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*Analysis of the*

**TOPEKA, KANSAS**

**HOUSING MARKET**

**as of January 1, 1970**

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411

June 1970

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FHA Housing Market Analysis  
Topeka, Kansas, as of January 1, 1970

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Field Market Analysis Service  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - TOPEKA, KANSAS  
AS OF JANUARY 1, 1970<sup>1/</sup>

The Topeka, Kansas, Housing Market Area (HMA) is coterminous with the Topeka Standard Metropolitan Statistical Area (SMSA), which consists of Shawnee County, Kansas. As of January 1, 1970, the population of the HMA totaled approximately 162,200 persons, including 136,300 residing in the city of Topeka. Military and military-connected civilian personnel and dependents associated with Forbes Air Force Base located in the HMA totaled approximately 13,500 and represented about 8.3 percent of the HMA population.

During the 1964-1969 period, the economy of the Topeka HMA expanded at a much greater rate than during the preceding five-year period; as a result, between November 1, 1965 and January 1, 1970, both the sales and rental housing markets improved significantly, as indicated by a high level of private residential construction activity and a reduction in homeowner and rental vacancy rates. A slight surplus of sales housing persisted as of January 1, 1970--a condition partially attributable, however, to the impact of the tight money market, increasing interest rates, rising construction costs and higher sales prices. Market absorption data indicate a very favorable rate of absorption for new rental housing units placed on the market during 1968 and 1969, with an occupancy level of nearly 99 percent reported as of December 1969. The occupancy level in slightly older units averaged about 94 percent.

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<sup>1/</sup> Data in this analysis are supplementary to a previous FHA analysis as of November 1, 1965.

### Anticipated Housing Demand

Taking into consideration the rate of economic growth anticipated in the Topeka HMA during the next two years, expected inventory losses, the present supply of available vacancies, and the current level of new construction volume, it is judged that there will be a demand for an average of about 1,050 nonsubsidized housing units a year during the January 1, 1970 to January 1, 1972 forecast period. It is calculated that the nonsubsidized housing units would be most readily absorbed if the annual net addition to the inventory included 500 single-family houses, 500 multifamily housing units, and 50 trailers (see table I for price and rent distributions).

The projected demand increments closely approximate the absorptive capacities demonstrated by the sales and rental markets during the past five years, giving appropriate consideration, of course, to the absorption of existing vacancies, the addition of new single-family housing units in portions of the housing market area not requiring building permits, and the impact of the tight money market on single-family construction during 1968 and 1969. The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggested levels of construction designed to provide stability in the housing market over the long term.

### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest-rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for

various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials<sup>1/</sup> discussed in the following paragraphs reflect estimates unadjusted for housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on January 1, 1970 income limits, and on available market experience.<sup>2/</sup> The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3) BMIR. If federal funds are available, an average of 200 units of Section 221(d)(3) BMIR housing probably could be absorbed annually in the Topeka HMA during the next two years.<sup>3/</sup> Almost all families eligible under this program also are eligible under Sections 235 and 236. As of January 1, 1970, five Section 221(d)(3) BMIR projects totaling 647 units had been completed in the Topeka HMA, including two management-type cooperative projects containing 195 units, and one experimental project consisting of 50 regular and 50 rent-supplement units. No additional units were under development or being processed. Occupancy reports in December 1969 indicated only five vacant units in the Section 221(d)(3) BMIR projects.

<sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with incomes inadequate to purchase or rent non-subsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

<sup>3/</sup> At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellations of outstanding allocations.

Rent-Supplement Housing. Under the rent-supplement program there is an annual occupancy potential for approximately 90 units for families and 110 units for elderly couples and individuals. Generally, most of the families and individuals eligible for rent-supplements also are eligible for public housing. As of January 1, 1970, a total of 50 rent-supplement units had been completed in the HMA in conjunction with the Section 221(d)(3) BMIR program mentioned above. Another 25 rent-supplement units were expected to be available for occupancy during January 1970 in an HAA Section 202 project for the elderly which was nearing completion. No additional rent-supplement units were under development or being processed.

