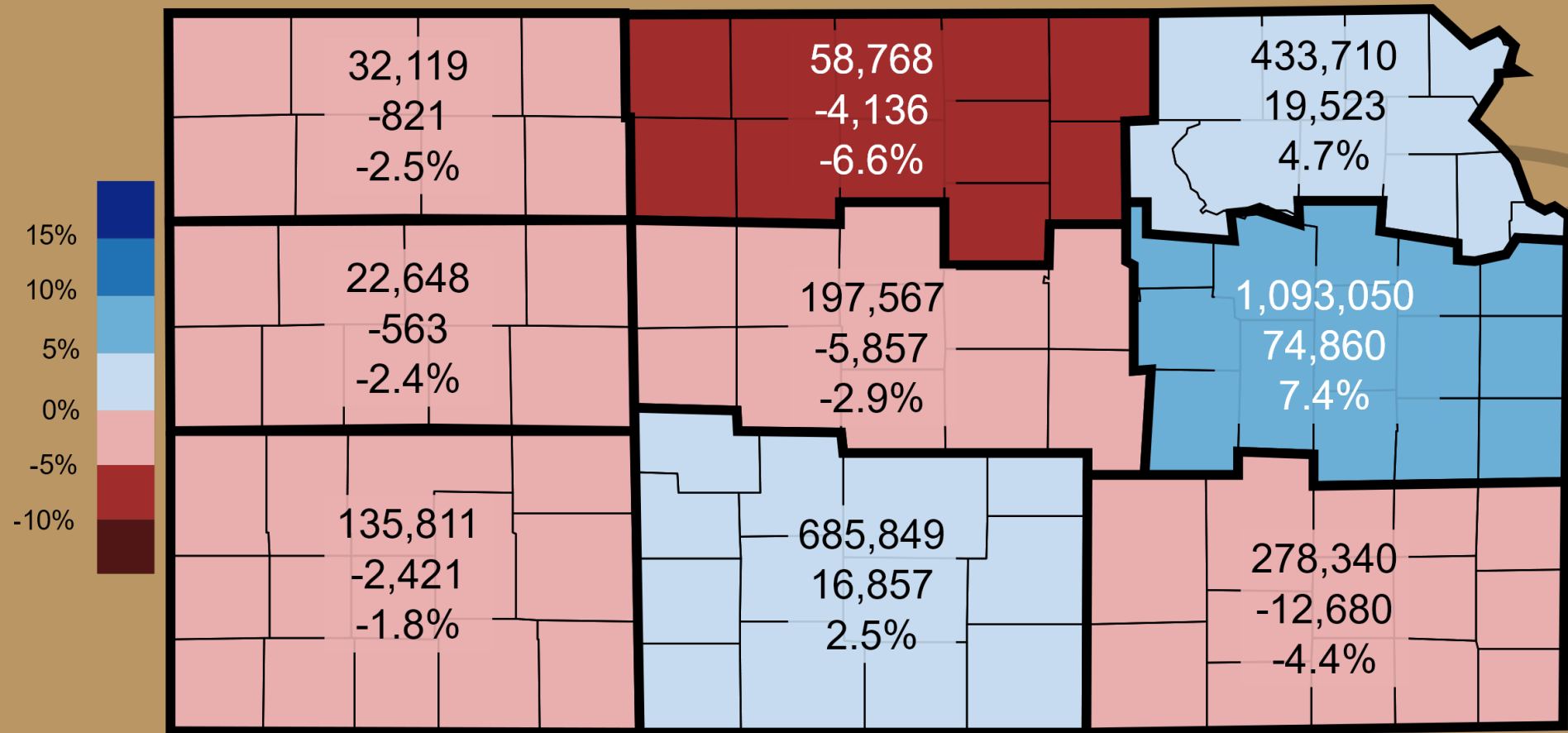


Finney County
Economic Development Corporation

Data from US Census Bureau

2010-2020 Population and Change By Region

2020 Census



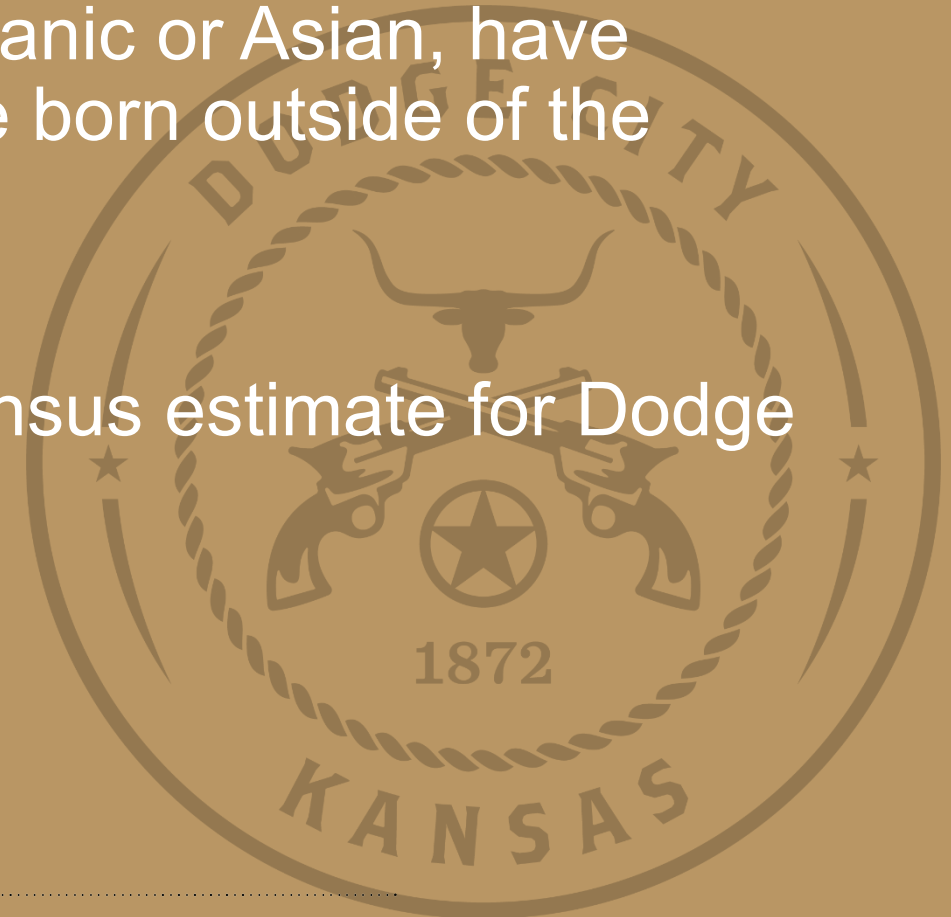
Finney County
Economic Development Corporation

