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Analysis of the

TOPEKA, KANSAS HOUSING MARKET

as of July 1, 1972

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

February 1973

Housing Market Analysis

Topeka, Kansas, as of July 1, 1972

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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 Economic and Market Analysis Division 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
Economic and Market Analysis Division
Washington, D. C.

HOUSING MARKET ANALYSIS - TOPEKA, KANSAS
AS OF JULY 1, 1972

The Topeka Housing Market Area (HMA) is defined as being coextensive with Shawnee County which is also the definition of the Topeka Standard Metropolitan Statistical Area. Topeka is about 60 miles west of Kansas City in northeastern Kansas and is the state capital. The area's population is estimated at 158,000 as of July 1, 1972.

As befits an area in which a large proportion of the employment is provided by the state government, Topeka has had a record of comparatively steady economic and demographic growth, with a sound housing market. In the past few years, a substantial increase in single-family housing construction, stimulated by favorable financing terms, has been marketed successfully, although there are some signs of a softening market for rental housing.

Anticipated Housing Demand

On the basis of the projected level of economic expansion and the population and household growth anticipated for the Topeka HMA during the two-year forecast period of this report, ending in June 1974, demand for additional nonsubsidized housing is set at 1,275 units a year, including 500 single-family houses, 475 units in multifamily structures, and 300 mobile homes. Distributions of demand for single-family houses by price class and for rental units by size and by gross monthly rent ranges are presented in table I.

The projected level of demand is about the same as the average level of activity over the past six years, giving consideration to the fact that some subsidized housing was built each year. Should subsidized housing activity, particularly low-rent public housing, expand to the absorption levels indicated in this report, there would be an increase in total residential building activity.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by HUD: monthly rent supplements in rental projects

financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Topeka HMA, the total occupancy potential is estimated to be 550 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based on 1972 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on July 1, 1972, and on available market experience.^{2/}

Section 235 and Section 236. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, sales housing can be made available through Section 235. Subsidized rental housing for the same families may be provided alternatively, through Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. For the Topeka HMA, it is estimated (based on regular income limits) that, for the period July 1, 1972 to July 1, 1974, there is an occupancy potential for an annual total of 120 family units utilizing either Section 235 or Section 236, or a combination of the two programs.

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

^{2/} Families with incomes inadequate to purchase or rent unsubsidized housing generally are eligible for one form or another of subsidized housing.

In addition, there is an annual potential for about 60 units of Section 236 housing for elderly couples and individuals, although as shown in table II, more than half the eligibles would also be eligible for low-rent public housing.

There was substantial use of Section 235 in the Topeka area in 1969 and 1970, when a total of 238 loans were insured, almost all involving new construction. Since 1966 five subsidized multifamily projects with a total of nearly 750 units have been insured in the Topeka HMA. One project has been sold to the Topeka Housing Authority, but the four remaining projects have consistently reported nearly complete occupancy. Absorption has averaged about 150 units a year.

Currently, 126 units of Section 236 housing are being built, which is about equal to one year's estimated potential for families.

Rental Units under the Public Housing and Rent Supplement Programs.

These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing in the HMA is 180 units for families and 225 units for the elderly. None of the families, but about 15 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent supplement program, the potential among families would drop to 110 units yearly, but the potential among the elderly would be unchanged.

There are 711 units of low-rent public housing in management in Topeka. Of these, 425 are for family occupancy and 286 units are for the elderly. A 75-unit project for the elderly will be completed in the fall and a backlog of applications from elderly couples and individuals indicates successful absorption of this project. Occupancy in the units in management is 98 percent. The local housing authority plans to submit applications for an additional 550 units, including 500 units for the elderly. Together with the 75 units being built, a 500-unit program for the elderly would appear to be somewhat in excess of the immediate needs of the area.