As of January 1, 1970, the Housing Authority of the city of Topeka had an inventory of 536 low-rent public housing units. The inventory included 211 units designed for the elderly in two high-rise projects that were completed during November 1969, and 114 units for families in two projects which were completed during December 1969 but not processed through closing and available for occupancy. The housing authority reports that 550 applications were received from elderly persons wishing to be considered for the recently completed low-rent housing units, indicating a waiting list of about 350 qualified applicants to remain when the present units are fully occupied. Approximately 125 families were on the waiting list for low-rent units and new applications from families were averaging about 50 a month. An additional 75 family units are programmed for construction and should be ready for occupancy early in 1971.

Section 235, Sales Housing. Sales housing could be provided for low- to moderate-income families under Section 235. With exception income limits, there is an occupancy potential for about 185 homes a year during each of the next two years. Under regular income limits the potential would be about 120 homes a year. All of the families eligible for Section 235 housing also are eligible under the Section 236 program, but are not additive thereto. About 85 percent of the families eligible for Section 235 also qualify for the 221(d)(3) BMIR program. As of January 1, 1970, commitments had been issued for approximately 50 homes under the Section 235 program in the Topeka HMA, and about half of these were in the construction stage as of that date. Eight units were endorsed for insurance under this program during the first nine months of 1969.

Section 236, Rental Housing. Under Section 236, the annual occupancy potential under exception income limits is estimated at 185 units for families and 65 for elderly couples and individuals. Under regular income limits the potential for families would be 120 units annually, and the potential for the elderly would be about 45 units a year. No families eligible under this program are eligible for public housing or rent-supplement accommodations, but about half of the elderly households are. Approximately 85 percent of the families and 70 percent of the elderly households qualifying for Section 236 also qualify for the Section 221(d)(3) BMIR program. As of January 1, 1970, there were no Section 236 units completed or under construction in the Topeka HMA. A conditional commitment had been issued for one project consisting of 102 units intended for the elderly.

#### The Sales Market

The sales market in the Topeka area improved somewhat during the November 1, 1965 to January 1, 1970 period as indicated by a decline in the homeowner vacancy rate from 2.4 percent to 1.5 percent, a trend which reflects the absorption of about 50 excess vacant sales units annually. Considering the size of the market and recent economic trends, however, the vacancy rate as of January 1, 1970 continued to reflect a slight excess of vacant units available for sale. Reflecting a slowdown in sales activity attributable to the tight money market, increasing interest rates, and rising construction costs and higher sales prices, the volume of new single-family construction declined considerably during 1968 and 1969.

Based on the January 1970 unsold inventory survey conducted by the Topeka Insuring Office, it is estimated that about 56 percent of the new single-family houses completed in the Topeka HMA during 1969 were built on a speculative basis. The FHA survey, which covered about 65 percent of all single-family units completed during the year, included 120 units built on a speculative basis; about 27 percent of these homes (32 units) remained unsold at the end of the year. None of the unsold units had been on the market for more than six months, but 15 units had been available for a period of three to six months, and 12 units had been available for a period of one to three months. A January 1969 survey, covering homes completed during 1968, included 194 units built on a speculative basis, of which 25 percent were unsold, including five units which had been on the market for a period more than six months.

As revealed by the FHA surveys, approximately 28 percent of the new single-family houses sold during 1968 and 1969 were priced at less than \$20,000, about 11 percent were in the \$20,000 to \$24,999 price range, about 16 percent were in the \$25,000 to \$29,999 range, and 45 percent were in the \$30,000 and above price



range. Units in the unsold inventory at the end of 1969 were concentrated in the \$25,000 to \$34,999 price range. Real estate operators in the Topeka area report that the market for both new and existing sales units has been significantly curtailed by the recent tight money market and by high interest and discount rates.

#### The Rental Market

The rental market in the Topeka area expanded significantly during the November 1, 1965 to January 1, 1970 period, as indicated by a substantial increase in the volume of private multifamily construction and a decline in the rental vacancy rate. The number of new multifamily rental units completed coupled with an increase in the supply of single-family homes available for rent closely paralleled the growth in rental demand during this period. As of January 1, 1970, approximately 50 percent of the Topeka HMA rental inventory was single-family houses. The demand for single-family rental units generally has been very strong in the Topeka area and as vacancies occur they usually are quickly absorbed. Vacancies in this segment of the rental market as of January 1, 1970 were concentrated in old deteriorating units, which were not readily marketable because of their condition; and in homes renting for \$275 or more a month, which were more difficult to rent than moderately-priced units.