Data from US Census Bureau

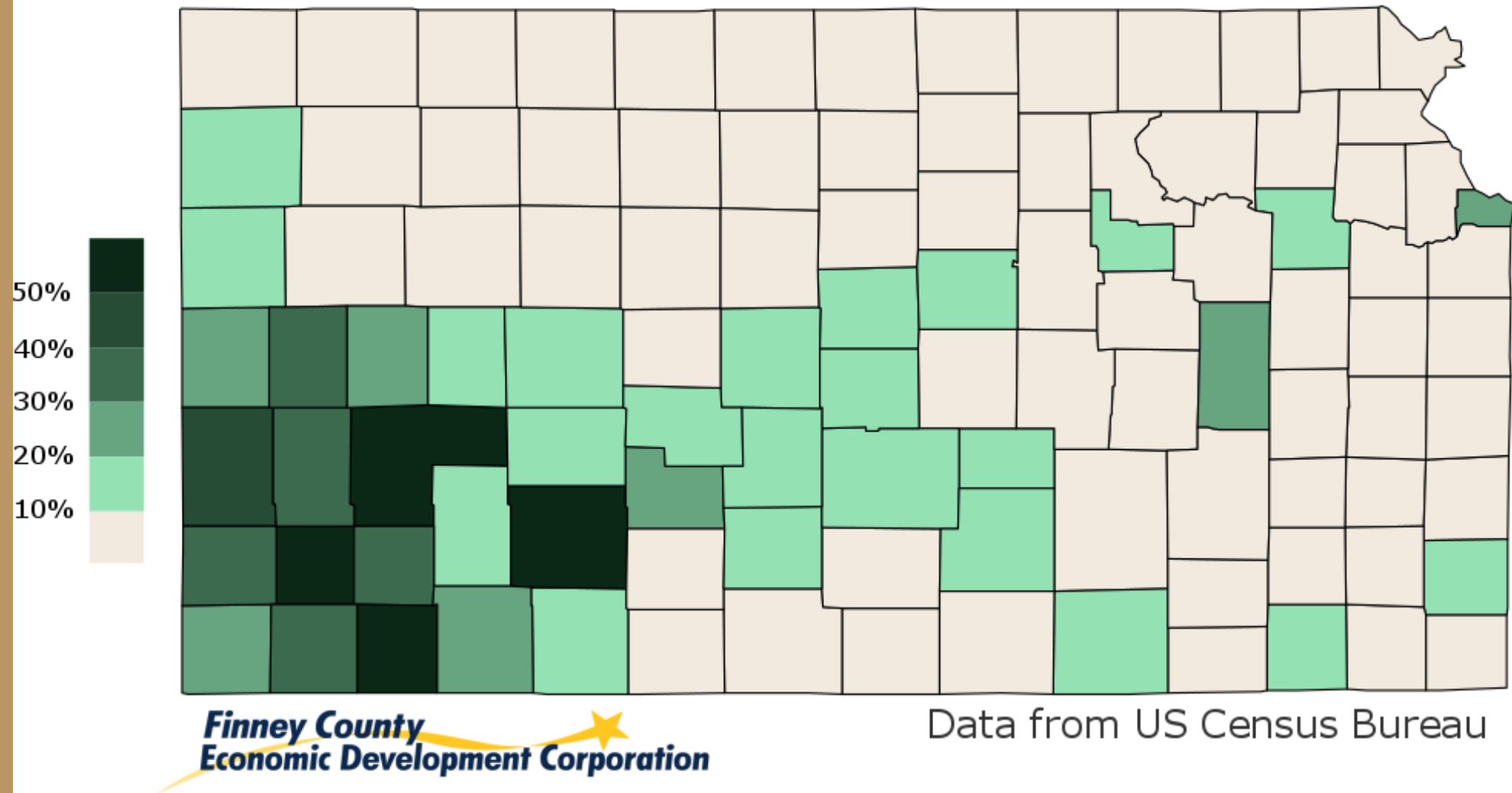
What is Census Undercount?

- At the census-tract level — undercounts are most likely in areas where the majority of residents are Hispanic or Asian, have lower incomes, rent their homes or were born outside of the U.S.
- What Percentage of Undercount did Census estimate for Dodge City?