The Sales Market

Stimulated by a combination of improved availability of mortgage financing and HUD subsidy programs, there has been a substantial increase in single-family sales housing construction in the Topeka HMA. The volume of new construction, as measured by building permits, increased by 150 percent from 1968 to 1971. At the same time, the homeowner vacancy rate has remained stable at less than one percent and the general health of the market has not deteriorated. Evidence on the latter point is provided by the FHA Unsold Inventory Survey conducted each January for housing completed in the previous calendar year. In 1971, just half of the housing was speculatively built and, of these, almost all had either been sold or had been on the market for one month or less at the end of 1971. The

median sales price for the 465 completions surveyed in January 1972, was \$28,625, up nearly \$1,000 over the median for the previous year.

The Rental Market

The Topeka area rental market is sound, but there are some early indications that the ability of the market to absorb continued large numbers of new, nonsubsidized, multifamily rental units each year may be weakening. As shown below, the May 1972 vacancy level in nearly 2,800 units in multifamily projects completed since 1965 was 5.9 percent. It may be significant to note, however, that of the 2,174 units completed in the 1965 to 1970 period, just 2.2 percent were vacant while over 19 percent of the units completed in 1971 and the first few months of 1972 were vacant. Many of the newer units have had only limited market exposure, but the difference may indicate a slowed absorption rate.

Rental rates in the surveyed units ranged from \$125 to \$190 for one-bedroom units and \$160 to \$240 for two-bedroom apartments. Reflecting the presence of the state capital in Topeka, there is a concentration in one-bedroom units in the supply of rental housing in the area.

Nonsubsidized Rental Housing Occupancy
May 1, 1972

<u>Year completed</u>	<u>No. of units</u>	<u>Status</u>		
		<u>Occupied</u> <u>Number</u>	<u>Vacant</u> <u>Number</u>	<u>Percent</u>
1965	47	47	0	0.0
1966	191	186	5	2.6
1967	324	321	3	0.9
1968	392	384	8	2.0
1969	555	546	9	1.6
1970	665	643	22	3.3
1971	562	470	92	16.4
1972	60	33	27	45.0
Total	2,796	2,630	166	5.9

Mobile Homes. A recent survey tallied over 1,700 mobile home pads in the HMA in 24 parks with 20 or more pads each and many smaller parks. This total compares with under 1,400 pads a year earlier. Occupancy is reported at better than 95 percent. At present, there are about 200 pads being developed in about a dozen parks.

Economic, Demographic, and Housing Factors

The civilian work force of the Topeka area averaged 72,650 in the first half of 1972, up 1,300 from the same period in the previous year. As shown in table III, the size of the work force has increased each year

since 1962. In the 1968 to 1971 period, the annual increments were somewhat larger than the yearly job gains so that the level of unemployment increased from a low of 1.9 percent in 1968 to 4.4 percent in 1971.

Nonagricultural wage and salary employment averaged 63,925 in the first six months of 1972, up 1,300 (2.1 percent) over the average for the first half of 1971. This level of job growth is somewhat below the average of over just 400 between 1970 and 1971. Over a decade the employment growth of the area divides evenly into four major sectors--manufacturing, government, trade, and services. As one of the volatile sectors of the economy, construction has a substantial impact on fluctuation in employment, although more persons have jobs in other sectors; the peak job gain took place between 1968 and 1969 when the total in construction was at peak levels, and the low point, between 1970 and 1971, reflected a year in which the number of jobs in construction dropped.

Future Employment. Data for the first half of 1972 indicate a resumption of steady growth in the Topeka HMA economy. While some moderating factors are expected in the short-term future, it is expected that growth will continue at about 1,200 jobs a year over the two-year forecast period.

Income. The current median income of all families in the HMA is \$11,625 and that of renter households of two or more persons is \$7,325. Detailed distributions of all families and renter households by income classes are presented in table IV.

Population. The population of the Topeka HMA was estimated at 158,000 as of July 1, 1972. This estimate indicates an increase of 2,678 persons over the April 1, 1970 Census count of 155,322. The rate of population increase since April 1970, 1,190 persons (0.8 percent) a year is somewhat lower than the average for the entire decade of the 1960's, as shown in table V.

