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*Analysis of the*  
**TOPEKA, KANSAS  
HOUSING MARKET**

**as of November 1, 1965**

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MAY 25 1966

**A Report by the  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

May 1966

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FIELD MARKET ANALYSIS SERVICE  
FEDERAL HOUSING ADMINISTRATION  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

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ANALYSIS OF THE  
TOPEKA, KANSAS, HOUSING MARKET  
AS OF NOVEMBER 1, 1965

Summary and Conclusions

1. The economy of the Topeka HMA is mainly dependent on nonmanufacturing industries which accounted for 87 percent of total nonagricultural wage and salary employment in 1964. Government provides the largest single source (25 percent) of nonagricultural wage and salary employment. Nonagricultural wage and salary employment averaged 51,350 jobs in 1964, up from 49,900 in 1963 and 48,100 in 1960. Since 1960, employment has increased by an average of 810 jobs a year. In 1964, about 2.9 percent of the work force was unemployed, equal to the previous low in 1960. Unemployment was at a peak of 3.7 percent in 1961, but since then it has declined each year. During the November 1965-November 1967 forecast period total nonagricultural employment is expected to increase by about 1,950 jobs (975 annually).
2. The median income of all families, after the deduction of Federal income tax, is about \$6,625; for renter families the median is \$5,350. By 1967, the median after-tax income will be approximately \$6,875 for all families, and \$5,550 for renter families.
3. As of November 1965, the total population of the HMA is estimated at 154,700, an increase of 2,400 annually since April 1960. During the forecast period, the population is expected to increase by about 2,850 persons annually to a November 1967 total of approximately 160,400.
4. Currently, there are approximately 47,650 households in the HMA, a gain of 720 households annually since 1960. During the two-year forecast period the number of households is expected to increase by about 1,750 (875 annually).
5. The housing inventory of the HMA now totals about 50,200 units, an average annual increase of approximately 750 since April 1960. As measured by building permits issued in areas where approximately 92 percent of the 1960 population lived, residential building activity, particularly the building of single-family houses, declined during the 1960-1965 period. A total of approximately 5,350 housing units (an annual average of about 920) has been authorized since 1960. It is estimated that an additional 260 units (45 annually) have been constructed in non-permit-issuing places. Currently, there are approximately 400 housing units under construction in various sections of the HMA. Of these, approximately 175 units are single-family houses and 225 units are in multifamily structures.

6. As of November 1965, there are approximately 1,675 available, vacant, nonseasonal, nondilapidated housing units in the HMA. Approximately 675 are for sale and 1,000 are for rent, representing sales and rental vacancy ratios of 2.1 percent and 6.0 percent, respectively.
7. The demand for new privately-owned housing units during the November 1965-November 1967 forecast period is estimated at 650 units a year including 450 sales and 200 rental units. An additional 120 privately-owned rental units probably could be absorbed annually at the lower rents associated with public benefits or assistance in financing, excluding public low-rent housing and rent-supplement accommodations. The distribution of demand for the sales units by price class is indicated on page 25. The distribution of rental demand by monthly gross rents and by unit sizes is presented on page 27.

ANALYSIS OF THE  
TOPEKA, KANSAS, HOUSING MARKET  
AS OF NOVEMBER 1, 1965

Housing Market Area

For the purposes of this analysis the Topeka, Kansas, Housing Market Area (HMA) is defined as Shawnee County, Kansas. This is also the definition of the Topeka Standard Metropolitan Statistical Area and the Topeka Labor Market Area. Shawnee County, located in the north-eastern section of Kansas, is bounded by six other counties. In 1960, nearly 141,300 persons resided in the HMA.<sup>1</sup>

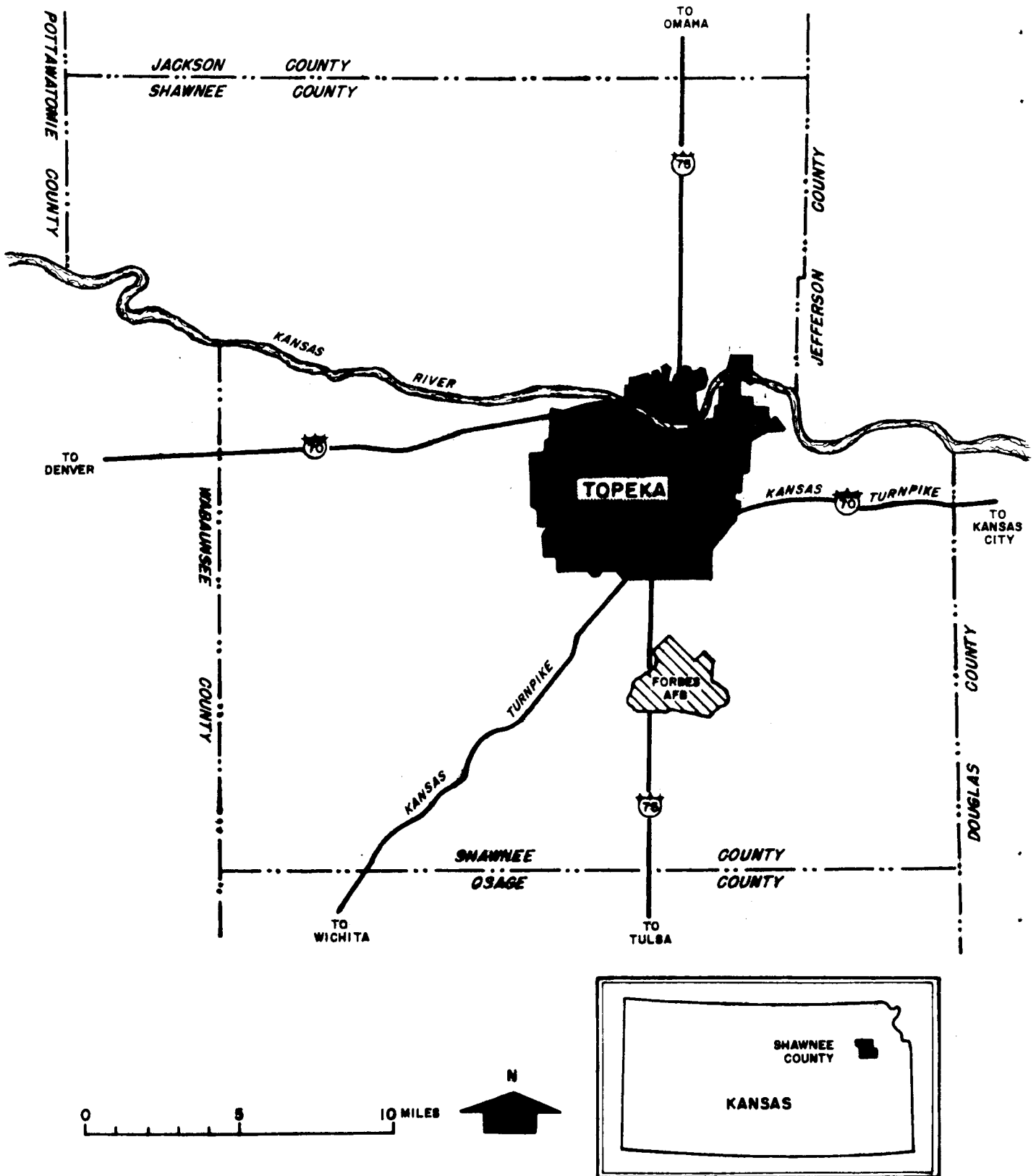
Topeka, the county seat and State capital, is the only urban community in the county. Topeka is located about 60 miles west of Kansas City, Missouri, 230 miles north of Tulsa, Oklahoma, and 170 miles south of Omaha, Nebraska. The area is served by an extensive network of roads (see map). From Topeka, the Kansas Turnpike leads to Kansas City and Wichita, Interstate 70 leads to Denver, and U.S. 75 provides connection with Omaha and Tulsa. Four major railroads (the Santa Fe, the Missouri Pacific, the Rock Island, and the Union Pacific) furnish rail freight transportation. Central Airlines provides air transportation services at the Phillip Billard Municipal Airport, located three miles northeast of Topeka.