60.3%!!!!



Proportion of Population "At-Risk" for Undercount

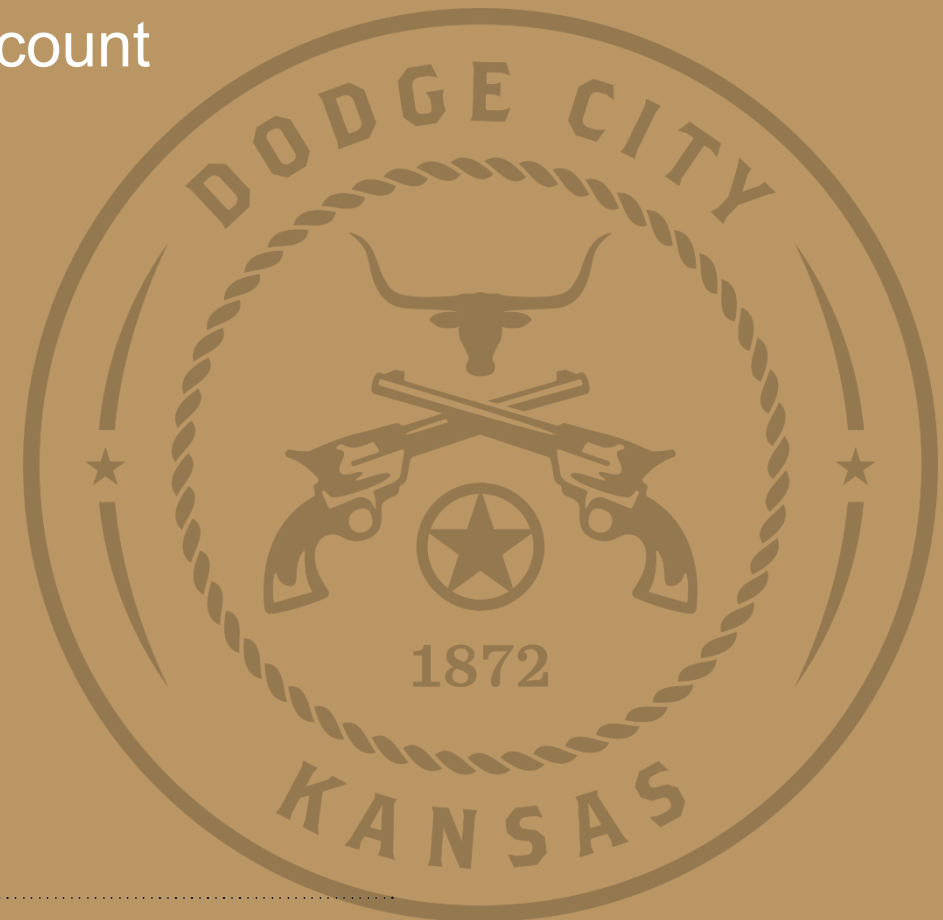


Census Data with Undercount Included

- Ford County
 - Estimated Population based on 1/7th Undercount
 - Most Likely Real Population figure

