

Strategic Planning July Board of Trustees Report

Potential Kansas Population Increases

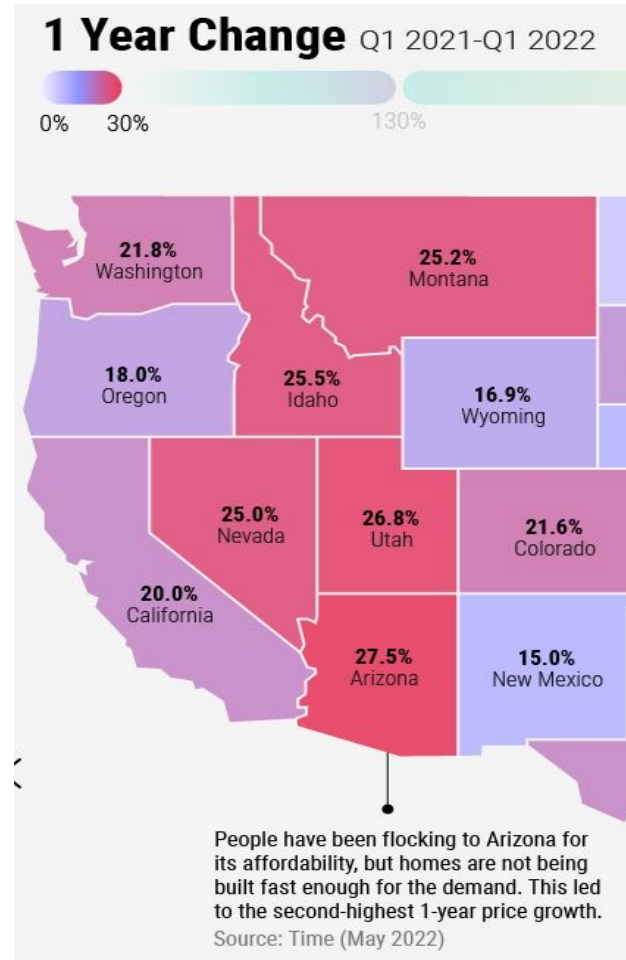
Covid Accelerated Population Change

Arizona

- February 2020 home value: \$276,257
- February 2022 home value: \$423,280
- 2-Year change (#): \$147,023
- 2-Year change (%): 53.22%

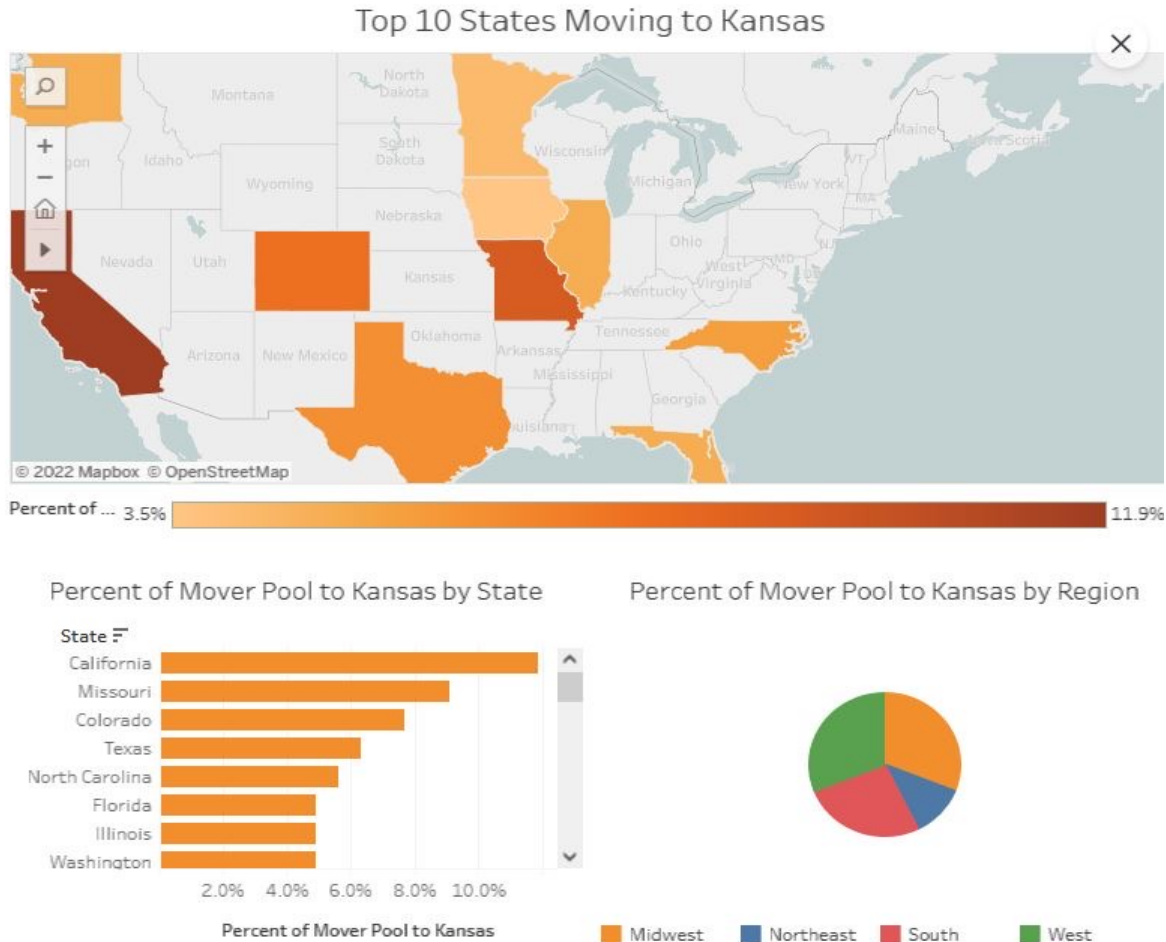
Montana

- February 2020 home value: \$294,902
- February 2022 home value: \$426,273
- 2-Year change (#): \$131,371
- 2-Year change (%): 44.55%