The Census Bureau reported that, in April 1960, about 3,975 persons from the six contiguous counties commuted to the HMA for employment. Only 475 residents of Shawnee County worked in the adjacent counties. These data indicate that net in-commutation from the surrounding counties totaled 3,500. Most of the in-commuters came from Douglas, Osage, and Jefferson Counties. A study of commuting to nonfarm jobs in Shawnee County, compiled by the Kansas State Employment Service in 1962, indicated a similar pattern of commutation. Since there has been no substantial change in the economy of the area since 1960, it is judged that this pattern of commutation still exists.

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<sup>1</sup>/ Inasmuch as the rural farm population of the Topeka HMA constituted only three percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

# TOPEKA, KANSAS, HOUSING MARKET AREA



## Economy of the Area

### Character and History

The economy of the Topeka HMA is mainly dependent on nonmanufacturing industries which accounted for 87 percent of nonagricultural wage and salary employment in 1964. Government, especially State, provides the largest single source of employment. The economy of the area is diversified and is relatively stable. Employment in the area was affected only slightly by recent recessions, such as that in 1960-1961.

The year 1857 marks the beginning of Topeka both as a city and as county seat. Four years later the economic future of the area was established when Topeka was selected as the State capital. The location of the city on the banks of the Kansas River, the availability of ample land and water, and the building of the Atchison and Topeka Railroad, which connected Topeka with Kansas City and Wichita, were significant factors which assisted the early development of the city. By the 1880's contemporary writers could have discerned the transition from a "striving western town" to a "metropolitan appearance" in some areas. Signs of growth and prosperity included opera houses, hotels, railroad shops, electric lights, and "manufacturers of every description".

Two more railroads, the Missouri Pacific and the Chicago, Rock Island, and Pacific, reached the city in 1886 and 1887, respectively, and about 3,000 buildings were constructed in 1888. The economic boom of the 1880's, however, was short-lived as, in the following decade, the area suffered a severe depression and the growth rate declined sharply. The area grew moderately during the 1900-1920 period. An economic boom in the 1920's was followed by the depression of the 1930's, when the area experienced its lowest growth rate.

Later developments which have had a marked effect on the economy of the area include the establishment of the Army Air Base south of the city during the second World War, the building of the Goodyear Tire and Rubber Company plant in North Topeka in 1944, and the construction of the E. I. DuPont de Nemours and Company plant outside Topeka in 1957. Though Topeka has not undergone the rapid industrialization that has taken place in many cities, its new industrial base together with its roles as State capital and as a distribution and financial center have brought diversity to the local economy.

## Employment

Current Estimate. In 1964, total employment averaged 57,750 jobs including 1,300 jobs in agriculture, 51,350 nonagricultural wage and salary jobs, and 5,100 jobs performed by the self-employed, unpaid family workers, and persons employed in private households. As of September 1965, employment totaled 59,350, an increase of 750 over the comparable month in 1964 (see table I).

Past Trend. Nonagricultural wage and salary employment averaged 48,400 in 1958. From this level, nonagricultural employment declined slightly (300 jobs) to 48,100 in 1960. This loss was more than regained in 1961 when wage and salary employment increased by 900 jobs. From the 1961-1962 average of 49,000, wage and salary employment has increased each year to the 1964 average annual peak of 51,350. The trend of nonagricultural wage and salary employment is presented in the following table.

Trend of Nonagricultural Wage and Salary Employment  
Topeka, Kansas, HMA  
Annual Averages 1958-1964

<u>Date</u>	<u>Manu- facturing</u>	<u>Nonmanu- facturing</u>	<u>Total nonag. wage and sal. employment</u>	<u>Change from prev. year</u>	
				<u>Number</u>	<u>Percent</u>
1958	6,400	42,000	48,400	-	-
1959	6,700	41,500	48,200	-200	.4
1960	6,650	41,450	48,100	-100	.2
1961	6,650	42,350	49,000	900	1.9
1962	6,750	42,250	49,000	0	0
1963	6,750	43,150	49,900	900	1.8
1964	6,850	44,500	51,350	1,450	2.9

Source: Kansas State Employment Service.

## Employment by Industry

Manufacturing. As shown above, manufacturing employment in the HMA has been very stable, having increased by only seven percent in the past six years. At present, manufacturing provides about 13 percent of all wage and salary jobs. The proportion has not exceeded 14 percent during the 1958-1964 period.

Approximately 14 percent of all manufacturing employment is provided by the durable goods industries which, in 1964, employed 950 workers (see table II). Employment in the durable goods industries declined gradually from 900 in 1958 to 800 in 1961, and has increased by 50 jobs annually since that year.

In 1964, nondurable goods industries provided 5,900 jobs, 86 percent of all manufacturing employment. Printing, publishing, and allied industries employed 1,650 workers. Except for a small increase of 50 jobs in 1961, employment in this industry has trended downward continuously since 1958.

Employment in the food and kindred products industry now averages 1,450 jobs. Employment in this industry has remained stable throughout the period. The industry consists of a number of small establishments (under 500 employees each) engaged mainly in the production and processing of butter, cheese, poultry, meat, and bakery products.

Other nondurable goods accounted for 2,800 jobs in 1964, an increase of 650 over the 1958 low of 2,150. About 77 percent of the increase (500 jobs) occurred in 1959, and the remainder has occurred gradually since 1961. Employment increase in the nondurable goods industry is due mainly to employment growth at the Goodyear plant which provides the greater proportion of employment in the industry.

Nonmanufacturing. The greater proportion of wage and salary employment, 87 percent in 1964, is provided by nonmanufacturing industries. Government, including local, State, and Federal, is the principal source of nonmanufacturing employment. In 1964, an average of 12,800 workers (25 percent of wage and salary employment) was employed by government, equal to the previous peak in 1958. Employment by government declined by 850 jobs during the 1958-1960 period, but has increased moderately each year since 1960. The State is the principal source of government employment providing about 45 percent of all government jobs. The Federal government employs about 22 percent and the remaining 33 percent is employed by local government.

Wholesale and retail trade, the second largest nonmanufacturing activity in the area, engaged 11,050 workers in 1964, equal to about 22 percent of wage and salary employment. Since the 1958 low of 9,200 jobs, employment in wholesale and retail trade has increased substantially by 1,850, an annual average gain of 310. Except in 1961, when employment in trade remained unchanged, gains have occurred in each year since 1958.

The services group employed 7,850 workers in 1964, 15 percent of wage and salary employees. This industry has had employment increases totaling 1,550 jobs since the 1958 low of 6,300. About 61 percent of the

increase, 950 jobs, took place in the 1958-1961 period, while there were moderate increases of 350 and 200 jobs, respectively, in 1963 and 1964.

Employment in transportation, communication, and public utilities averaged 6,900 (13 percent of wage and salary employment) in 1964, the same as in the two previous years, and equal to the 1958 level. After increasing gradually to the 1961 peak of 7,150, such employment subsequently declined to the 1962-1964 average, reflecting mainly technological changes such as increased use of diesel engines, automatic switching devices, and other innovations by the railroads, the major employers in this industry.

