



HOUSING PROFILE

The Housing Profile identifies existing housing characteristics and projected housing needs for residents of Victoria. The primary goal of the housing profile is to allow the City to examine past and present conditions; while, identifying potential needs including provisions for safe, decent, sanitary, and affordable housing for every family and individual residing within the City.

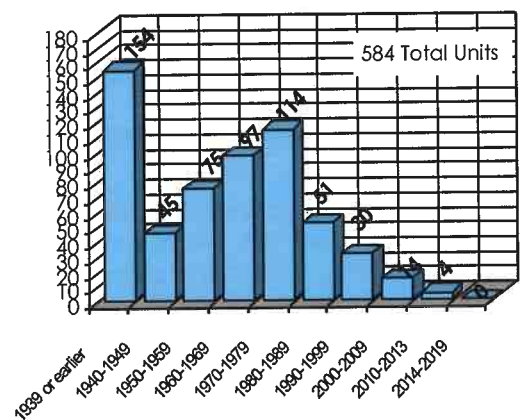
Projecting future housing needs requires several factors to be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes.

The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Victoria and Ellis County.

AGE OF EXISTING HOUSING STOCK

An analysis of the age of the housing stock can reveal a great deal about population and economic conditions of the past. Examining the housing stock is important in order to understand the overall quality of housing in Victoria.

FIGURE 4.1: AGE OF EXISTING HOUSING STOCK VICTORIA 2017



Sources: U.S. Census Bureau
American Community Survey 2017

Figure 4.1 indicates 154 homes, or 26.4% of Victoria's 584 total housing units, were constructed in 1939 or earlier. This is lower than other communities similar in size to Victoria.

Victoria saw positive construction activity between 1950 and 1979, with 286 (48.9%) homes constructed. These data indicate the economy was relatively good during this period. A total of 83.0% of all housing units in Victoria were



Housing

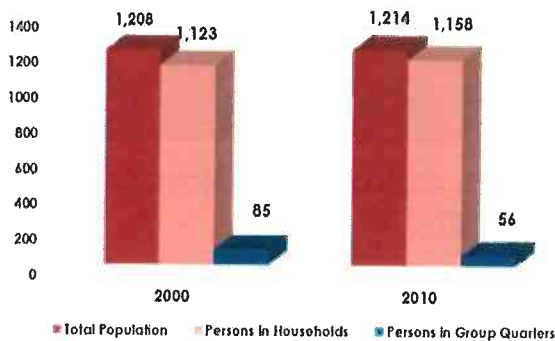
constructed prior to 1980. Due to the age of these homes, there may be a need for special weatherization programs to bring these homes up to current energy efficiency standards.

HOUSING CHARACTERISTICS

Figure 4.2 identifies the makeup of the population based upon where they live; in households or group quarters. Households is the typical single-family, duplex, or apartment while group quarters are defined in the box on the next column.

Group quarters are places where people live or stay in a group living arrangement. These places are owned or managed by an entity or organization providing housing and/or services for the residents. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. This is not a typical household-type living arrangement. People living in group quarters are usually not

FIGURE 4.2: HOUSING POPULATION VICTORIA 2000 TO 2010

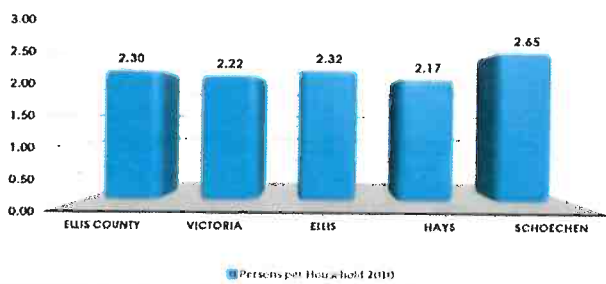


Sources: U.S. Census Bureau, American Community Survey 2000 and 2010

Persons in Households/Group Quarters

In 2010 there were 35 more people living in households than in 2000, this represents a change of 3.1%. While, those living in group quarters decreased by 29 persons or -34.1%. In 2000, 93% of the population lived in households; by 2010 there were 95.4% living in households or an increase of 2.6% between 2000 and 2010.