The market for multifamily rental units also has been very good. New units have been quickly absorbed and practically all of the well maintained older rental projects constructed within the past 20 years have sustained very good occupancy levels. As of March 15, 1969 annual occupancy reports covering a group of about 150 older multifamily rental units insured under the FHA Section 608 program indicated no vacancies. Rents in older projects vary widely according to age, condition, and facilities provided.

Market absorption data collected by the Topeka Insuring Office indicate a very favorable rate of absorption for new rental housing units placed on the market during 1969 and 1968. An occupancy level of nearly 99 percent was reported as of December 1969 in a group of 12 garden-type projects totaling 704 units completed during this period. Data covering five garden-type rental projects, consisting of 325 units completed during 1967, indicated an occupancy level of 91 percent as of December 1969, and data pertaining to five garden-type projects, totaling 191 units completed during 1966, indicated an occupancy rate of 96 percent. A high-rise type rental project, consisting of 88 units opened for occupancy during 1968, achieved 92 percent occupancy within a period of two months and 100 percent occupancy within 12 months.

As revealed by the FHA market absorption survey, approximately six percent of the new garden-type apartment units placed on the market during the 1966-1969 period were efficiency units, 51 percent were one-bedroom units, 40 percent were two-bedroom units, and about three percent were three-bedroom units. Efficiency units placed on the market during 1968 and 1969 were concentrated in the gross monthly rental range of \$130 to \$149 a month. One-bedroom units completed during the past two years were distributed over a somewhat wider gross monthly rental range of \$130 to \$164 a month. New two-bedroom units provided during this period were largely in the \$180 to \$194 a month gross rental range, but a number were available at \$165 to \$179 a month, and some deluxe units were offered at \$225 and above. The small number of three-bedroom units marketed all were at the \$250 and higher gross monthly rental level.

#### Economic, Demographic and Housing Factors

The preceding estimates of housing demand are premised on the trends in employment, income, population, and housing market factors discussed below.

Employment. Based on preliminary estimates prepared by the Employment Security Division of the Kansas Department of Labor, civilian nonagricultural employment in the Topeka HMA averaged 65,900 workers during 1969, including 61,175 nonagricultural wage and salary workers and 4,725 self-employed persons, domestics, and unpaid family workers. This reflected an increase of 2,500 in civilian nonagricultural employment over the average for 1968. Nonagricultural employment gains were considerably smaller during the previous two years; an increase of 1,250 workers was reported during 1968, and an increase of 1,600 was indicated for 1967. Other recent nonagricultural employment gains included an increase of 2,200 workers in 1966, an increase of 1,900 in 1965, and an increase of 1,550 in 1964.

The employment gains during the past six years reflect a substantial increase in the rate of economic growth in the Topeka area over that of the preceding five-year period from 1958 to 1963, when civilian nonagricultural employment expanded by an average of only 500 workers a year. About 81 percent of the increase in civilian nonagricultural employment during the past six years is attributable to gains in the nonmanufacturing segment. The largest gains occurred in trade, services, and government (see table III).

As of September 30, 1969, the assigned military personnel strength at Forbes Air Force Base was approximately 4,800, compared with about 5,525 military personnel assigned to the base as of November 1, 1965. Civil service civilian employees totaled

about 480 as of September 30, 1969, reflecting a sizable increase over the November 1, 1965 level of 380 civil service personnel. During October 1969, the Department of Defense announced the inactivation, transfer, or reduction of various military operations at Forbes Air Force Base that were expected to result in a reduction of approximately 750 military personnel and the loss of about seven civilian employees during early 1970. Based on previously announced planning estimates, however, it appears that these personnel losses might be partially off-set by the transfer of other military activities to the Forbes Air Force Base area within the next several years.