In 1964, employment in finance, insurance and real estate averaged 2,950, highest for the period and 450 higher than in 1958. Employment in this industry has trended upward since 1958.

The construction industry engaged an average of 2,900 workers in each of the years 1962 to 1964. Employment in this industry was at a high of 4,200 in 1958, but declined substantially in the years 1959 and 1960 by 800 and 550, respectively, reflecting the completion of some highway projects and large office structures. From the 1960 low of 2,850, employment increased to 3,300 in 1961 but the increase was partly offset during the following year, when employment declined to 2,900, at which level it has remained. The current low level of employment in the construction industry is also a reflection of the decline in the number of housing units started since 1963.

#### Principal Employment Sources

Manufacturing employment in the Topeka HMA is dominated by two large establishments, which, together, account for about 43 percent of all manufacturing employment. The largest of these is the Goodyear Tire and Rubber Company, nationally known for its production of tires. The local plant (manufacturing tires and tread rubber) was built in 1945.

The E. I. du Pont de Nemours Company plant, located a few miles from Topeka, is the second largest manufacturing establishment. The local plant, which makes cellophane, was built in 1957. Employment expansion at this plant has helped to increase total manufacturing employment which had suffered severe losses due to plant closings after the 1951 floods.

With the exception of State and local government, the largest employer in the HMA is the Atchison, Topeka, and Santa Fe Railroad. A recent reorganization, which resulted in the closing of the office at Galveston, Texas, has caused a slight increase in employment at Topeka.

Inasmuch as Topeka is both the State capital and county seat, there is a concentration of Federal, State, and local offices and departments in the city. As of July 1965, the Federal government employed about 2,850 persons, including approximately 1,040 persons at the Veterans Administration Hospital and 390 at Forbes Air Force Base. About 10,200 persons are employed by State and local government, including those employed at State and city hospitals and schools. The Topeka State Hospital, one of the largest in the area, employs over 900 persons.

The Menninger Foundation, a nonprofit mental health hospital with a national reputation in psychiatric research and treatment, is the largest employer in the services group.

#### Military

There is one military installation in the HMA, Forbes Air Force Base, located about 6 miles south of Topeka. Units stationed at the base include a combat support group, troop carrier wing, strategic reconnaissance wing, communication squadron, and a tactical hospital. The base was opened originally in 1942 as the Topeka Army Air Corps Base, but was closed at the end of World War II. It was reopened in 1948 for reconnaissance and geodetic surveys. The name was changed to Forbes Air Force Base during that period. The Base was closed again in 1949, but reopened during the Korean Conflict.

As of November 1965, there are about 5,525 military personnel at the base, about 1,845 less than in June 1961 when military strength reached about 7,370, the highest since reactivation. Currently, civilian employment at the base is about 380, the lowest since 1961, when employment was nearly 430. Peak civilian employment occurred in 1963 when there were about 445 persons employed at the base. The trend of military strength and civilian employment since 1960 is indicated in the following table.

Military Strength and Civilian Employment  
Forbes Air Force Base  
1960-1965

<u>Period</u>	<u>Military strength</u>	<u>Civilian employment</u>
June 1960	6,731	355
1961	7,372	427
1962	7,256	442
1963	6,263	445
1964	5,981	409
Nov. 1965	5,522	379

Source: U. S. Department of the Air Force.

Unemployment

As of September 1965, unemployment in the HMA totaled 1,400 persons, slightly higher than the comparable month in 1964, and equal to about 2.3 percent of the work force of 60,750 (see table I). In 1964, unemployment averaged 1,700 persons, equal to 2.9 percent of the work force. This ratio equalled the previous low which occurred in 1960, when 1,650 persons were unemployed. In 1961, unemployment reached a peak of 2,150 persons (3.7 percent) but it has declined by 450 persons since. In 1964, there was an average of 59,450 persons in the work force, just one percent above the 1958 total of 58,650. The size of the work force, however, has been increasing virtually each year since the 1960 low of 56,250. The declining rate of unemployment, therefore, reflects both increased employment and a reduction in the number without jobs.

Future Employment

During the November 1965-November 1967 forecast period, total non-agricultural employment is expected to increase by about 1,950 jobs (975 annually). This increase is based on the employment prospects of some of the leading employers in the area, and on the performance of the local economy, especially during the last three years. Most of the increase in employment is expected in the nonmanufacturing sector, especially in services, trade, and government. Trade, which has exhibited the highest growth potential among nonmanufacturing industries, probably will increase by about 300 to 400 jobs annually. This would be less than the 1964 increase of 800 jobs, but more than the 1962-1963 increase of 200. Employment in the services industry is expected to increase by about 200, about the same as in 1964, but less than the 1963 increase of 350. Government, which has added between 150 and 300 jobs each year since 1961, will add about 200 jobs annually. Other nonmanufacturing industries probably will add another 125 to 150 jobs a year as construction activity recovers from the building slump, and finance, insurance, and real estate increase at about the same rate exhibited since 1961. An additional 100 jobs annually are anticipated in manufacturing (the same increase as in

1964 and 1962), as Goodyear Tires continues to hire more workers at the local plant, and as Hallmark Cards relocates and expands in the urban renewal area. No substantial change in civilian employment at Forbes AFB is expected during the forecast period. Basic to these considerations is the assumption that the demand for the products and services in the area remain strong, and that the National economy continues to expand at the present rate.

#### Income

Wages. As of June 1965, the average weekly earnings of manufacturing workers in the HMA was \$122, compared with \$119 in June 1964. For the comparable month in 1960, the average weekly earnings in manufacturing industries was \$106, indicating an increase of \$16 (15 percent) since 1960.

Family Income. Currently, the median income, after the deduction of Federal income-tax, of all families in the area is about \$6,625. The median after-tax income of renter families is \$5,350. By 1967, the median after-tax income of all families will rise to about \$6,875. The median income of renter families will be approximately \$5,550.

As indicated in table III, 21 percent of all families and 32 percent of renter families have after-tax incomes of less than \$4,000. About 19 percent of all families, but only 9 percent of renter families, have after-tax incomes of \$10,000 or more.

Demographic Factors

Population

Current Estimate. As of November 1965, the population of the Topeka housing market area is estimated at 154,700 persons, an increase of 13,400 (about nine percent) over the April 1960 total. The current estimate represents an average increase of about 2,400 persons annually. Approximately 130,300 persons reside in the city of Topeka, and the remainder, 24,400 persons, are dispersed among the several townships of the county. Since April 1960, the population of Topeka has increased by 10,800 persons (1,950 annually), while the population in the remainder of the county has increased by about 2,600 (450 persons annually).

Past Trend. During the 1950-1960 decade, the population of the HMA increased by nearly 3,600 persons annually. This increase was comprised of a gain of approximately 4,075 persons annually in the city of Topeka, and a loss of about 475 persons in other parts of the HMA. As indicated in the table below, during the 1960-1965 period the rate of growth (1.7 percent annually) of the total population of the HMA was less than the 2.9 percent annual growth rate experienced in the 1950-1960 period. The difference in growth rates between Topeka and the remainder of the HMA during the two periods, indicated in the table below, reflects annexations by Topeka City during the 1950-1960 period.

Population Trends  
Topeka, Kansas, HMA  
1950-1965

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>November</u> <u>1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965<sup>a/</sup></u>	
				<u>Number</u>	<u>Rate<sup>b/</sup></u>	<u>Number</u>	<u>Rate<sup>b/</sup></u>
Topeka	78,791	119,484	130,300	4,069	4.2	1,950	1.6
Remainder of HMA	26,627	21,802	24,400	-482	-2.0	450	2.1
HMA total	105,418	141,286	154,700	3,587	2.9	2,400	1.7

<sup>a/</sup> Rounded.