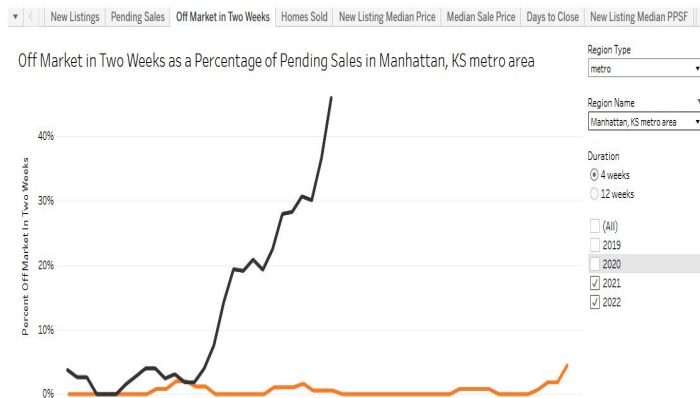
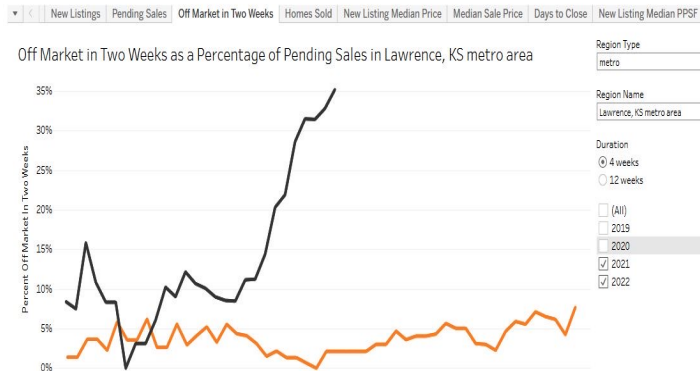
- Pandemic restrictions led Americans to move to rural states (Idaho, Arizona, Oklahoma, Nevada etc.) due to increase of remote work.
- This led to major population changes within rural states. It was also a major driving factor for an increase in home sales and home prices in the affected states. Employees moving from states like California and New York were able to purchase homes quicker and easier than rural states own residents.
- Affected states also received an increase in business growth and population. However this drove an economic imbalance within the state. Residents were essentially priced out of their own communities. This also drove up rental prices.

Inflation Led Migration



- Inflation is now leading to new migration changes within the US. Since the reopening many employers are now requesting workers back to office or are allowing them to stay remote. This is causing workers to continue moving to more rural locations.
- Inflation is also creating housing issues. Builders have begun to decrease building new homes and home sales are beginning to slow down. This is causing Americans to move further into the Midwest because of availability and lower home prices.
- Statistics also show California, Missouri, Colorado, and Texas as the top states contributing to Kansas population growth.

Inflation Led Migration



2022 First Quarter Cost of Living

Rank	State	Index	Grocery	Housing	Utilities	Transportation
1	Mississippi	83.1	92.3	63.8	90.0	89.1
2	Oklahoma	84.8	94.0	68.8	95.2	90.3
3	Kansas	85.4	91.7	68.2	98.7	94.2
4	Alabama	87.5	97.0	68.9	101.1	90.0
5	Iowa	88.1	99.4	69.5	94.8	93.4
6	Georgia	88.2	94.1	74.2	91.2	91.4
7	Indiana	89.2	93.4	75.9	100.8	97.1
8	Tennessee	89.4	94.5	80.7	94.1	87.9
9	Arkansas	89.9	92.9	76.7	96.5	94.5
10	Michigan	89.9	90.4	77.8	98.2	95.7

- New moving statistics show Kansas as #9 in 50 states to potentially receive an increase in population growth, due to remote workers and lower home prices. They also show Kansas as #3 in low cost of living.
- Lawrence and Manhattan already showing signs of homes sales “Off Market” within two weeks compared to previous 2021 year.

Other Drivers of Population Growth



- Panasonic announcement of a \$4 Billion dollar lithium-ion battery plant in DeSoto Kansas, will require a total of 8,000 highly skilled jobs by its completion. Jobs will consist of engineers, programmers, information technology, and information security specialists. Panasonic is Tesla's exclusive EV battery maker.
- Tesla planning on building a service center in Lenexa. That will be a 35,000 square foot auto repair center.
- California Mythical Games studio announced it will be expanding its studios to Kansas City. Mythical Games owners have a standing contract with the NFL to develop multiple game titles. Will need highly skilled and high profile applicants.



Other Drivers of Population Growth



- Garmin Ltd. Acquisition of 175 acres for expansion of company headquarters campus. The first phase of expansion will include the construction of a 748,000 square foot manufacturing warehouse. The company stated this will create an estimated 5,400 new jobs upon anticipated 2023 completion.



- Kansas City will be a host city for 2026 FIFA World Cup. Estimated to bring tourism and economic opportunities for host city. Opportunities also may include fortune 500 companies to open new locations in host city anticipating potential revenue growth from world cup.



Questions or
Comments