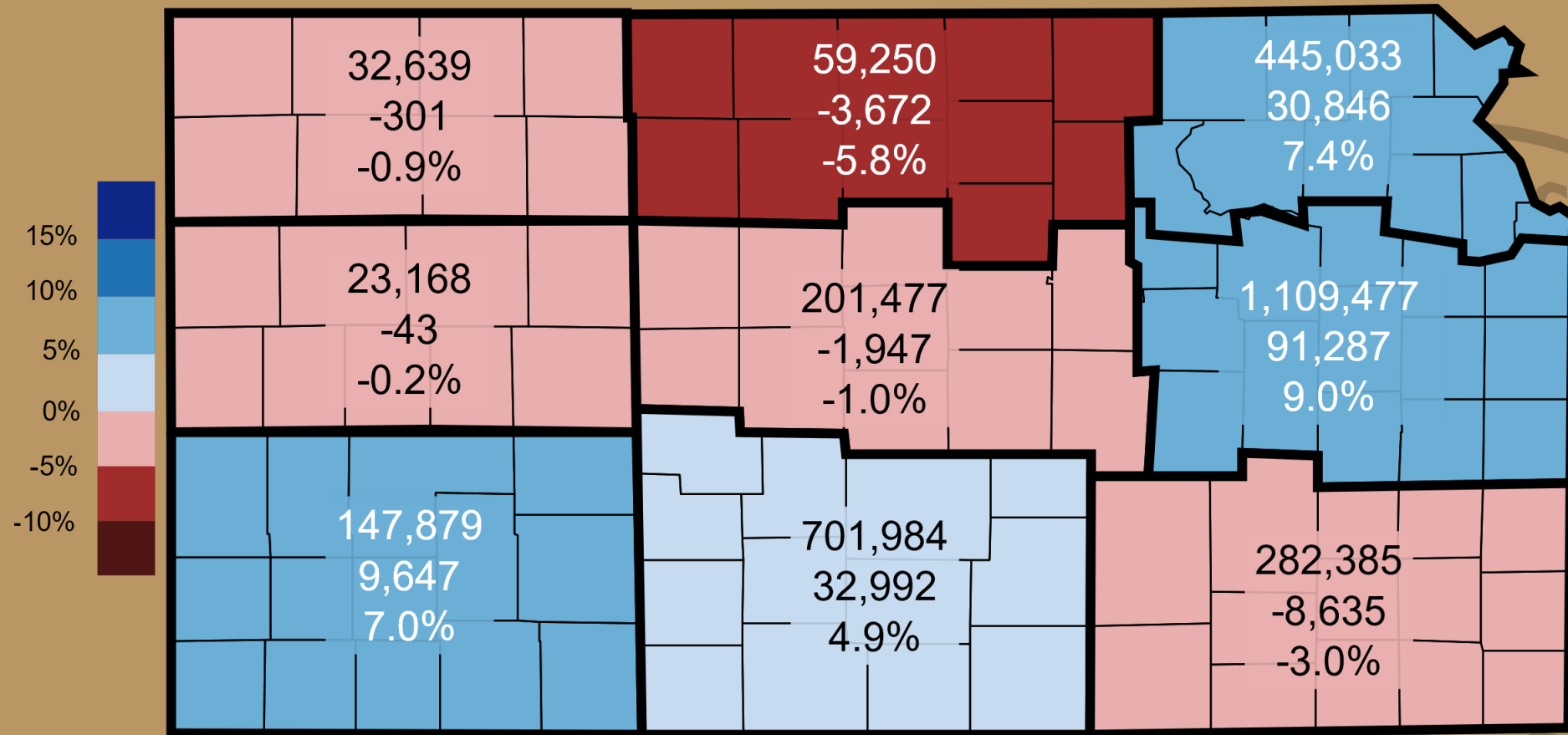
37,731

- An Increase of 3,883 or 11.5% from 2010



2010-2020 Population and Change By Region

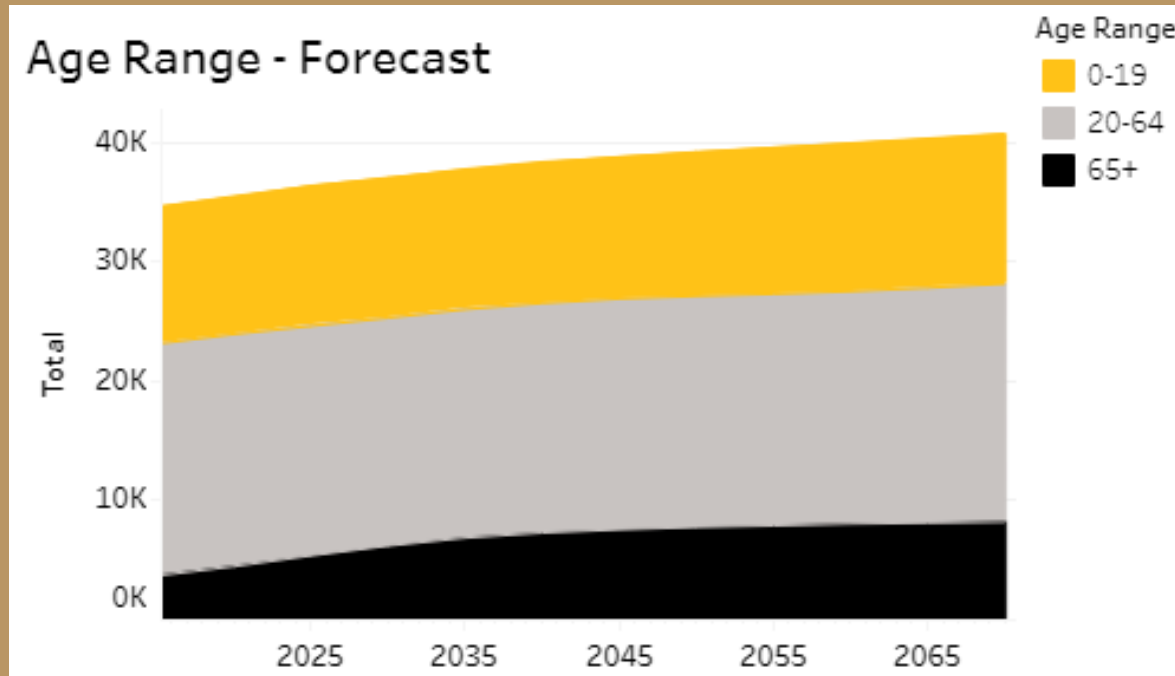
Corrected for "1/7th Undercount Risk"



Finney County
Economic Development Corporation

Data from US Census Bureau

Population Forecast, 2020 to 2070



- Total population projected to grow 14.6 percent by 2070
- Population growth expected slow through 2060
- 65 and older population projected to increase by 122.2 percent by 2070

	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Total	35,492	36,332	37,051	37,684	38,272	38,786	39,198	39,564	39,885	40,249	40,675
% Diff Total	2.77%	2.37%	1.98%	1.71%	1.56%	1.34%	1.06%	0.94%	0.81%	0.91%	1.06%