<sup>b/</sup> Derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Population.  
1965 estimated by Housing Market Analyst.

Estimated Future Population. During the 1965-1967 forecast period, the population of the HMA is expected to increase by about 2,850 persons annually to a November 1967 total of approximately 160,400. The projected population increase is slightly higher than that experienced in the 1960-1965 period, but substantially lower than in the 1950-1960 period when there was a large influx of military and military-connected persons into the area.

Net Natural Increase and Migration. The population increase averaged nearly 3,600 persons annually during the 1950-1960 decade. Net natural increase, resident live births minus resident deaths, averaged 2,425 a year, indicating that there was net in-migration of approximately 1,175 persons annually into the HMA, heavily influenced by the reactivation of Forbes AFB. During the 1960-1965 period, the annual population increase averaged 2,400 persons. Net natural increase averaged approximately 2,500 indicating that, although there was an out-migration of military-connected population, there was a compensating in-migration of nonmilitary-connected population.

Age of Population. The age distribution of the population of the HMA in 1950 and 1960 is presented in the following table.

Age Distribution of the Population  
Topeka, Kansas, HMA  
April 1950 and April 1960

<u>Age groups</u>	<u>1950</u>		<u>1960</u>		<u>Change, 1950-1960</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 10	18,670	17.7	31,805	22.5	13,135	70.4
10 - 19	13,105	12.5	20,646	14.6	7,541	57.5
20 - 29	17,320	16.5	21,204	15.0	3,884	22.4
30 - 39	14,385	13.7	19,542	13.8	5,157	35.8
40 - 49	13,690	13.0	15,190	10.8	1,500	11.0
50 - 59	11,990	11.4	13,317	9.4	1,327	11.1
60 - 69	8,790	8.4	10,694	7.6	1,904	21.7
70 and over	<u>7,195</u>	<u>6.8</u>	<u>8,888</u>	<u>6.3</u>	<u>1,693</u>	<u>23.5</u>
Total	105,145 <sup>a/</sup>	100.0	141,286	100.0	36,141	34.4
Median age	32.3		28.5			

<sup>a/</sup> Differs slightly from the total population of the HMA because the 1950 age distribution was enumerated on a sample basis.

Source: 1950 and 1960 Censuses of Population.

The preceding age distributions indicate that all age groups had numerical increases during the 1950-1960 decade, reflecting the substantial immigration which occurred in the decade. However, the increase was largest in the age groups under 20 years, primarily because of the higher birth rates of the post-World War II and Korean Conflict periods. The increase in the number of persons 20 to 39 years of age was influenced by the re-activation of Forbes AFB. The increase in the number of persons 70 years and over is a reflection of the increased longevity of the population. The increasing proportion of young adults in the population is of great significance to the rental market, since, typically, this segment usually rent rather than purchase their own homes.

#### Military Population

As of November 1965, the military strength at Forbes Air Force Base totaled nearly 5,525. Including dependents, the military population is estimated to be about 15,600 persons, ten percent of the total population. Military strength increased from about 6,725 in June 1960 to nearly 7,375 in June 1961. Since then, military strength at the base declined steadily to the current total of 5,525 (see page 8). No significant change in military strength during the forecast period is anticipated.

#### Households

Current Estimate. As of November 1965, there is a total of 47,650 households (occupied housing units) in the Topeka HMA, representing an increase of 4,025, about 720 annually, since 1960 (see table IV). About 83 percent of the increase, 3,325 households, occurred in Topeka, which now has 41,300 households. The remainder of Shawnee County, which now has 6,350 households, accounted for 17 percent (700) of the increase.

Past Trend. During the 1950-1960 decade the number of households in the HMA increased by an average of 1,075 (nearly three percent) annually from about 32,775 to 43,625. All of the increase occurred in the city of Topeka, where households increased by more than 1,225 annually, from nearly 25,600 in 1950 to about 37,975 in 1960; part of the increase resulted from annexation.

The rate of net household formation in the Topeka HMA was lower in the 1960-1965 period than in the 1950-1960 decade. However, the increase in the number of households between 1950 and 1960 reflects, in part, the change in census definition from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. In addition, part of the 1950-1960 increase was due to the establishing of about 3,300 households by military in-migrants.

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Future Households. It is estimated that during the 1965-1967 forecast period households will increase by approximately 1,750 (875 annually) and will total about 49,400 by November 1967. Because of the improvement in economic conditions as evidenced by increases in employment in the area, the annual increase of households expected in the forecast period is slightly higher than the rate experienced during the 1960-1965 period; however, it is substantially below that which occurred in the 1950-1960 decade.

Household Size. Currently, there is an average of 3.12 persons per household in the HMA. Between 1950 and 1960 the average number of persons per household increased from 3.05 to 3.10 (see table IV). The average size of households (now estimated at 3.05 in Topeka, and 3.54 in the remainder of the HMA) has been increasing since 1950. The increase in the average number of persons per household is a reflection of the large proportion of dependent children that are at the base of the population pyramid. It is estimated that during the forecast period there will be a negligible increase in the average size of households.

Military Households. Currently, there are approximately 3,650 military personnel who are heads of households (including about 175 whose families do not reside in the area, 70 of whom are voluntarily separated). Of the 3,475 families who reside in the area, about 390 own their own homes, 280 rent trailers, 1,760 live in rented off-base housing, and approximately 1,045 live in military controlled on-base quarters. Based on expected future strength of Forbes AFB during the next two years, no significant change in military households is anticipated.

## Housing Market Factors

### Housing Supply

Current Estimate. As of November 1965, the housing inventory in the Topeka HMA is estimated at 50,200 units, an increase of **about** 4,200 (750 annually) since April 1960 (see table V). The greater proportion of the increase (83 percent) occurred in Topeka, where the inventory increased by an average of about 630 units annually since 1960 to the current total of 43,450. The inventory in the remainder of the HMA increased by 120 units annually and now totals 6,750 units.

Past Trend. During the 1950-1960 decade the housing inventory in the HMA increased by 1,200 units annually, from about 33,900 in April 1950 to 46,000 in April 1960. Part of the increase resulted from definitional changes. All of the increase in the housing inventory occurred in the city of Topeka where, partly because of annexations, the inventory grew by 1,375 annually, from nearly 26,250 in 1950 to 39,950 in 1960. Conversely, the inventory in the remainder of the HMA declined slightly during the decade (160 units annually) from about 7,675 units to 6,075 units.

Type of Structure. Since 1960 changes in the composition of the housing inventory, by types of structure, have been negligible. One-unit structures, including trailers, constitute 80.2 percent of the inventory, the same as the 1960 proportion. Two-unit structures comprise 7.4 percent, slightly less than the 1960 proportion of 7.7 percent. Units in structures containing three or more units make up 12.4 percent compared to the 1960 proportion of 12.1 percent. The composition of the housing inventory by units in structure is presented in the following table.

Housing Inventory by Units in Structure  
Topeka, Kansas, HMA  
1960-1965

<u>Units in structure</u>	<u>April 1960</u>	<u>November 1965</u>	<u>Percent of total</u>	
			<u>1960</u>	<u>1965</u>
One unit <sup>a/</sup>	36,896	40,300	80.2	80.2
Two units	3,548	3,700	7.7	7.4
Three or more units	<u>5,557</u>	<u>6,200</u>	<u>12.1</u>	<u>12.4</u>
	46,001 <sup>b/</sup>	50,200	100.0	100.0

<sup>a/</sup> Includes trailers.