The population of the city of Topeka increased from 119,484 in 1960 to 125,011 in 1970, accounting for 80 percent of the total population of the HMA in 1970--a decline from 85 percent in 1960 despite some annexation activity over the decade.

The number of births each year among residents of the Topeka HMA has been dropping in recent years. In the 1960 to 1962 period, births totaled over 4,000 a year, but the total was nearer 2,700 by the end of the decade of the 1960's. Since the number of resident deaths has remained fairly constant at just over 1,250 a year, the level of net natural increase (the difference between resident births and deaths) dropped from a peak of over 2,850 in 1961 to less than 1,300 in 1969. For the 1960 to 1970 period as a whole, there was a net out-migration of 6,657 persons from the Topeka HMA. Since April 1970 it is estimated that growth in population has closely approximated the net natural increase in the population.

As shown below, the median age of the population of the Topeka HMA decreased by over three years between 1960 and 1970. The decrease reflects not only the high birth rate following World War II, resulting in the very large gain in the number of persons between 15 and 25 years old by 1970, but also in-migration of young people (20-29 in 1970) and out-migration in the next higher age classes. These data suggest continued support for the rental market in the short-term future whereas the decline in the 30 to 39 group has had and probably will continue to have a restraining effect on the sales market.

Distribution of the Population by Age
Topeka, Kansas, Housing Market Area, 1960-1970

<u>Age</u>	<u>1960</u>	<u>1970</u>	<u>Net change</u>	
			<u>Number</u>	<u>Percent</u>
0-14	43,356	44,123	767	1.8
15-19	9,095	14,122	5,027	55.3
20-24	10,956	14,526	3,570	32.6
25-29	10,248	11,080	832	8.1
30-39	19,542	17,785	-1,757	9.0
40-49	15,190	17,615	2,425	16.0
50-64	18,969	20,126	1,157	6.1
65 and over	<u>13,930</u>	<u>15,945</u>	<u>2,015</u>	14.5
Total	141,286	155,322	14,036	9.9
Median age	28.5	25.2		

Households. There were estimated to be 51,240 households in the Topeka HMA on July 1, 1972, compared with 49,986 enumerated in the 1970 Census, indicating an increase at the rate of 550 (1.1 percent) a year compared with 636 a year (1.4 percent) between 1960 and 1970. The somewhat slower rate of growth parallels the population trend.

Future Population and Households. It is anticipated that employment growth in the Topeka HMA will be above the level of 1970 to 1971, but below that of prior years; that the participation rate - the proportion of the population employed - will continue to increase slowly; and that the average household size will continue to drop quite rapidly. On the basis of these projections, it is estimated that the population will increase by 1,200 a year to a total of 160,400 by July 1, 1974 and that there will be 52,500 households in the area at that time, indicating an increase at the rate of 630 a year over the present total.

Housing Inventory. As of July 1, 1972, there were estimated to be 53,140 housing units in the HMA, a net increase of 1,200 (533 a year) over the April 1, 1970 Census count and a little below the annual average increments in the previous decade.

As shown below, the net gain in inventory between 1960 and 1970 was concentrated in single-family houses and multifamily structures of five or more units. The number of units in structures of two-to-four families declined and the increase in mobile homes was small.

Change in Inventory, by Size of Structure
Topeka, Kansas, Housing Market Area
1960-1970

<u>Size of structure</u>	<u>April 1960</u>	<u>April 1970</u>	<u>Change 1960-1970</u>
One family	35,609	38,403	2,794
Two to four family	6,325	5,910	- 415
Five or more family	2,780	5,728	2,948
Mobile homes	<u>1,287</u>	<u>1,888</u>	<u>601</u>
Total	46,001	51,929 ^{a/}	5,928

a/ These data are obtained on a sample basis and differ from total inventory count.

When compared with the total number of housing units authorized by building permits from 1960 through 1969, a roughly comparable period, it can be seen that net additions to the inventory are equal to only about 56 percent of the new construction over the decade. In part this may reflect the fact that some units deemed abandoned were not included in the 1970 Census, but in major part it reflects the very substantial losses to the housing inventory of the area which resulted from demolitions or change in use between 1960 and 1970.