Considering the prospective impact of national and regional economic trends on the economy of the HMA, the outlook for expansion of existing industries, and the prospects for attracting new firms, it is estimated that civilian nonagricultural employment in the Topeka HMA will increase by an average of 1,700 workers a year during the January 1, 1970 to January 1, 1972 forecast period. The rate of growth projected is somewhat below that of 1969, but above the average for the previous two years. Based on information now available in the housing market area, no major new industries are expected to be established in the HMA during the forecast period. As in the recent past, growth during the next two years is expected to be concentrated in the nonmanufacturing segment, with the most significant gains in government, trade, and services. Moderate expansion also may be expected to continue in financial and insurance operations and in the manufacturing segment, especially in printing and publishing and related activities.

Income. As of January 1, 1970, the estimated median annual income of all families in the Topeka HMA was \$8,200, after deduction of federal income taxes. The median after-tax income of renter households of two or more persons was \$6,600 a year. As of November 1, 1965, the median after-tax income of all families was \$6,625 and the median for renter households was \$5,350. Detailed distributions of families and renter households by annual after-tax incomes are presented in table IV.

Population and Households. As of January 1, 1970, the population of the Topeka HMA totaled approximately 162,200 persons, including 136,300 residing in the city of Topeka. Military and military-connected civilian personnel and dependents associated with Forbes Air Force Base totaled approximately 13,500, and represented about 8.3 percent of the HMA population. The January 1, 1970 HMA population reflects an increase of 9,500 persons, an average gain of 2,275 persons a year, over the revised November 1, 1965 population estimate of 152,700. Following residential construction patterns, population growth was concentrated within

the city of Topeka, which grew by a total of 7,450 persons, while the remainder of the HMA experienced a population increase of about 2,050 persons. During the November 1, 1965 to January 1, 1970 period, the nonmilitary-connected civilian population increased by approximately 12,600 persons and the military-connected population declined by about 3,100 persons.

Based on the expansion anticipated in the nonmilitary-connected civilian segment of the HMA economy, the nonmilitary-connected civilian population is projected to increase by a total of 7,700 persons during the January 1, 1970 to January 1, 1972 forecast period. Taking into consideration the announced reduction in military personnel planned at Forbes Air Force Base, it is estimated that the total military-connected population, including dependents, will decline by about 1,900 persons during the next two years.

The number of households in the Topeka HMA as of January 1, 1970 totaled 50,350, including 43,200 in the city of Topeka. Total HMA households included approximately 2,950 military-connected households. During the November 1, 1965 to January 1, 1970 period, nonmilitary-connected households increased by about 3,975 and military-connected households declined by approximately 825. It is estimated that nonmilitary-connected household growth during the next two years will total about 2,400 households, and that military-connected households will decline by about 350. As previously noted, long-range planning estimates indicate some possible off-setting increase in military households to be assigned to Forbes Air Force Base in the future, but it is not known at this time if any additional assignments will be made within the next two years. Population and household trends during the 1960-1972 period are summarized in table V.

Housing Inventory and Residential Construction Trends. As of January 1, 1970, there were approximately 53,000 housing units in the Topeka HMA, reflecting a net increase of about 2,800 units over the revised November 1, 1965 estimate of 50,200. This increase in the housing inventory resulted from the construction of approximately 4,350 new housing units, the addition of 150 trailers, and the loss of about 1,700 units through demolition and other causes, including units destroyed by the June 8, 1966 tornado. About 71 percent of the net addition to the housing inventory was within the city of Topeka. As of January 1, 1970, the HMA housing inventory included 1,051 family housing units at Forbes Air Force Base.

As measured by building permits issued and estimates of construction in portions of the HMA not requiring permits, the volume of new single-family construction totaled about 300 units in 1969, compared with 400 units in 1968 and an average of 500 units a year during the 1963 to 1967 period. The rate of pro-

duction during the 1963 to 1967 period reflects a downward adjustment following the overproduction of the 1960 to 1962 period during which new single-family construction averaged 950 units a year. During 1969, a total of 930 private multifamily housing units were authorized by building permits in the Topeka HMA, following an annual average of 560 private multifamily units authorized during the 1966-1968 period, and a total of 638 units authorized in 1965. New privately-financed multifamily rental units authorized by building permits averaged only 205 units a year during the 1960-1964 period. The year-to-year trend in private residential construction in the Topeka HMA since 1960 is shown in table VI.