FIGURE 4.3: PERSONS PER HOUSEHOLD 2010



Sources: U.S. Census Bureau, 2000

Persons per Household

Figure 4.3 also includes the number of persons per household. The average persons per household in Victoria was 2.22 in 2010; which is near the normal trend in the Midwest and the United States. The trend nationally has been towards a declining household size; however, the persons per household in Victoria varies from the other City's in Ellis County for 2010 are:

The City's are as follows:

- Victoria has 2.22 persons per household
- Ellis has 2.32 persons per household
- Hays has 2.17 persons per household
- Schoecheen has 2.65 persons per household
- Ellis County has 2.30 persons per household

Of the communities in Ellis County, Victoria has the third highest number of persons per household at 2.22 only behind Schoecheen and Ellis which have similar or fewer people living in those communities.

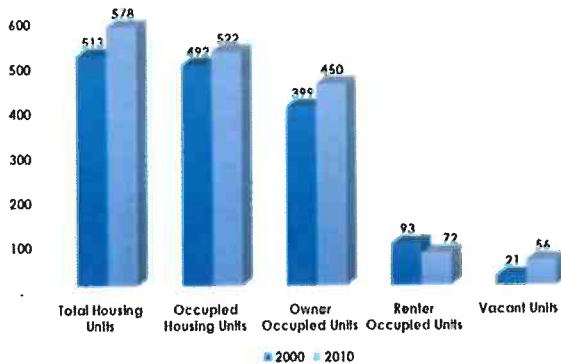
Occupied vs. Vacant Housing Units

Occupied housing units in the City increased by 6.1% between 2000 to 2010 from 492 to 522 units.

During the same timeframe, vacant housing units grew from 21 units to 56 units or 166.7%. In 2000, 81.1% of occupied units were owner-occupied, where 18.9% were renter-occupied. In 2010, 86.2% of occupied units were owner-occupied, where 13.8% were renter-occupied.



FIGURE 4.4: OCCUPIED VS. VACANT HOUSING



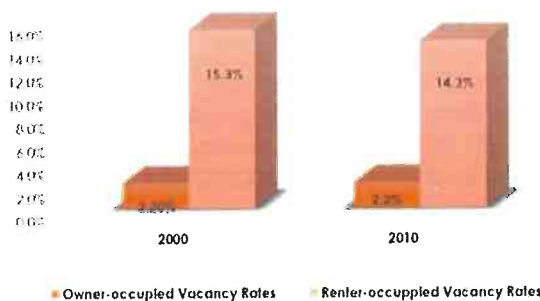
Sources: U.S. Census Bureau, 2000, 2010

Vacancy Rates by Type of Unit

Figure 4.5 indicates the vacancy rates by decade and by type of dwelling unit. In both 2000 and 2010, Owner-occupied housing units had considerably less vacancies than renter-occupied units.

In 2000, owner-occupied units had a 2.2% vacancy rate and this was the same in 2010; this indicates a very tight housing market in Victoria. Renter-occupied housing vacancies were at 15.3% in 2000 and declines slightly to 14.3% in 2010. These vacancy rates are slightly higher than what a stable market would like to observe, which is nearer 8.0%.

FIGURE 4.5: VACANCY RATES BY TYPE OF UNIT

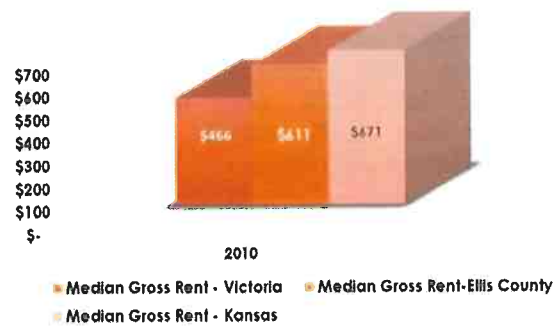


Sources: U.S. Census Bureau, 2000, 2010

Median Gross Rent

As shown on Figure 4.6, median gross rent in Victoria was \$466 per month in 2010, which was 76.3% of the county median gross rent and 64.4% of the state's median gross rent. Due to changes in the available data at the US Census, there are no comparative numbers for the 2000 Census or any of the years after 2010.

