

Total Housing Units

Between 2000 and 2010, the **City of Topeka** nearly doubled the number of total units gained between 1990 and 2000, by adding 3,147 new units within the city limits.

Planning Areas - As was the case with population and households, fringe areas realized higher growth in housing units, while the older areas internal to the City of Topeka have lost portions of its housing base or remained stable. Southwest Topeka has continued to add the most housing units (2,000 new units) among all planning areas even though it added units at a slower rate than in 2000. Between 2000 and 2010, a total of 4,504 housing units were added and 423 housing units were lost across all planning areas: 3,147 of these new units were added within the city limits of Topeka. 383 of the total 423 units lost occurred all within the Central Topeka planning area alone, which declined in housing stock at a rate of -2.9%. Central Topeka has experienced a loss in housing units since 1970. However, between 2000 and 2010 Central Topeka did begin to see a slower decline in net loss of units than in previous decades. Downtown gained units at a rate of 11.4%, adding 165 new units between 2000 and 2010, which is consistent with the overall population and household growth occurring Downtown between 2000 and 2010. North Topeka experienced a loss of 40 net units between 2000 and 2010, which continues the pattern of loss North Topeka has experienced since 1970. After Southwest Topeka; the Far North, Far South, and West Topeka added the most new housing units – This is consistent with overall population and household growth within these planning areas as seen by Tables 1 and 6 above.

Data for total housing units from 1980 – 2010 is shown in **Table 9** below.

TABLE 9: TOTAL HOUSING UNITS	Total Units				% Change			Actual Change		
	1980	1990	2000	2010	80-90	90-00	00-10	80-90	90-00	00-10
Topeka	50,326	54,644	56,435	59,582	8.6%	3.3%	5.6%	4,318	1,791	3,147
Planning Areas										
Far North - 1	2,661	2,938	3,728	4,704	10.4%	26.9%	26.2%	277	790	976
North Topeka - 2	3,337	3,106	3,053	3,013	-6.9%	-1.7%	-1.3%	-231	-53	-40
West Topeka - 3	9,119	11,315	13,150	13,976	24.1%	16.2%	6.3%	2,196	1,835	826
Central Topeka - 4	14,249	13,773	13,196	12,813	-3.3%	-4.2%	-2.9%	-476	-577	-383
Downtown - 5	2,780	1,979	1,449	1,614	-28.8%	-26.8%	11.4%	-801	-530	165
East Topeka - 6	7,915	7,445	7,397	7,398	-5.9%	-0.6%	0.0%	-470	-48	1
South Topeka - 7	14,365	15,125	14,569	14,661	5.3%	-3.7%	0.6%	760	-556	92
Southwest Topeka - 8	1,273	3,882	5,671	7,671	204.9%	46.1%	35.3%	2,609	1,789	2,000
Far South - 9	2106	2,132	2,581	3,217	1.2%	21.1%	24.6%	26	449	636
Far East - 10	1292	2,062	2,485	2,716	59.6%	20.5%	9.3%	770	423	231
Planning Area Total	59097	63757	67279	71,783	7.9%	5.5%	6.7%	4,660	3,522	4,504

Vacant Housing Units

The **City of Topeka** experienced an increase in vacant housing units by 1,394 (32.8%) from 2000 to 2010 after seeing a decline in vacant units by 483 in the decade 1990 to 2000. Vacancies had decreased in Topeka 10.2% from 1990-2000 2000 prior to subsequently increasing 32.8% from 2000-2010.

Planning Areas – All planning areas experienced a rise in the number of vacant housing units between 2000 and 2010. This included six of the planning areas that actually saw a decline in vacant housing units from 1990 - 2000. Southwest Topeka, Far North, and South Topeka experienced the greatest rise in the number of vacant units rising by 193.4%, 163.5%, and 47.8%, respectively, between the years 2000 and 2010. Downtown experienced the least change in number of vacant units between 2000 and 2010.

The total number of vacant housing units is often used as a reflection of housing market conditions. The City of Topeka's increase in vacant units by 32.8% appears to be an accurate reflection of housing market and economic conditions at the end of the 2000-2010 decade.

Table 10 lists the data for vacant housing units for Topeka and its planning areas from 1980-2010.