As of January 1, 1970, there were approximately 1,075 privately-financed housing units under construction in the HMA including 175 single-family units and 900 multifamily housing units. The multifamily housing units under construction included 126 units for elderly persons, being constructed under the HAA Section 202 program, which were scheduled for completion during January 1970.

Vacancy. Based on a postal vacancy survey conducted on December 2, 1969, on market absorption data collected by the Topeka Insuring Office, and on data from other local sources, it is estimated that as of January 1, 1970 there were 475 vacant housing units available for sale and 975 available for rent in the Topeka HMA, reflecting a homeowner vacancy rate of 1.5 percent and a rental vacancy rate of 4.9 percent. As of November 1, 1965 the homeowner vacancy rate was 2.4 percent and the rental vacancy rate was 5.9 percent (see table VII). It is estimated that about 50 of the vacant sales units and 275 of the vacant rental units lacked one or more plumbing facilities and were in advanced stages of deterioration; these units were excluded from the inventory of available vacancies in calculating the estimates of housing demand presented earlier. None of the units in the two low-rent public housing projects completed during December 1969 were included in the available vacancies, since these units were not processed through closing and were not available for occupancy.

As of January 1, 1970, rental vacancies were concentrated in very old units. The rental vacancy rate in single-family units was 3.6 percent and the vacancy level in multifamily units was approximately 6.0 percent. The available rental vacancies included approximately 25 vacant units in two low-rent public housing projects designed for elderly persons, which were placed on the market during late November 1969.

Table I

Estimated Annual Demand for New Nonassisted Housing  
Topeka, Kansas, Housing Market Area  
January 1, 1970-January 1, 1972

A. Single-family

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	50	10
\$17,500 - 19,999	75	15
20,000 - 24,999	75	15
25,000 - 29,999	75	15
30,000 - 34,999	125	25
35,000 and over	<u>100</u>	<u>20</u>
Total	500	100

B. Multifamily

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$130 - \$149	15	-	-	-
150 - 164	10	100	-	-
165 - 179	-	50	-	-
180 - 194	-	25	75	-
195 - 209	-	10	50	-
210 - 224	-	10	50	20
225 - 249	-	5	25	15
250 and over	-	-	<u>25</u>	<u>15</u>
Total	<u>25</u>	<u>200</u>	225	<u>50</u>

<sup>a/</sup> Gross rent is shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Topeka, Kansas, Housing Market Area  
January 1, 1970-January 1, 1972

A. Subsidized Sales Housing, Section 235<sup>a/</sup>

<u>Family size</u>	<u>Number of units</u>
Four persons or less	120
Five persons or more	<u>65</u>
Total	185

B. Privately-financed Subsidized Rental Housing

<u>Unit size</u>	<u>Rent-Supplement<sup>b/</sup></u>		<u>Section 236<sup>c/</sup></u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly</u>
Efficiency	-	90	-	45
One bedroom	15	20	25	20
Two bedrooms	35	-	85	-
Three bedrooms	25	-	55	-
Four or more bedrooms	<u>15</u>	<u>-</u>	<u>20</u>	<u>-</u>
Total	90	110	185	65

a/ All of the families eligible for Section 235 housing also are eligible under the Section 236 program and vice versa. The Section 235 estimates are based on the exception income limits established by legislative authority; under regular income limits the potential would be only 120 units a year.

b/ Most of the families and individuals included under rent-supplements also are eligible for public housing.

c/ No families eligible under Section 236 are eligible for public housing or rent-supplement, but about half of the elderly households qualify for these programs. The estimate of occupancy potential is based on exception income limits. Under regular income limits the potential for families would be 120 units annually, and the potential for the elderly would be about 45 units a year.