<sup>b/</sup> Differs slightly from the count of all units because units in structures were enumerated on a sample basis in 1960.

Sources: 1960 Census of Housing.

1965 estimated by Housing Market Analyst.

Age of Structure. As indicated in the table below, a moderate proportion (42 percent) of the housing inventory is quite old, having been constructed prior to 1930. About 19 percent was built between 1930 and 1950, while about 39 percent has been constructed since 1950 and is relatively new (fifteen years old or less). The high proportion, 29 percent, constructed between 1950 and March 1960 reflected the high growth rate of the area which resulted, in large part, from the reopening of Forbes AFB. The recent decline in residential construction in the HMA is reflected in the relatively low proportion built since 1960.

Year-Structure Built<sup>1/</sup>  
Topeka, Kansas, HMA

<u>Period</u>	<u>Percent distribution</u>
April 1960 to October 1965	10.4
1955 to March 1960	15.1
1950 to 1954	13.4
1940 to 1949	9.8
1930 to 1939	9.3
1929 or earlier	<u>42.0</u>
Total	100.0

<sup>1/</sup> The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Condition of the Inventory. Approximately 11 percent of the housing inventory in the HMA, mainly in the rental category, is dilapidated or lacks one or more plumbing facilities. About 14 percent was similarly classified in April 1960. The general improvement in the condition of the inventory resulted mainly from new construction and the demolition of substandard units through urban renewal and code enforcement. Because demolitions through public programs are not expected to be as numerous during the next two years as during the 1960-1965 period, only a slight improvement in the condition of the inventory is anticipated.

Residential Building Activity. As measured by building permits authorized in areas where approximately 92 percent of the 1960 population resided, residential building activity has declined in recent years. Although incomplete, the 1955-1959 data suggest that residential building activity was high. Authorizations (including public housing) in Topeka and its immediate environs averaged

1,100 units. From about 1,175 in each of the years 1955 and 1956, authorizations reached a peak of nearly 1,600 units (including 640 units of public housing) in 1957. Authorizations declined to approximately 600 units in 1958, but increased substantially in 1959. In the 1959-1962 period residential building activity was relatively stable, ranging between 1,000 and slightly more than 1,150 units annually. In 1963, however, the number of units authorized declined by nearly 490 (43 percent) to approximately 640 units. A further decline to 560 units in 1964 brought authorizations to the lowest level since 1955; the number of units authorized in each of the years 1960, 1961 and 1962 was about double the 1964 volume (see table V).

The total of about 710 units authorized during the first ten months of 1965 already has surpassed the yearly totals for 1963 and 1964, indicating a partial recovery from the local residential building slump.

Of the approximately 5,350 units authorized in the HMA in the 1960-1965 period, about 4,775 units, 89 percent, were in the city of Topeka. About 550 units, over ten percent, were in the three mile radius surrounding the city. Rossville and Silver Lake, two small outlying communities, accounted for the remaining 25 units. In addition to the units authorized by building permits, it is estimated that some 260 housing units have been constructed in non-permit-issuing places since 1960. The following table indicates the housing units authorized by type of structure in the 1960-1965 period.

Housing Units Authorized by Building Permits  
Topeka, Kansas, HMA  
1960-1965

<u>Year</u>	<u>Units in Structure</u>			<u>Total units</u>
	<u>One</u>	<u>Two to four</u>	<u>Five or more</u>	
1960	1,048	36	64	1,148
1961	810	44	301	1,155
1962	679	93	354	1,126
1963	459	26	152	637
1964	396	8	157	561
1965 (Jan.-Oct.)	296	58	354	708

Sources: U. S. Bureau of the Census, C-40 Construction Reports; and local permit-issuing offices.

As indicated in the preceding table, single-family units comprised a large proportion, 69 percent, of the total authorizations since 1960. While units in structures with two, three, and four units, collectively, accounted for only five percent, units in structures containing five or more units accounted for 26 percent of the total number of units authorized. Since 1960, however, the number of single-family units authorized has declined each year, from nearly 1,050 in 1960 to about 400 in 1964, and to 300 during the first ten months of 1965. In contrast, units authorized in structures containing five or more units increased significantly, from about 65 units in 1960 to 350 in 1962. In 1963 and 1964 this number dropped to about 150 a year, then rose to about 350 for the first ten months of 1965.

Units Under Construction. Based on the results of the postal vacancy survey conducted in the HMA on October 30, 1965, the records of building permits authorized, and information received from local sources, it is estimated that there are approximately 400 units currently under construction in the area. These consist of approximately 175 single-family units and 225 multifamily units. A large proportion, about 78 percent, of the units under construction are located in the city of Topeka, and the bulk of the remainder are being built in the suburban area surrounding the city, particularly to the southwest.

Demolition. Approximately 1,000 housing units have been demolished, mainly in Topeka, during the 1960-1965 period. This total includes approximately 580 units demolished because of urban renewal activity, 290 units demolished because of highway construction, and approximately 130 units lost through code enforcement, fires, and other causes. Since there are no known large scale demolitions planned because of public programs, it is expected that the number of units demolished annually during the forecast period will be limited to those lost through code enforcement and catastrophe.

#### Tenure of Occupancy

Currently, there are 47,650 occupied units in the Topeka HMA. Of these, 31,950 units (67 percent) are owner-occupied and 15,700 (33 percent) are renter-occupied. Owner-occupancy has increased slightly, less than one percent, since 1960. During the 1950-1960 decade, the proportion of owner-occupied units increased from 65.4 percent to 66.5 percent. Correspondingly, renter-occupancy declined from 34.6 percent in 1950 to 33.5 percent in 1960, indicating that since 1950 there has been a gradual shift from renter- to owner-occupancy.

### Vacancy

Last Census. As of April 1960, the Census of Housing reported that there were 1,450 vacant, nonseasonal, nondilapidated housing units available for sale or rent in the Topeka HMA, equal to a net vacancy rate of 3.2 percent. Of these vacant available units, 430 units were for sale and 1,020 units were for rent, representing homeowner and rental vacancy rates of 1.5 and 6.5 percent, respectively. About 410 of the units available for sale and 725 of those available for rent possessed all plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey was conducted in the **Topeka HMA** on October 30, 1965. The survey covered 44,028 housing units, 88 percent of the current 50,200 housing units in the area. Of the total number of units surveyed, 1,490 were vacant, representing a vacancy ratio of 3.4 percent. The total number of units surveyed included 37,053 residences and 6,975 apartments. Of these, 989 residences and 501 apartments were vacant, equal to vacancy ratios of 2.7 and 7.2 percent, respectively. The results of the postal vacancy survey are summarized below and are presented in greater detail in table VI.

Summary of Results  
Postal Vacancy Survey  
Topeka, Kansas, HMA, October 1965

<u>Category</u>	<u>Units surveyed</u>	<u>Units vacant</u>	<u>Percent vacant</u>
Residences	37,053	989	2.7
<b>Apartments</b>	<u>6,975</u>	<u>501</u>	<u>7.2</u>
Total	44,028	1,490	3.4

Source: FHA Postal Vacancy Survey conducted by Topeka Postmaster.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Although the postal vacancy survey

has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. Based on the postal vacancy survey, the results of which have been adjusted for coverage and to census concepts, it is estimated that there are now about 1,675 available, vacant, nonseasonal, nondilapidated housing units in the HMA, equal to a net vacancy ratio of 3.4 percent. About 675 units are for sale, representing a homeowner vacancy ratio of 2.1 percent. Approximately 1,000 units are available for rent, equal to a rental vacancy ratio of 6.0 percent. The current number of vacant units available for rent represents a slight decrease in the proportion reported by the 1960 Census. The number of vacant units available for sale, however, represents a considerable increase in the homeowner vacancy ratio over that reported in 1960. The number of vacancies and the vacancy ratios for 1960 and 1965 are presented in the following table.