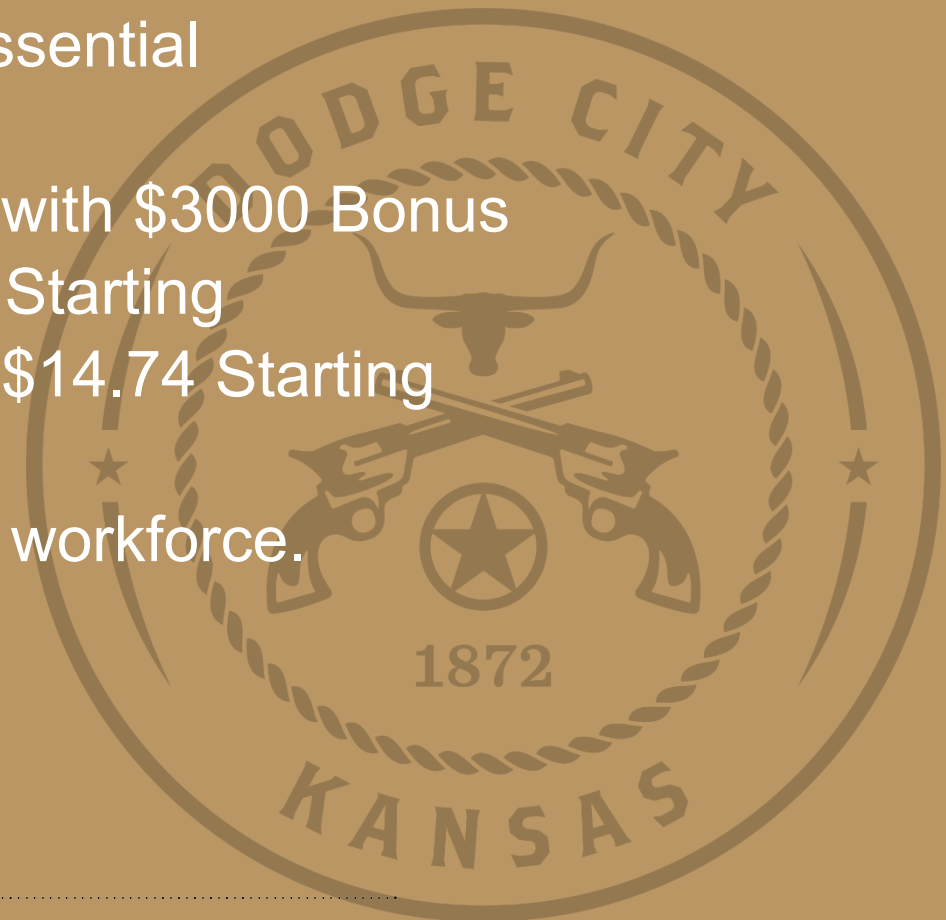


Employment

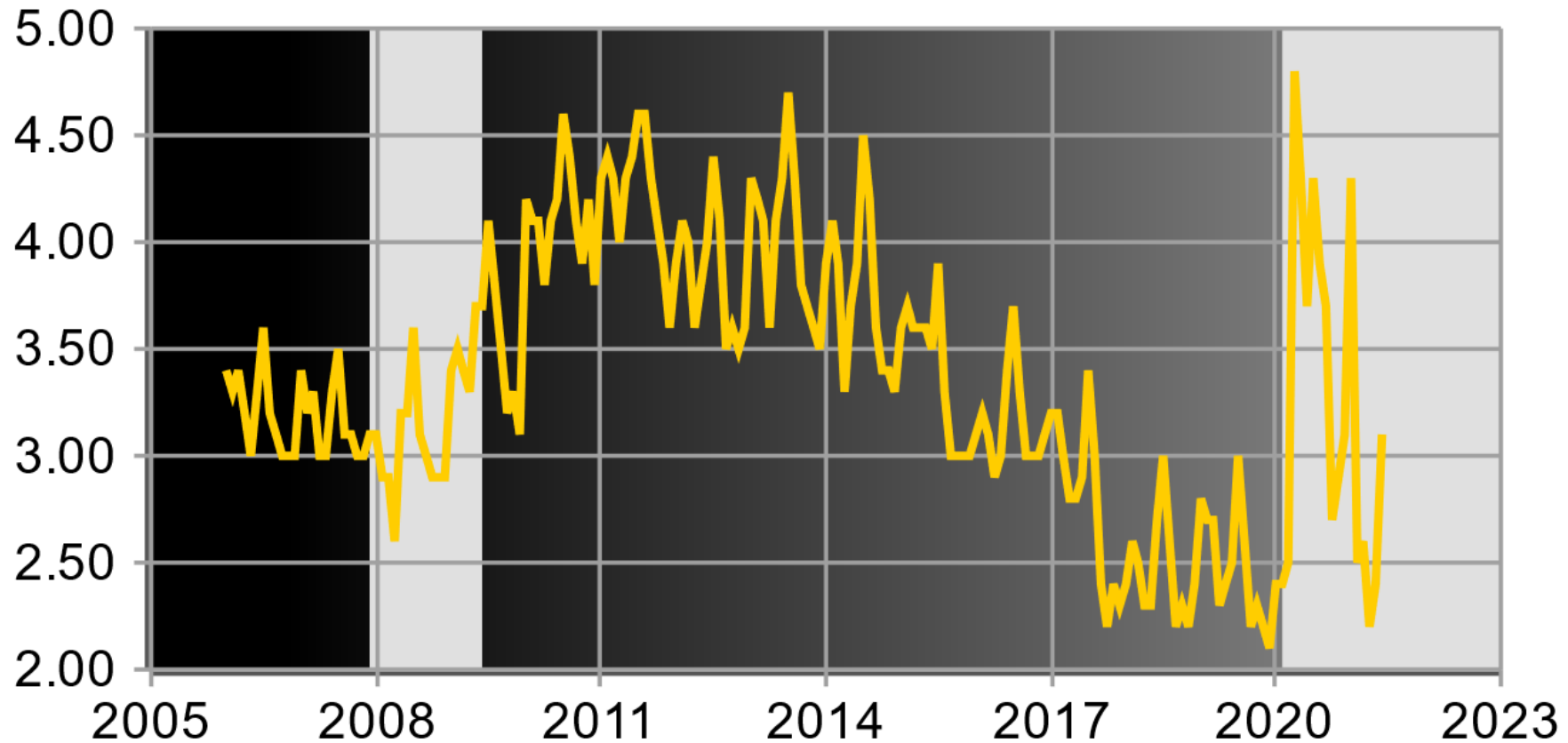


COVID-19 Effects on Employment

- Economy is largely essential employees
 - 25% could potentially be considered non-essential
- Cargill-General Production \$21.45 Starting with \$3000 Bonus
- National Beef-General Production - \$21.20 Starting
- Public Works Street Maintenance Worker - \$14.74 Starting
- City of Dodge City currently is 16% short in workforce.



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



Employment Growth

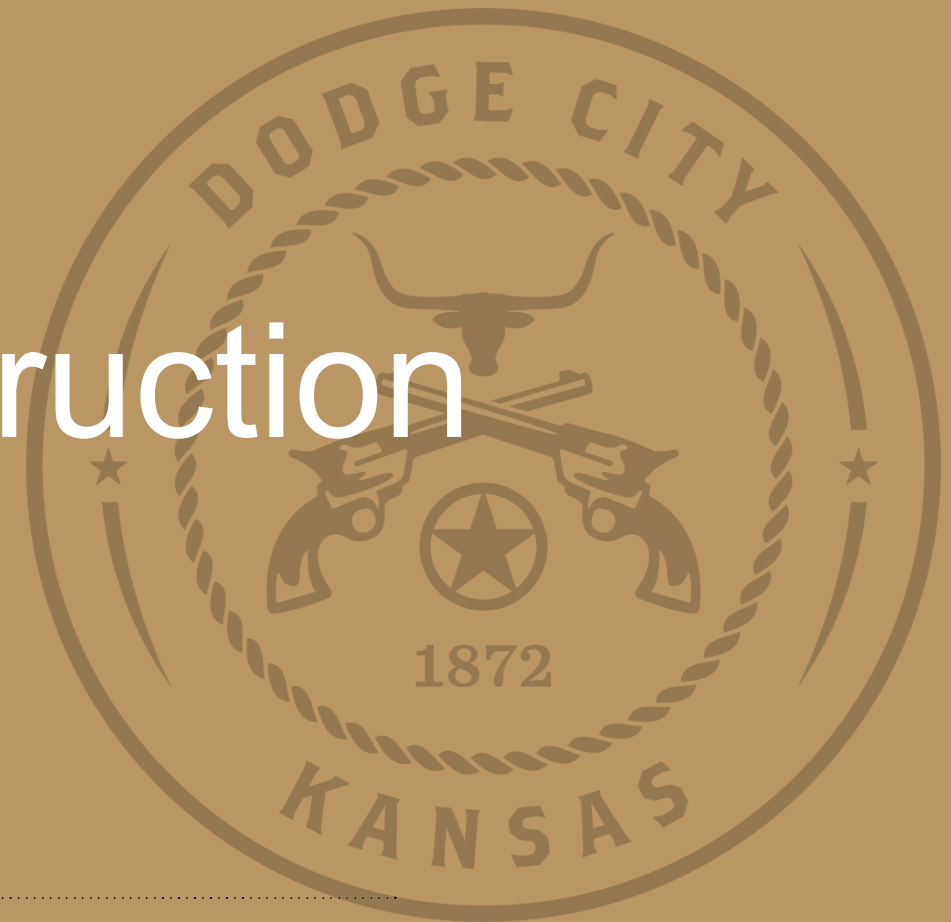
Industry	Kansas			Ford County		
	2019	2020	Growth	2019	2020	Growth
Natural resources and mining	19,353	18,593	-3.9%	306	334	9.2%
Construction	63,735	63,153	-0.9%	450	463	2.9%
Manufacturing	167,196	158,708	-5.1%	6,043	6,053	0.2%
Trade, transportation, and utilities	262,383	255,582	-2.6%	2,758	2,737	-0.8%
Information	18,137	16,727	-7.8%	325	218	-32.9%
Financial activities	74,336	73,321	-1.4%	343	339	-1.2%
Professional and business services	179,211	168,833	-5.8%	1,024	1,053	2.8%
Education and health services	197,874	194,592	-1.7%	1,126	1,129	0.3%
Leisure and hospitality	130,101	110,649	-15.0%	1,678	1,464	-12.8%
Other services	34,833	31,219	-10.4%	255	245	-3.9%
Federal Government	25,487	26,153	2.6%	198	200	1.0%
Local Government	179,422	171,426	-4.5%	2,177	2,139	-1.7%
State Government	41,116	39,947	-2.8%	242	230	-5.0%
Total, all industries	1,393,184	1,328,903	-4.6%	16,925	16,604	-1.9%
Source: CEDBR, BLS - QCEW						