FIGURE 4.6: GROSS RENT RENTER OCCUPIED 2010

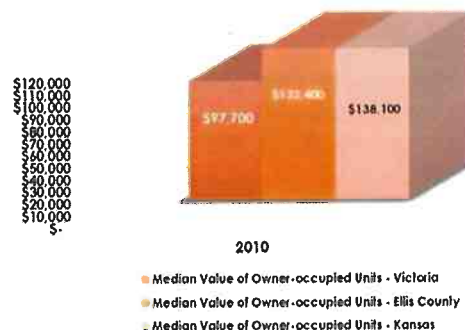


Sources: U.S. Census Bureau, 2010

Median Value of Owner-Occupied Units

The Median value of owner-occupied housing units in Victoria in 2010 were \$97,700. Compared to the county and state, Victoria was 73.8% of the county's median value and 70.7% of the median value for the state of Kansas. Due to changes in the available data at the US Census, there are no comparative numbers for the 2000 Census or any of the years after 2010.

FIGURE 4.7: MEDIAN VALUE OWNER-OCCUPIED 2010



Sources: U.S. Census Bureau, 2010



Housing

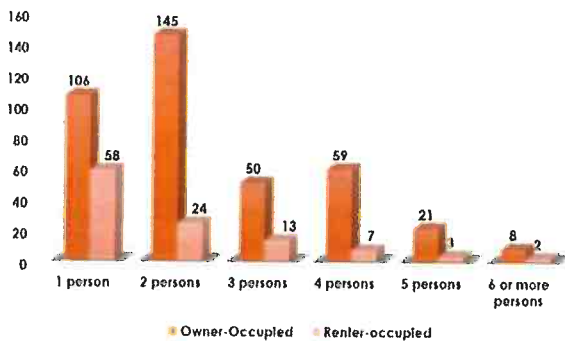
Persons Per Household by Tenure

Figure 4.8 shows tenure (owner-occupied and renter-occupied) of households by number of persons in each housing unit. Analyzing these data gives Victoria the opportunity to determine where there may be a need for additional housing.

In 2010, the largest section of owner-occupied housing in Victoria was in the one-person and two-person households, with 106 and 145 units respectively or 27.2% and 37.3% respectively.

Those living in renter-occupied housing were also one- and two-person households with 58 and 24 respectively. The one-person households accounted for 54.2% and the two-person households had 22.4% or both combined had 76.6% of all renter-occupied units.

FIGURE 4.8: HOUSING BY TENURE 2010



Sources: U.S. Census Bureau, 2010

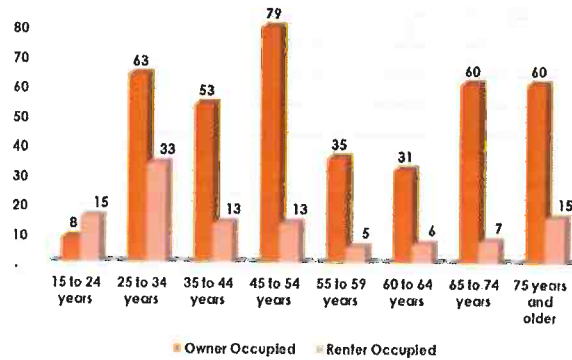
Persons By Age Group by Tenure

In 2010, the age cohorts representing the largest home ownership group were those 45 to 54 years. Of the total residents living in owner-occupied housing units, 20.3% were between 45 and 54 years of age. The 65 to 74 years cohort and 75 years plus cohorts are tied for the second most with 60 units each, or 15.4% each. The three age groups make up 51.1% of the owner-occupied units in Victoria.

The largest age group within the renter-occupied units was the 25-34 age group with 33 units or 30.8% of the total. The next largest age group was a tie between the 15 and 24 age group and the 75 years plus group with 15 units each or 14.0%

each. The three age groups combined for a total of 58.8% of the total renter-occupied units.