Vacant Housing Units  
Topeka, Kansas, HMA  
1960-1965

<u>Category</u>	<u>April 1960</u>	<u>October 1965</u>
Total vacant	<u>2,390</u>	<u>2,550</u>
Available vacant	<u>1,451</u>	<u>1,675</u>
For sale	<u>429</u>	<u>675</u>
Homeowner vacancy ratio	1.5%	2.1%
For rent	1,022	1,000
Rental vacancy ratio	6.5%	6.0%
Other vacant	939	875

Sources: 1960 Census of Housing; 1965 estimated by Housing Market Analyst.

Of the current number of available vacancies, it is estimated that 650 sales and 750 rental units have all plumbing facilities and are judged to be competitive. The current number of available, competitive, rental vacancies is judged to be typical of areas with growth rates like that of Topeka; the number of available, vacant, competitive sales units, however, is considered to be somewhat above the number consistent with a balanced supply and demand relationship.

## The Sales Market

General Market Condition. As indicated by the number of units authorized annually since 1960 the sales market has softened in recent years. A drastic curtailment of speculative construction, however, helped to prevent a more serious deterioration of market conditions. As indicated by the current vacancy level and the unsold inventory of new houses, the sales market is still soft, even though signs of improvement (for example, the decline in the number of speculatively built unsold houses between 1962 and 1964) are evident.

An important guide to the market for existing homes is the volume of activity of local brokers and realtors. The Topeka multiple listing service, whose members execute an estimated 50 to 60 percent of all sales, reported that in the 1960-1963 period the ratio of sales to houses listed declined from 35 percent to 27 percent. This reflected the softening of the market as sales declined while the number of listings increased. In 1964, a reversal of this trend occurred; sales increased while the number of listings declined and the ratio was up to 30 percent, reflecting an improvement in the market. Local realtors and mortgagees are of the opinion that, generally, 1965 sales are higher than for the comparable period in 1964.

Subdivision Activity. Because of the decline in construction activity there are no areas with a very large volume of subdivision activity at present. Even though residential building construction is widespread, the city is growing mainly towards the south and southwest. Consequently, the areas of greatest subdivision activity lie in a broad arc to the south and southwest. As indicated by the survey of unsold inventory, virtually all of the homes built in these subdivisions are on a speculative basis and the average selling time is about one and one-half months.

Home Prices. As indicated by the unsold inventory survey conducted by the Topeka FHA Insuring Office in January 1965, new homes in the HMA are priced generally between \$14,000 and \$25,000 with the typical price being about \$18,000 to \$19,000. The median price of new houses built in 1964 was approximately \$19,000 while the median price of those built in 1963 was approximately \$17,000. The 1963 median price reflected the large proportion of houses built in the \$12,500 to \$17,500 price range in the 1963 period. Existing homes which come on the market, are priced at about \$12,000 to \$14,000, typically. The average price of existing houses sold by the multiple listing service in the 1960-1964 period ranged from about \$12,450 to \$13,450.

Unsold Inventory of New Homes. The unsold inventory of new houses conducted in the HMA as of January 1, 1965, revealed that 330 houses were completed in 19 subdivisions having five or more completions in 1964. Of these houses, 25 were sold before construction started and 305 were built speculatively. Of the houses built speculatively, 268 were sold during 1964 and 37 (about 12 percent) were unsold. The survey showed further that two of the unsold houses had been on the market for one month or less, 24 for two to three months, seven for four to six months, and four about seven to twelve months. In addition, there was one house which had been built over 12 months and which was unsold. A total of 33 houses, including 19 speculative, were under construction as of January 1, 1965.

The previous unsold inventory survey showed that 349 houses were completed in 16 subdivisions having five or more completions in 1963. Of these, only one house had been sold before construction started, and the remainder, 348 houses, had been built speculatively. Of the speculatively built houses, 31 (nine percent) remained unsold at the time of the survey. Of the unsold houses, five had been on the market for one month or less, 16 for two to three months, seven for four to six months, and three for seven to twelve months. There were no houses completed more than 12 months that were unsold. The 1964 survey also indicated that there were 66 houses under construction, 35 of which were being built speculatively.

As revealed by the unsold inventory survey of houses built in 1962 (not comparable with later surveys) 441 houses were completed in 1962. About 23 percent, 100 houses, was unsold at the time of the survey, indicating the relative softness of the market for new sales houses in 1962. The reduction of speculative activity since then has eliminated the large unsold inventory and improved the condition of the market.

Houses Completed in Selected Subdivisions by Price Class  
Topeka, Kansas, HMA  
1963 and 1964

<u>Sales price</u>	<u>Total completions</u>		<u>Presold</u>		<u>Speculative houses</u>			
	<u>1963</u>	<u>1964</u>	<u>1963</u>	<u>1964</u>	<u>Total</u>		<u>Unsold</u>	
	<u>1963</u>	<u>1964</u>	<u>1963</u>	<u>1964</u>	<u>1963</u>	<u>1964</u>	<u>1963</u>	<u>1964</u>
Under \$10,000	0	7	0	0	0	7	0	1
\$10,000 - 12,499	0	0	0	0	0	0	0	0
12,500 - 14,999	50	40	0	0	50	40	3	5
15,000 - 17,499	169	70	0	0	169	70	11	0
17,500 - 19,999	48	77	0	0	48	77	15	16
20,000 - 24,999	37	35	0	3	37	32	1	4
25,000 - 29,999	25	43	1	4	24	39	0	4
30,000 - 34,999	20	44	0	5	20	39	1	6
35,000 and over	0	14	0	13	0	1	0	1
Total	349	330	1	25	348	305	31	37

Source: Federal Housing Administration.

The results of the unsold inventory surveys of completions in 1963 and 1964 are summarized in the table above. Although there was a concentration of building activity in the \$12,500 to \$20,000 price range in both years, the units constructed in 1964 are more evenly distributed, especially in the higher price ranges. While there was an appreciable increase in the total number of presold houses and a decline in the number of units speculatively built, the totals of units completed and units unsold were relatively unchanged.

Rental Market

General Market Conditions. The rental market in the Topeka HMA is firm. During the 1950-1960 period very few multifamily units had been constructed. In fact, the number of units in structures containing two or more units declined from 9,175 to 9,100. The demolition of several hundred rental units since 1960 and the high proportion of young adults seeking rental units have contributed to the tightening of the market, especially the market for new apartments. The market for older apartments and used residences is less firm than the market for new apartments, and vacancies are more numerous among such dwelling units.

The majority of the conventionally financed units completed within the past 12 to 14 months have been two-bedroom apartments at rents ranging from about \$120 to \$210 per month. A moderate proportion were one-bedroom apartments, with rents ranging from \$125 to \$155. Only a small number of efficiencies and three-bedroom apartments were constructed, and these rented for about \$100 and for from \$200 to \$300, respectively. Most of the rental units completed in the HMA are walk-up apartments and are located in or near the city of Topeka.

Rental Housing Under Construction or Proposed. As revealed by the postal vacancy survey and the record of building permits issued, there are approximately 225 multifamily units under construction in the Topeka HMA. Most of these are scheduled for completion by December 1965. Like the units completed in recent months, the majority are walk-up apartments and are located in or near the city of Topeka. Rents generally will be comparable to those in units completed within the past 12 to 14 months.