Annual Wages

Industry	Kansas			Ford County		
	2019	2020	Growth	2019	2020	Growth
Natural resources and mining	\$47,802	\$ 47,721	-0.2%	\$43,491	\$45,616	4.9%
Construction	\$57,030	\$ 59,094	3.6%	\$48,770	\$48,716	-0.1%
Manufacturing	\$59,652	\$ 62,947	5.5%	\$51,627	\$63,678	23.3%
Trade, transportation, and utilities	\$43,539	\$ 46,006	5.7%	\$38,648	\$42,060	8.8%
Information	\$66,433	\$ 73,751	11.0%	\$40,570	\$41,578	2.5%
Financial activities	\$68,950	\$ 75,887	10.1%	\$53,026	\$56,912	7.3%
Professional and business services	\$64,553	\$ 69,540	7.7%	\$42,169	\$45,653	8.3%
Education and health services	\$43,909	\$ 48,480	10.4%	\$49,183	\$51,493	4.7%
Leisure and hospitality	\$17,333	\$ 18,046	4.1%	\$18,717	\$19,842	6.0%
Other services	\$35,624	\$ 38,932	9.3%	\$42,376	\$42,760	0.9%
Federal Government	\$70,163	\$ 71,190	1.5%	\$70,885	\$70,828	-0.1%
Local Government	\$37,494	\$ 40,128	7.0%	\$37,398	\$38,642	3.3%
State Government	\$58,381	\$ 52,822	-9.5%	\$40,260	\$42,629	5.9%
Total, all industries	\$48,060	\$ 51,473	7.1%	\$43,200	\$49,333	14.2%
Source: CEDBR, BLS - QCEW						



Housing and Construction



Housing

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

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

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

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

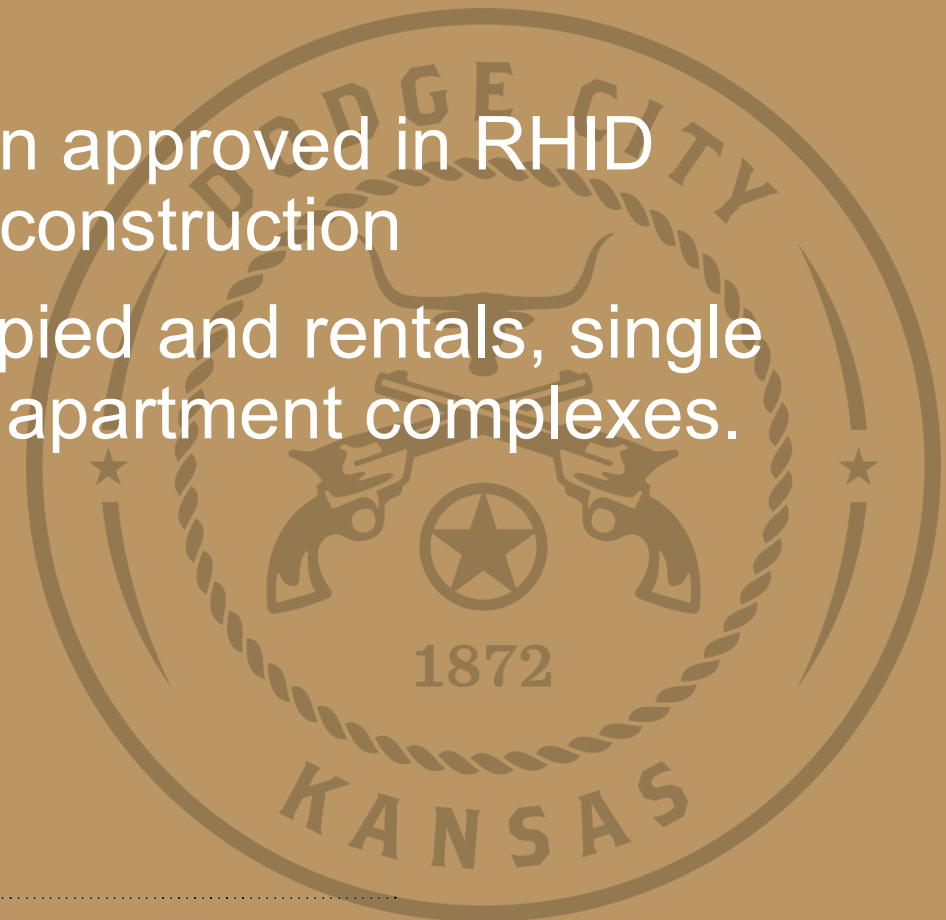


New Single Family Construction (2021 YTD – 2022 Estimated)