The condition of the housing inventory apparently improved considerably between 1960 and 1970, although the improvement is difficult to measure, since comparable data are not available. In 1960, 6,491 units, or 14 percent of the Topeka HMA housing inventory, could have been considered to be substandard in that they lacked one or more plumbing facilities or were deteriorated. The number of units lacking plumbing dropped over the decade. However, if the number of units with plumbing, but lacking kitchens, or overcrowded (more than 1.5 persons per room) are added to those still lacking plumbing, it may be estimated that there were about 3,000 substandard housing units in the HMA in 1970, or about six percent of the inventory.

The available evidence, including a recent post office vacancy survey, suggests that current vacancy rates have changed little from those prevailing at the time of the 1970 Census. For the HMA as a whole, it is estimated that the renter vacancy rate is 5.1 percent, compared with 5.4 percent in April 1970. As shown in table VI, current vacancy rates are somewhat lower than those reported in April 1960.

From an average of about 1,140 units a year in 1960 to 1962, as shown in table VII, the number of units authorized by building permits issued dropped to about 600 units yearly in 1963 and 1964. Since 1965, activity has fluctuated between a high of 1,376 units in 1969 and a low of 961 units in 1967. The trend in single-family activity was generally downward from 1960 through 1968, but has increased sharply since in response to the combined stimuli of improved availability of mortgage financing and the Section 235 subsidy program. About 87 percent of the population lives in permit areas. Recently, however, there has been little new construction outside the permit areas.

Table I

Estimated Annual Demand for Nonsubsidized Housing
Topeka, Kansas, Housing Market Area
July 1, 1972-July 1, 1974

A. Single-family sales housing

<u>Sales price</u>		<u>Number of units</u>	<u>Percent of total</u>
Under	\$20,000	40	8.0
\$20,000 -	22,499	40	8.0
22,500 -	24,999	40	8.0
25,000 -	27,499	65	13.0
27,500 -	29,999	65	13.0
30,000 -	34,999	70	14.0
35,000 -	39,999	80	16.0
40,000 -	44,999	50	10.0
45,000 -	49,999	25	5.0
50,000 and over		<u>25</u>	<u>5.0</u>
Total		500	100.0

B. Multifamily units

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$ 140 - \$ 159	20	-	-	-
160 - 179	10	-	-	-
180 - 199	-	125	-	-
200 - 219	-	50	50	-
220 - 239	-	30 ^{b/}	70	-
240 - 259	-	-	35	15
260 - 279	-	-	50 ^{b/}	10
280 and over	-	-	-	10 ^{b/}
Total	<u>30</u>	<u>205</u>	<u>205</u>	<u>35</u>

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

b/ Demand at these rents and above.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Topeka, Kansas, Housing Market Area
As of July 1, 1972

	<u>Section 235</u> <u>Section 236^{a/}</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for both</u> <u>programs</u>
A. <u>Families</u>				
1 bedroom	20	-	40	60
2 bedrooms	50	-	75	125
3 bedrooms	30	-	45	75
4+ bedrooms	<u>20</u>	<u>-</u>	<u>20</u>	<u>40</u>
Total	<u>120</u>	<u>-</u>	<u>180^{b/}</u>	<u>300</u>
B. <u>Elderly</u>				
Efficiency	15	30	155	200
1 bedroom	<u>10</u>	<u>5</u>	<u>35</u>	<u>50</u>
Total	<u>25</u>	<u>35</u>	<u>190</u>	<u>250</u>

a/ Estimates are based on regular income limits. Only families are eligible under Section 235.

b/ Approximately 110 families are also eligible for rent supplements.