In addition to the units currently under construction, builders are planning to build some 630 units of multifamily housing in nine projects in the HMA within the next four to six months.

FHA Participation. FHA is active in the mortgage market. From January 1960 to June 1965 a total of 1,715 loans on single-family houses were insured. While the number of existing homes insured has trended upward since 1960, the number of new units has declined because of the drop in construction activity. In addition to the single-family units insured, FHA also has insured 241 units of elderly housing in 1962, a 100-bed nursing home in 1964, and, very recently, a 152-unit moderate-rent project.

#### Urban Renewal and Redevelopment

Currently, there are two urban renewal projects in the Topeka HMA. These adjacent projects are in the downtown section and are bounded north by First Street, east by Adams Street, south by Sixth Street, and west by Kansas Avenue. The characteristics of these projects are summarized on the following page.

The Keyway Urban Renewal Project (Kansas R-2), currently in execution, covers an area of 154 acres. Nearly 580 families have been relocated and demolitions have been accomplished. About 44 percent of the land has been reserved for commercial and industrial use. The remainder will be for public use, primarily for streets and right of way.

The Keyway Center Urban Renewal Project (Kansas R-25) is a 16-acre project located in the southwest portion of the area delineated above. This project, also known as Townsite Plaza, is in the planning stage. The project area is non-residential, but it contains some new buildings, including the United States Post Office building, which are not scheduled for demolition. The present land use, mainly commercial, will be maintained.

#### Military Housing

As of November 1965, there are 1,062 on-base housing units at Forbes AFB. The base Housing Office reports that vacancy is nominal (about 15 units), that the housing units are all adequate, and that there is a waiting list of families eligible for on-base housing.

#### Public Housing

There is a total of approximately 210 units of public housing in one housing project in the HMA, completed in the fall of 1963.

Demand for Housing

Quantitative Demand. It is estimated that during the November 1965-November 1967 forecast period households in the Topeka HMA will increase by approximately 1,750 (875 annually). The prospective demand for new housing units resulting from the increase in households has been adjusted for the number of housing units expected to be lost through demolitions, conversions, and catastrophes. The current number of vacancies, units currently under construction, the anticipated shift in tenure, and the transfer of single-family houses from owner to renter status also have been considered. Based on these factors, it is estimated that the annual demand for new privately-owned housing will total 650 units, including 450 sales houses and 200 rental units. An additional 120 rental units a year probably can be absorbed at the lower rents which can be achieved only through use of public benefits or assistance in financing or land purchase, exclusive of public low-rent housing or rent-supplement accommodations.

Qualitative Demand

Sales Housing. The approximate distribution of the annual demand for sales housing is presented in the following table. This distribution is based on current family incomes and ratios of sales price to income typical in the area.

Estimated Annual Demand for New Sales Housing by Price Class  
Topeka, Kansas, HMA  
November 1965-November 1967

<u>Price class</u>	<u>Number of houses</u>
\$8,000 - \$9,999	10
10,000 - 12,499	45
12,500 - 14,999	75
15,000 - 17,499	80
17,500 - 19,999	70
20,000 - 24,999	80
25,000 - 29,999	45
30,000 and over	<u>45</u>
Total	450

The foregoing distribution differs from those on page 22, which reflect only selected subdivision experience during the years 1963 and 1964. It must be noted that the data for these years do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes are concentrated in the smaller building operations. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. The monthly rentals at which 320 units of privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

At current costs, minimum rents (including utilities) at which new privately-owned rental housing can be produced in the area at market interest rate financing are approximately \$85 for efficiencies, \$105 for one-bedroom units, \$125 for two-bedroom units and \$145 for three-bedroom units. At and above these rents there is a prospective annual demand for about 200 rental units. At the lower rents achievable with some form of public benefits or assistance an additional 120 units a year probably could be absorbed, exclusive of public low-rent housing and rent-supplement accommodations.

Estimated Annual Demand for New Rental Units  
Topeka, Kansas, HMA  
November 1965-November 1967

Monthly gross rent <sup>a/</sup>	Size of unit			
	Efficiency	One bedroom	Two bedroom	Three bedroom
\$70 and over	35	-	-	-
75 " "	35	-	-	-
80 " "	30	-	-	-
85 " "	30	135	-	-
90 " " - - - -	25 -	125 -	- - -	-
95 " "	25	115	-	-
100 " "	25	105	115	-
105 " "	20	95	105	-
110 " "	20	90	95	-
115 " "	15	85	80	35
120 " " - - - -	15 -	80 -	- 70 -	- 30
125 " "	15	65	60	25
130 " "	10	60	55	20
135 " "	-	55	50	20
140 " " - - - -	- - -	50 -	- 45 -	- 15
145 " "	-	45	45	15
150 " "	-	35	40	10
160 " "	-	30	30	10
170 " "	-	-	25	5
180 " "	-	-	25	-

<sup>a/</sup> Includes all utilities.

Note: The above figures are cumulative, i.e., the columns cannot be added vertically. For example, demand for one-bedroom units at from \$110 to \$125 a month is 25 units (90 minus 65).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or sub-market requirements. The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently

is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Table I

Trend of Civilian Work Force Components  
Topeka, Kansas, HMA  
Annual Averages 1958-1964

<u>Components</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>September</u>	
								<u>1964</u>	<u>1965<sup>a/</sup></u>
Civilian work force	<u>58,650</u>	<u>57,900</u>	<u>56,250</u>	<u>57,700</u>	<u>57,350</u>	<u>58,000</u>	<u>59,450</u>	<u>59,900</u>	<u>60,750</u>
Unemployment	2,150	1,750	1,650	2,150	1,900	1,800	1,700	1,300	1,400
Percent of work force	3.7%	3.0%	2.9%	3.7%	3.3%	3.1%	2.9%	2.2%	2.3%
Employment	<u>56,500</u>	<u>56,150</u>	<u>54,600</u>	<u>55,550</u>	<u>55,450</u>	<u>56,200</u>	<u>57,750</u>	<u>58,600</u>	<u>59,350</u>
Agricultural employment	2,350	2,300	1,400	1,350	1,350	1,300	1,300	1,250	1,050
Nonagricultural employment	<u>54,150</u>	<u>53,850</u>	<u>53,200</u>	<u>54,200</u>	<u>54,100</u>	<u>54,900</u>	<u>56,450</u>	<u>57,350</u>	<u>58,300</u>
Wage and salary	48,400	48,200	48,100	49,000	49,000	49,900	51,350	52,350	53,450
Other <sup>b/</sup>	5,750	5,650	5,100	5,200	5,100	5,000	5,100	5,000	4,850

<sup>a/</sup> Preliminary.

<sup>b/</sup> Includes self-employed, unpaid family workers, and persons employed in private households.

Source: Kansas State Employment Service.