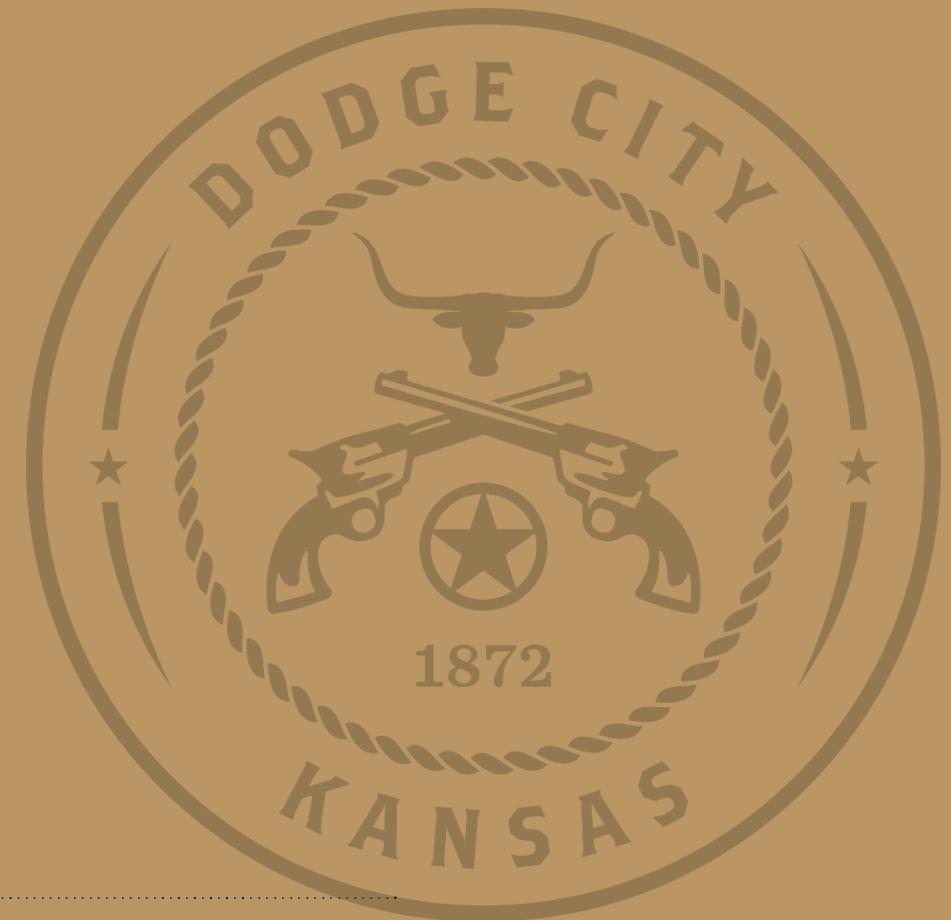
Rural Housing Incentive District

- Since 2011 over 600 Housing Units have been built utilizing the incentive.
- Approximately 700 more units have been approved in RHID areas and are in currently development/construction
- These are a combination of owner-occupied and rentals, single family units, duplexes, townhomes, and apartment complexes.



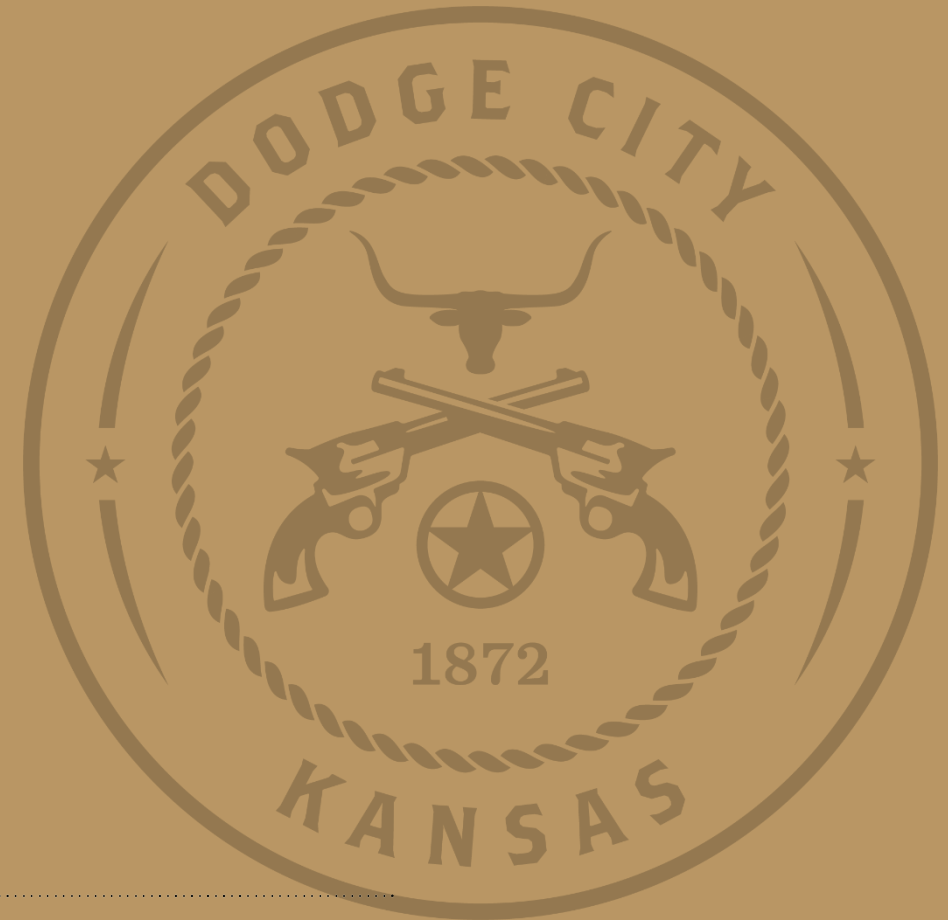
RHID Subdivisions

- 2017 – Wagon Wheel 2 – 60 units
- 2017 – Candletree 8 – 30 units
- 2018 – Reflection Living – 12 units
- 2019 – Candletree 8, Phase II – 32 units
- 2020 – Wagon Wheel 3 – 34 units
- 2020 – Candletree 6 – 39 units
- 2020 – Casa Del Rio 1 – 20 units
- 2021 – Milstock – 24 units
- 2022 – Iron Flats – 500 units
- 2022 – Rodeo Hills - 80





Projects



Hilmar Cheese and Hilmar Ingredients

- \$450 Million+ Construction project for 2022/2023
- Estimated 247 Employees
- 8 Million Pounds of Milk required per day
- Up to 5 new dairies within a 45 minute drive
 - Estimated construction impact of \$550 Million and an additional 500+ employees





QUESTIONS?