Table III

Work Force and Employment Trends  
Topeka, Kansas, Housing Market Area, 1964-1969

<u>Work force components</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969a/</u>
Total civilian work force	<u>59,450</u>	<u>61,100</u>	<u>63,000</u>	<u>64,550</u>	<u>65,650</u>	<u>68,250</u>
Unemployment	1,700	1,550	1,300	1,300	1,250	1,350
Percent of work force	2.9	2.5	2.1	2.0	1.9	2.0
Employment	<u>57,750</u>	<u>59,550</u>	<u>61,700</u>	<u>63,250</u>	<u>64,400</u>	<u>66,900</u>
Nonagricultural	<u>56,450</u>	<u>58,350</u>	<u>60,550</u>	<u>62,150</u>	<u>63,400</u>	<u>65,900</u>
Wage and salary	<u>51,350</u>	<u>53,300</u>	<u>55,650</u>	<u>57,350</u>	<u>58,750</u>	<u>61,175</u>
Manufacturing	<u>6,850</u>	<u>7,300</u>	<u>7,900</u>	<u>8,450</u>	<u>8,750</u>	<u>9,100</u>
Durable goods	950	1,100	1,200	1,200	1,350	1,475
Nondurable goods	<u>5,900</u>	<u>6,200</u>	<u>6,700</u>	<u>7,250</u>	<u>7,400</u>	<u>7,625</u>
Food and kindred products	1,450	1,450	1,450	1,450	1,500	1,425
Printing and allied ind.	1,650	1,650	1,900	2,300	2,300	2,400
Other nondurable goods	2,800	3,100	3,350	3,500	3,600	3,800
Nonmanufacturing	<u>44,500</u>	<u>46,000</u>	<u>47,750</u>	<u>48,900</u>	<u>50,000</u>	<u>52,075</u>
Mining	50	50	50	50	50	50
Contract construction	2,900	2,950	3,200	3,100	3,150	3,450
Trans., comm., and pub. util.	6,900	6,950	7,300	7,300	7,250	7,425
Wholesale & retail trade	11,050	11,550	12,000	12,150	12,550	12,950
Finance, ins. & real estate	2,950	2,950	3,050	3,250	3,500	3,775
Services	7,850	8,350	8,850	9,250	9,400	9,700
Government	12,800	13,200	13,300	13,800	14,100	14,725
All other nonagricultural	5,100	5,050	4,900	4,800	4,650	4,725
Agricultural	1,300	1,200	1,150	1,100	1,000	1,000

a/ Preliminary. Subject to revision on basis of first quarter 1970 benchmark data when available.

Note: Components may not add to totals because of rounding.

Source: Employment Security Division, Kansas Department of Labor.



Table IV

Estimated Percentage Distribution  
of All Families and Renter Households<sup>a/</sup> by Annual Income  
After Deduction of Federal Income Tax  
Topeka, Kansas, Housing Market Area 1965-1970

<u>After-tax income</u>	<u>All families</u>		<u>Renter households</u>	
	<u>1965</u>	<u>1970</u>	<u>1965</u>	<u>1970</u>
Under \$2,000	6	4	10	7
\$2,000 - 2,999	7	4	10	7
3,000 - 3,999	8	6	12	9
4,000 - 4,999	10	7	13	10
5,000 - 5,999	12	8	15	12
6,000 - 6,999	11	11	12	11
7,000 - 7,999	11	11	9	12
8,000 - 8,999	9	9	6	9
9,000 - 9,999	7	8	4	6
10,000 - 12,499	10	16	5	9
12,500 and over	9	16	4	8
Total	100	100	100	100
Median income	\$6,625	\$8,200	\$5,350	\$6,600

<sup>a/</sup> Excludes one-person households.

Source: Estimated by Housing Market Analysts.

Table V

Population and Household Trends  
Topeka, Kansas, Housing Market Area  
April 1, 1960-January 1, 1972