Table II

Nonagricultural Wage and Salary Employment by Type of IndustryTopeka, Kansas, HMAAnnual Averages 1958-1964

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>September</u>	
								<u>1964</u>	<u>1965<sup>a/</sup></u>
Wage and salary employment	<u>48,400</u>	<u>48,200</u>	<u>48,100</u>	<u>49,000</u>	<u>49,000</u>	<u>49,900</u>	<u>51,350</u>	<u>52,350</u>	<u>53,450</u>
Manufacturing	<u>6,400</u>	<u>6,700</u>	<u>6,650</u>	<u>6,650</u>	<u>6,750</u>	<u>6,750</u>	<u>6,850</u>	<u>6,850</u>	<u>7,150</u>
Durable goods	900	850	850	800	850	900	950	950	1,100
Nondurable goods	<u>5,500</u>	<u>5,850</u>	<u>5,800</u>	<u>5,850</u>	<u>5,900</u>	<u>5,850</u>	<u>5,900</u>	<u>5,900</u>	<u>6,050</u>
Food and kindred products	1,500	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,500
Printing and allied ind.	1,850	1,750	1,700	1,750	1,700	1,650	1,650	1,600	1,450
Other nondurable goods	2,150	2,650	2,650	2,650	2,750	2,750	2,800	2,850	3,100
Nonmanufacturing	<u>42,000</u>	<u>41,500</u>	<u>41,450</u>	<u>42,350</u>	<u>42,250</u>	<u>43,150</u>	<u>44,500</u>	<u>45,500</u>	<u>46,300</u>
Mining	100	100	100	150	100	100	50	50	50
Contract construction	4,200	3,400	2,850	3,300	2,900	2,900	2,900	3,100	2,900
Trans., comm., and pub. util.	6,900	7,050	7,150	7,000	6,900	6,900	6,900	6,900	7,100
Trade	9,200	9,600	9,850	9,850	10,050	10,250	11,050	11,500	11,650
Fin., ins., & real estate	2,500	2,550	2,700	2,700	2,750	2,850	2,950	3,000	3,100
Services	6,300	6,550	6,850	7,250	7,300	7,650	7,850	8,150	8,400
Government	12,800	12,250	11,950	12,100	12,250	12,500	12,800	12,800	13,100

<sup>a/</sup> Preliminary.

Source: Kansas State Employment Service.

Table III

Estimated Percentage Distribution of Families by Annual Income  
by Tenure after Deduction of Federal Income Tax  
Topeka, Kansas, HMA, 1965 and 1967

<u>Annual family income</u>	<u>1965</u>		<u>1967</u>	
	<u>All families</u>	<u>Renter families</u>	<u>All families</u>	<u>Renter families</u>
Under \$2,000	6	10	6	10
\$2,000 - 2,999	7	10	6	9
3,000 - 3,999	8	12	8	11
4,000 - 4,999	10	13	9	13
5,000 - 5,999	12	15	12	14
6,000 - 6,999	11	12	10	12
7,000 - 7,999	11	9	11	9
8,000 - 8,999	9	6	9	7
9,000 - 9,999	7	4	7	4
10,000 - 12,499	10	5	11	6
12,500 and over	9	4	11	5
Total	100	100	100	100
Median income	\$6,625	\$5,350	\$6,875	\$5,550

Source: Estimated by Housing Market Analyst.

Table IV

Housing Inventory Components, Including Tenure and Vacancy  
Topeka, Kansas, HMA  
1950-1965

<u>Occupancy and tenure</u>	<u>April 1950</u>	<u>April 1960</u>	<u>November 1965</u>	<u>Average annual change</u>			
				<u>1950-1960</u>		<u>1960-1965<sup>a/</sup></u>	
				<u>Number</u>	<u>Rate<sup>b/</sup></u>	<u>Number</u>	<u>Rate<sup>b/</sup></u>
Total housing inventory	<u>33,917</u>	<u>46,015</u>	<u>50,200</u>	<u>1,210</u>	<u>3.1</u>	<u>750</u>	<u>1.6</u>
Total occupied	<u>32,774</u>	<u>43,625</u>	<u>47,650</u>	<u>1,085</u>	<u>2.9</u>	<u>720</u>	<u>1.6</u>
Owner-occupied	<u>21,434</u>	<u>29,015</u>	<u>31,950</u>	<u>758</u>	<u>3.0</u>	<u>530</u>	<u>1.8</u>
Percent of total	65.4%	66.5%	67.0%	-	-	-	-
Renter-occupied	<u>11,340</u>	<u>14,610</u>	<u>15,700</u>	<u>327</u>	<u>2.6</u>	<u>190</u>	<u>1.3</u>
Percent of total	34.6%	33.5%	33.0%	-	-	-	-
Vacant housing units	<u>1,143</u>	<u>2,390</u>	<u>2,550</u>	<u>125</u>	<u>7.3</u>	<u>30</u>	<u>1.2</u>
Available vacant	<u>479</u>	<u>1,451</u>	<u>1,675</u>	<u>97</u>	<u>11.1</u>	<u>40</u>	<u>2.7</u>
For sale	<u>156</u>	<u>429</u>	<u>675</u>	<u>27</u>	<u>10.1</u>	<u>45</u>	<u>8.3</u>
Homeowner vac. rate	.7%	1.5%	2.1%	-	-	-	-
For rent	<u>323</u>	<u>1,022</u>	<u>1,000</u>	<u>70</u>	<u>11.5</u>	<u>-5</u>	<u>- .4</u>
Rental vacancy rate	2.8%	6.5%	6.0%	-	-	-	-
Other vacant	<u>664</u>	<u>939</u>	<u>875</u>	<u>28</u>	<u>3.5</u>	<u>-10</u>	<u>-1.3</u>

a/ Rounded.

b/ Obtained through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing;  
1965 estimated by Housing Market Analyst.

Table V

Housing Units Authorized by Building Permits  
Topeka, Kansas, HMA  
1955-1965

<u>Year</u>	<u>Topeka</u>	<u>Remainder of the HMA</u> <sup>a/</sup>	<u>HMA total</u> <sup>b/</sup>
1955	562	610	1,172
1956	465	691	1,156
1957	784	168	952
1958	531	74	605
1959	867	142	1,009
1960	1,047	101	1,148
1961	1,059	96	1,155
1962 <sup>c/</sup>	1,045	81	1,126
1963	524	113	637
1964	465	96	561
1965 (Jan-Oct)	623	85	708

<sup>a/</sup> Includes the three-mile area surrounding the city of Topeka, and Rossville and Silverlake, in each of which a total of about 10 to 15 units have been authorized since 1960.

<sup>b/</sup> Does not include 1,062 units of Capehart Housing at Forbes AFB.

<sup>c/</sup> The 1962 data includes 211 units of public housing authorized in the city of Topeka.

Sources: Bureau of the Census, C40 Construction Reports; and local permit-issuing offices.

Table VI

Topeka, Kansas, Area Postal Vacancy Survey  
October 30, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Topeka	<u>44,028</u>	<u>1,490</u>	<u>3.4</u>	<u>1,237</u>	<u>253</u>	<u>395</u>	<u>37,053</u>	<u>989</u>	<u>2.7</u>	<u>904</u>	<u>85</u>	<u>171</u>	<u>6,975</u>	<u>501</u>	<u>7.2</u>	<u>333</u>	<u>168</u>	<u>224</u>	<u>1,296</u>	<u>172</u>	<u>13.3</u>
Main Office	14,617	568	3.9	496	72	144	11,771	315	2.7	305	10	30	2,846	253	8.9	191	62	114	132	6	4.5
Stations:																					
Hicrest	9,094	230	2.5	212	18	116	8,585	211	2.5	198	13	44	509	19	3.7	14	5	72	814	89	10.9
North Topeka	4,443	154	3.5	126	28	57	4,008	138	3.4	110	28	54	435	16	3.7	16	-	3	336	76	22.6
Seabrook	7,741	229	3.0	145	84	66	7,063	175	2.5	141	34	42	678	54	8.0	4	50	24	14	1	7.1
State House	2,667	149	5.6	101	48	8	1,038	36	3.5	36	-	-	1,629	113	6.9	65	48	8	-	-	-
Westboro	5,466	160	2.9	157	3	4	4,588	114	2.5	114	-	1	878	46	5.2	43	3	3	-	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e., a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s)