FIGURE 4.9: HOUSING BY AGE GROUP/TENURE 2010



Sources: U.S. Census Bureau, 2010

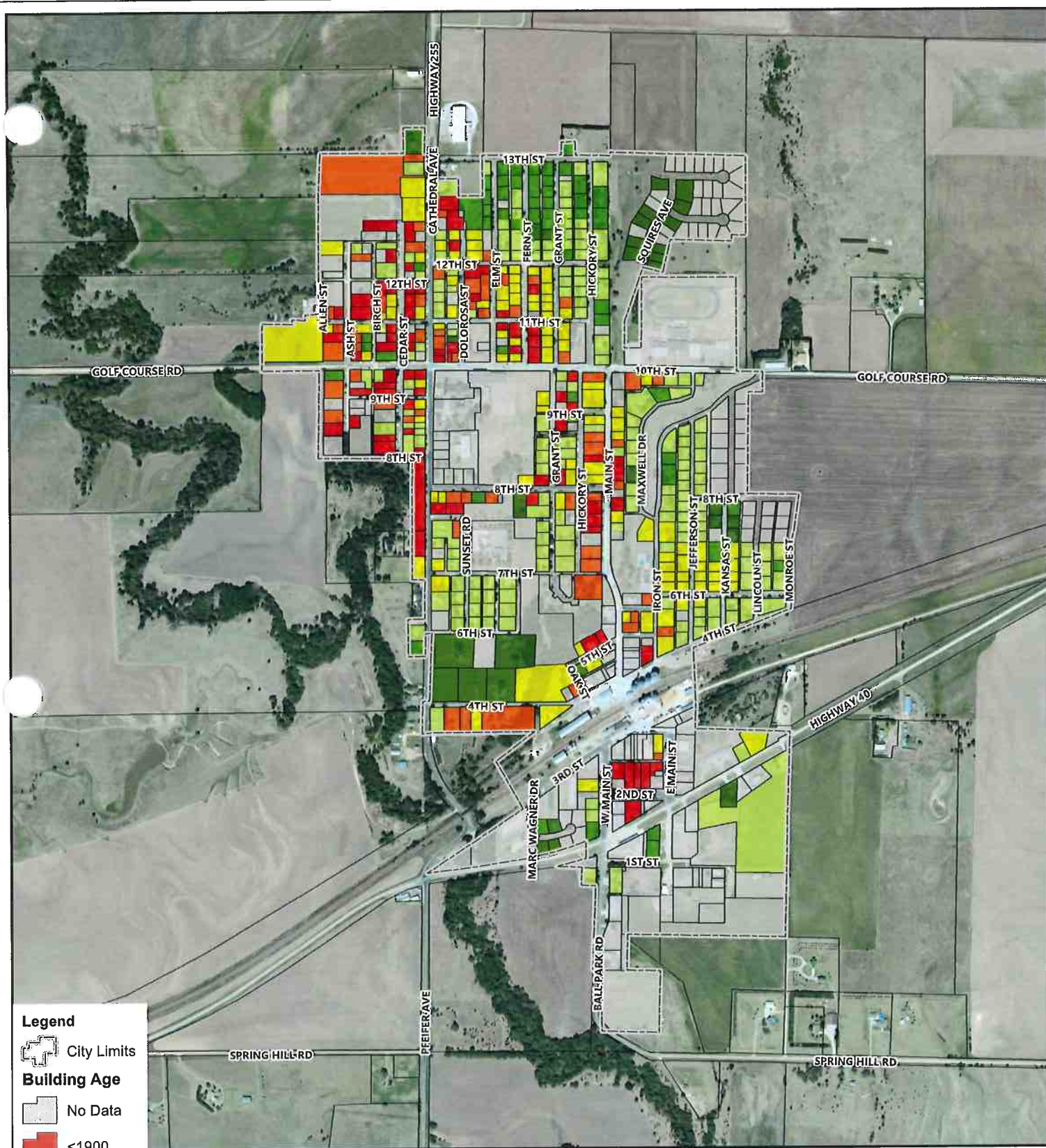
Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or that are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room. In addition, anytime there is more than 1.0 persons per room, the housing unit is considered overcrowded, thus substandard.


This criteria, when applied to Victoria, four units were substandard in 2010 based upon a lack of complete plumbing.

Housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical, or plumbing codes should also be included in an analysis of substandard housing.


A comprehensive survey of the entire housing stock should be completed every five- to six-years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure that a county maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.