Table III

Employment Trends
Topeka, Kansas, Housing Market Area
1962-1972

	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1st six mos.</u>	
											<u>1971</u>	<u>1972</u>
Civilian work force	57,400	58,050	59,450	61,100	63,000	64,550	65,450	68,300	70,850	71,750	71,350	72,650
Unemployed	1,900	1,800	1,700	1,550	1,300	1,300	1,250	1,400	2,050	3,150	2,975	2,950
Pct. unemployed	3.3	3.1	2.9	2.5	2.1	2.0	1.9	2.0	2.9	4.4	4.2	4.1
Total employment	55,500	56,250	57,750	59,550	61,700	63,250	64,200	66,900	68,150	68,600	68,375	69,700
Nonag. wage & salary	49,000	49,900	51,350	53,300	55,650	57,350	58,550	61,200	62,400	62,800	62,625	63,925
Manufacturing	<u>6,750</u>	<u>6,750</u>	<u>6,850</u>	<u>7,300</u>	<u>7,900</u>	<u>8,450</u>	<u>8,750</u>	<u>9,150</u>	<u>9,000</u>	<u>9,650</u>	<u>9,850</u>	<u>10,000</u>
Durable goods	850	900	950	1,100	1,200	1,200	1,350	1,550	1,650	1,500	1,550	1,400
Nondurable goods	5,900	5,850	5,900	6,200	6,700	7,250	7,400	7,600	7,350	8,150	8,300	8,600
Nonmanufacturing	<u>42,250</u>	<u>43,150</u>	<u>44,500</u>	<u>46,000</u>	<u>47,750</u>	<u>48,900</u>	<u>49,800</u>	<u>52,050</u>	<u>53,400</u>	<u>53,150</u>	<u>52,725</u>	<u>53,825</u>
Construction	<u>2,900</u>	<u>2,900</u>	<u>2,900</u>	<u>2,950</u>	<u>3,200</u>	<u>3,100</u>	<u>3,200</u>	<u>3,400</u>	<u>3,150</u>	<u>2,600</u>	<u>2,450</u>	<u>2,650</u>
Trans., comm., & pub. utils.	6,900	6,900	6,900	6,950	7,300	7,300	7,250	7,450	7,300	6,750	7,000	6,475
Trade	<u>10,050</u>	<u>10,250</u>	<u>11,050</u>	<u>11,550</u>	<u>12,000</u>	<u>12,150</u>	<u>12,250</u>	<u>12,500</u>	<u>12,900</u>	<u>13,200</u>	<u>12,850</u>	<u>13,275</u>
Wholesale	2,300	2,350	2,550	2,750	2,800	2,900	3,000	3,100	3,150	3,350	3,200	3,500
Retail	7,750	7,900	8,500	8,800	9,200	9,250	9,250	9,400	9,750	9,850	9,650	9,775
Fin., ins., real estate	2,750	2,850	2,950	2,950	3,050	3,250	3,500	3,850	4,000	4,100	4,075	4,175
Services & misc.	7,400	7,750	7,900	8,400	8,900	9,300	9,450	9,750	10,250	10,250	10,250	10,450
Government	12,250	12,500	12,800	13,200	13,300	13,800	14,150	15,100	15,800	16,250	16,100	16,850
All other nonag.	5,150	5,050	5,100	5,050	4,900	4,800	4,650	4,750	4,800	4,850	4,825	4,875
Agricultural employment	1,350	1,300	1,300	1,200	1,150	1,100	1,000	950	950	950	925	900
Labor management disputes	-	-	-	-	-	-	-	-	650	-	-	-

Note: Detail may not add to total because of rounding.

Source: Employment Security Division, Kansas Department of Labor.