<u>Distribution</u>	<u>April 1, 1960</u>	<u>Nov. 1, 1965<sup>a/</sup></u>	<u>Jan. 1, 1970</u>	<u>Jan. 1, 1972</u>
(Population)				
HMA total	<u>141,286</u>	<u>152,700</u>	<u>162,200</u>	<u>168,000</u>
City of Topeka	119,484	128,850	136,300	141,250
Remainder of HMA	21,802	23,850	25,900	26,750
HMA total	<u>141,286</u>	<u>152,700</u>	<u>162,200</u>	<u>168,000</u>
Nonmilitary-connected civilian	124,786	136,100	148,700	156,400
Military-connected civilian	900	1,000	1,300	1,100
Military	15,600	15,600	12,200	10,500
(Households)				
HMA total	<u>43,625</u>	<u>47,200</u>	<u>50,350</u>	<u>52,400</u>
City of Topeka	37,974	40,875	43,200	45,000
Remainder of HMA	5,651	6,325	7,150	7,400
HMA total	<u>43,625</u>	<u>47,200</u>	<u>50,350</u>	<u>52,400</u>
Nonmilitary-connected civilian	39,875	43,425	47,400	49,800
Military-connected civilian	275	300	400	350
Military	3,475	3,475	2,550	2,250

<sup>a/</sup> Revised.

Sources: 1960 Censuses of Population and Housing and estimates of Housing Market Analysts.

Table VI

Private Housing Units Authorized by Building Permits  
Topeka, Kansas, Housing Market Area 1960-1969<sup>a/</sup>

Year	City of Topeka				Remainder of HMA				HMA total			
	One-family	2- to 4-family	5-family or more	Total	One-family	2- to 4-family	5-family or more	Total	One-family	2- to 4-family	5-family or more	Total
1960	947	36	64	1,047	101	-	-	101	1,048	36	64	1,148
1961	714	44	301	1,059	96	-	-	96	810	44	301	1,155
1962	612	79	143 <sup>b/</sup>	834 <sup>b/</sup>	67	14	-	81	679	93	143 <sup>b/</sup>	915 <sup>b/</sup>
1963	346	26	152	524	113	-	-	113	459	26	152	637
1964	302	6	157	465	94	2	-	96	396	8	157	561
1965	289	82	537	908	102	4	15	121	391	86	552	1,029
1966	314	61	515	890 <sup>c/</sup>	73	4	-	77	387	65	515	967 <sup>c/</sup>
1967	302	19	539	860	101	-	-	101	403	19	539	961
1968	251	22 <sup>d/</sup>	528 <sup>d/</sup>	801	85	-	-	85	336	22	528 <sup>d/</sup>	886 <sup>d/</sup>
1969	190	126	804	1,120	65	-	-	65	255	126	804	1,185

<sup>a/</sup> Does not include a significant amount of housing, principally single-family homes, in areas outside permit-issuing places.

<sup>b/</sup> Excludes 211 units of low-rent public housing.

<sup>c/</sup> Excludes 314 units authorized for reconstruction following the June 8 tornado.

<sup>d/</sup> Excludes 325 units of low-rent public housing (turnkey).

Source: U.S. Bureau of the Census, Construction Reports C-40, and local building permit offices.

Table VII

Housing Inventory, Tenure, and Vacancy Trends  
Topeka, Kansas, Housing Market Area  
April 1, 1960-January 1, 1970

	<u>April 1,</u> <u>1960</u>	<u>Nov. 1,</u> <u>1965<sup>a/</sup></u>	<u>Jan. 1,</u> <u>1970</u>
Total housing inventory	<u>46,015</u>	<u>50,200</u>	<u>53,000</u>
Total occupied units	<u>43,625</u>	<u>47,200</u>	<u>50,350</u>
Owner-occupied	29,015	30,400	31,325
Percent	66.5%	64.4%	62.2%
Renter-occupied	14,610	16,800	19,025
Percent	33.5%	35.6%	37.8%
Total vacant units	<u>2,390</u>	<u>3,000</u>	<u>2,650</u>
Available vacant	1,451	1,800	1,450
For sale	429	750	475
Homeowner vacancy rate	1.5%	2.4%	1.5%
For rent	1,022	1,050	975
Rental vacancy rate	6.5%	5.9%	4.9%
Other vacant <sup>b/</sup>	939	1,200	1,200

<sup>a/</sup> Revised

<sup>b/</sup> Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners and other persons.

Sources: 1960 Census of Housing and estimates of Housing Market Analysts.

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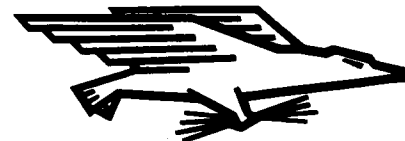
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