Legend


 City Limits


Building Age


 No Data


 <1900

 1901-1920

 1921-1940

 1941-1960

 1961-1980

 1981-2000





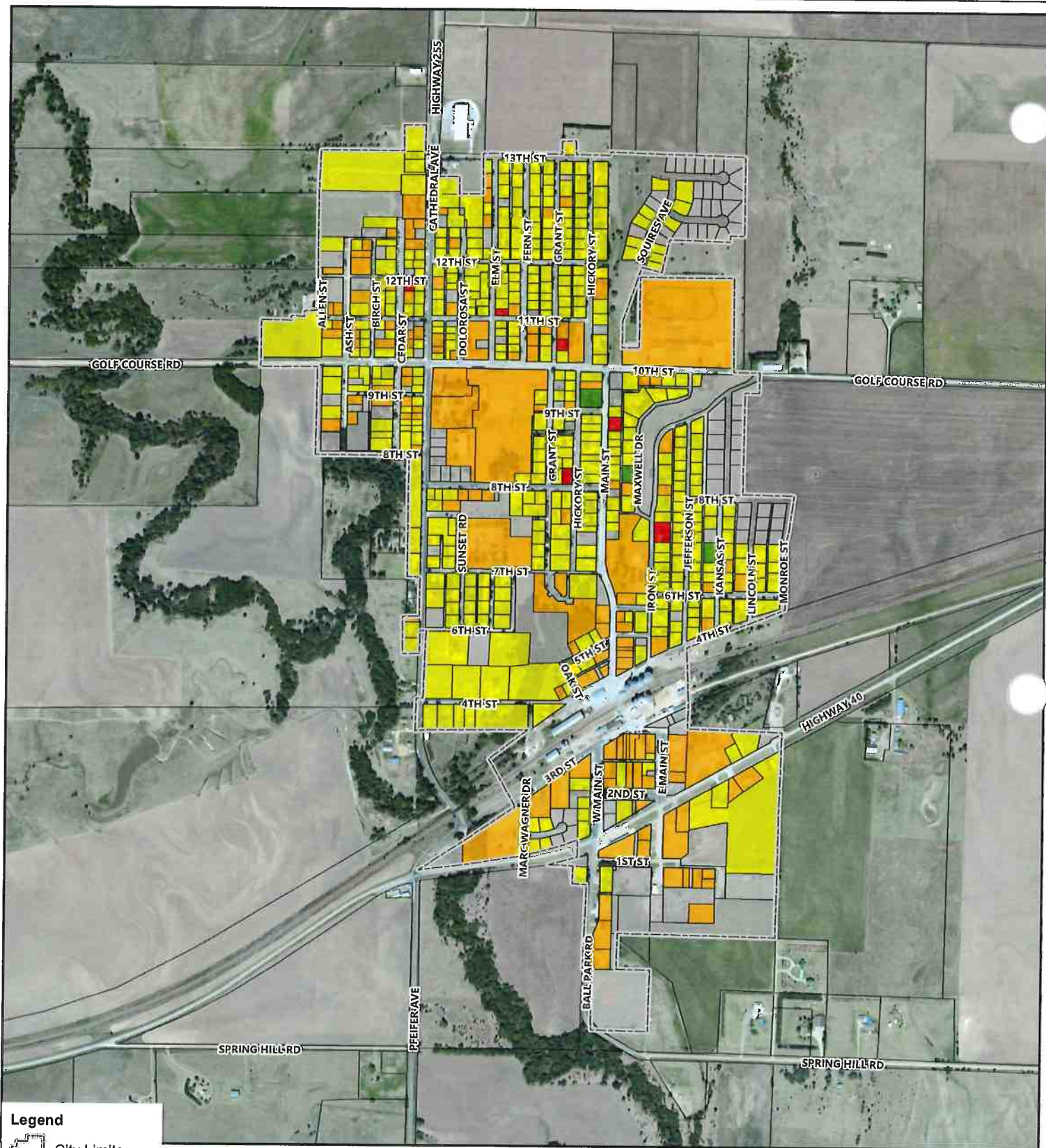
 >2001

Figure X.X - Building Age
Comprehensive Plan
Victoria, Kansas







 

PROJECTION: UTM Zone 14N
 DATUM: NAD 83
 DATE: 08.13.2020


 0 500 1,000 2,000 Feet



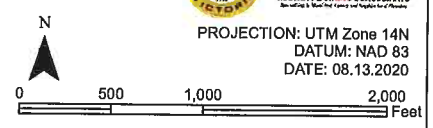
Legend

-  City Limits
- Building Condition**
-  No Data
-  Poor
-  Average
-  Good
-  Excellent

**Figure X.X - Building Condition
Comprehensive Plan
Victoria, Kansas**



PROJECTION: UTM Zone 14N
 DATUM: NAD 83
 DATE: 08.13.2020





**HOUSING GOALS, OBJECTIVES AND
POLICIES**

Housing Goal H-1:



Housing