Table IV

Estimated Percentage Distribution of Families by Annual Income After Tax
Topeka, Kansas, Housing Market Area
1969 and 1972

<u>Annual income</u>	<u>All families</u>		<u>Renter households^{a/}</u>	
	<u>1969</u>	<u>1972</u>	<u>1969</u>	<u>1972</u>
Under \$ 2,000	3.5	3.5	15.0	12.5
\$ 2,000 - 3,999	8.0	5.0	15.0	12.0
4,000 - 5,999	11.0	8.5	19.0	14.5
6,000 - 7,999	14.5	10.0	17.0	16.0
8,000 - 9,999	15.5	12.5	9.0	12.0
10,000 - 11,999	14.5	12.5	19.0	17.0
12,000 - 14,999	15.0	17.0	((
15,000 - 24,999	14.5	21.0	((
25,000 and over	3.5	10.0	6.0	16.0
Total	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
Median	\$9,660	\$11,625	\$6,100	\$7,325

^{a/} Households of two or more persons.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Shawnee County, Kansas
1960-1974

<u>Date</u>	<u>Population</u>		<u>Households</u>	
April 1, 1960	141,286		43,625	
April 1, 1970	155,322		49,986	
July 1, 1972	158,000		51,240	
July 1, 1974	160,400		52,500	
<u>Average annual change</u>	<u>Number</u>	<u>Percent^{a/}</u>	<u>Number</u>	<u>Percent^{a/}</u>
1960-1970	1,404	0.9	636	1.4
1970-1972	1,190	0.8	550	1.1
1972-1974	1,200	0.8	630	1.2

a/ Compound rate.

Sources: 1960 and 1970 Censuses of Population and Housing.
 1972 and 1974 estimated by Housing Market Analyst.

Table VI

Housing Inventory by Occupancy and Tenure
Topeka, Kansas, HMA
1960-1972

<u>Tenure and occupancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>July 1972</u>
Total housing supply	<u>46,015</u>	<u>51,940</u>	<u>53,140</u>
Occupied housing units	<u>43,625</u>	<u>49,986</u>	<u>51,240</u>
Owner-occupied	<u>29,015</u>	<u>32,134</u>	<u>32,690</u>
Percent of all occupied	66.5	64.3	63.8
Renter occupied	<u>14,610</u>	<u>17,852</u>	<u>18,550</u>
Vacant housing units	<u>2,390</u>	<u>1,954</u>	<u>1,900</u>
Available vacant	<u>1,451</u>	<u>1,288</u>	<u>1,250</u>
For sale	<u>429</u>	<u>266</u>	<u>250</u>
Homeowner vacancy rate	1.5%	0.8%	0.8%
For rent	<u>1,022</u>	<u>1,022</u>	<u>1,000</u>
Renter vacancy rate	6.5%	5.4%	5.1%
Other vacant ^{a/}	939	666	650

^{a/} Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or other reasons.

Source: 1960 and 1970 Censuses of Housing; 1972 estimated by Housing Market Analyst.

Table VII

Units Authorized by Building Permits
Topeka, Kansas, HMA
1960-1971

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>Jan.-June</u> <u>1972</u>
HMA total	1,148	1,155	1,126	637	561	1,029	1,281	961	1,148	1,376	989	1,291	-
Single-family	1,048	810	679	459	396	391	474	403	271	454	490	676	-
Multifamily	100	345	447	178	165	638	807	558	877	922	499	615	-
Topeka, total	1,047	1,059	1,045	524	465	908	1,204	860	1,126	1,095	757	889	595
Single-family	947	714	612	346	302	289	401	302	251	193	268	282	145
Multifamily	100	345	433	178	163	619	803	558	875	902	489	607	450
Rossville, total	2	2	1	-	2	8	1	5	3	4	5	6	NA
Single-family	2	2	1	-	-	4	1	5	3	4	1	6	NA
Multifamily	-	-	-	-	2	4	-	-	-	-	4	-	-
Silver Lake, total	2	2	4	4	3	20	12	11	19	34	22	23	NA
Single-family	2	2	4	4	3	5	8	11	17	14	16	15	NA
Multifamily	-	-	-	-	-	15	4	-	2	20	6	8	NA
Rest of county, total	97	92	76	109	91	93	64	85	-	243	205	373	259
Single-family	97	92	62	109	91	93	64	85	-	243	205	373	259
Multifamily	-	-	14	-	-	-	-	-	-	-	-	-	-

NA - Not available.

Source: U.S. Bureau of the Census, local building departments.

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