TABLE 10: TOTAL VACANT HOUSING UNITS	Vacant Units				% Change			Actual Change		
	1980	1990	2000	2010	80-90	90-00	00-10	80-90	90-00	00-10
Topeka	4,070	4,728	4,245	5,639	16.2%	-10.2%	32.8%	658	-483	1,394
Planning Areas										
Far North - 1	68	48	104	274	-29.4%	116.7%	163.5%	-20	56	170
North Topeka - 2	272	253	298	336	-7.0%	17.8%	12.8%	-19	45	38
West Topeka - 3	668	506	591	739	-24.3%	16.8%	25.0%	-162	85	148
Central Topeka - 4	1,074	1,553	1,332	1,602	44.6%	-14.2%	20.3%	479	-221	270
Downtown - 5	472	424	230	338	-10.2%	-45.8%	47.0%	-48	-194	108
East Topeka - 6	699	747	743	760	6.9%	-0.5%	2.3%	48	-4	17
South Topeka - 7	911	1,049	895	1,323	15.1%	-14.7%	47.8%	138	-154	428
Southwest Topeka - 8	157	251	166	487	59.9%	-33.9%	193.4%	94	-85	321
Far South - 9	920	169	158	248	-81.6%	-6.5%	57.0%	-751	-11	90
Far East - 10	12	34	42	81	183.3%	23.5%	92.9%	22	8	39
Planning Areas TOTAL	5,253	5,034	4,559	6,188	-4.2%	-9.4%	35.7%	-219	-475	1,629

Owner-Occupied Housing Units

Planning Areas - Owner occupancy rates in planning areas were also predicated on the increase or decrease of total housing units. In those planning areas where total housing units increased, there was a nearly identical increase in the instance of owner occupied housing units. Similarly, in those planning areas that lost housing units, there was a parallel decline in owner occupancy.

The **City of Topeka** saw a decline in owner-occupied units by 255 (-0.8%). Southwest Topeka saw the largest increase in owner-occupied units rising by 25% between 2000 and 2010 and 252% since 1980. North Topeka, Central Topeka, Downtown, and East Topeka have experienced the largest declines in owner-occupied housing in the decades from 1980 to 2010.

Table 11 provides the data for owner occupied housing for Topeka and its planning areas from 1980 – 2010.

TABLE 11: Owner-Occupied Housing Units	Owner-Occupied Units				% Change			Actual Change		
	1980	1990	2000	2010	80-90	90-00	00-10	80-90	90-00	00-10
Topeka	28,788	30,353	31,685	31,430	5.4%	4.4%	-0.8%	1,565	1,332	-255
Planning Areas										
Far North - 1	2,412	2,746	3,418	3,920	13.8%	24.5%	14.7%	334	672	502
North Topeka - 2	2,071	1,954	1,902	1,653	-5.6%	-2.7%	-13.1%	-117	-52	-249
West Topeka - 3	5,959	6,760	7,958	7,984	13.4%	17.7%	0.3%	801	1,198	26
Central Topeka - 4	7,774	7,034	6,710	6,146	-9.5%	-4.6%	-8.4%	-740	-324	-564
Downtown - 5	562	358	295	263	-36.3%	-17.6%	-10.8%	-204	-63	-32
East Topeka - 6	4,886	4,339	4,143	3,854	-11.2%	-4.5%	-7.0%	-547	-196	-289
South Topeka - 7	8,766	8,848	8,300	7,686	0.9%	-6.2%	-7.4%	82	-548	-614
Southwest Topeka - 8	1,036	2,847	4,346	5,438	174.8%	52.7%	25.1%	1,811	1,499	1,092
Far South - 9	783	1,238	1,660	2,162	58.1%	34.1%	30.2%	455	422	502
Far East - 10	1,230	1,947	2,238	2,432	58.3%	14.9%	8.7%	717	291	194
Planning Area TOTAL	35,479	38,071	40,970	41,538	7.3%	7.6%	1.4%	2592	2899	568

Renter-Occupied Housing Units

Planning Areas - Renter-occupied housing has increased within Topeka by 9.8% between 2000 and 2010, doubling the rate of increase between 1990 and 2000. This is significant, as compared to Topeka's corresponding decrease in owner-occupied housing from 2000-2010 by 255 units (Table 12). Within the identified planning areas of Topeka, there are several interesting highlights within the data for renter occupied housing. Most notably is the tremendous increase in renter occupied housing that occurred in the Southwest Topeka planning area between 1980 and 1990. During this time, rental housing increased by 880%, or 704 individual units. Renter-occupied housing has continued to increase in Southwest Topeka by nearly 100% from 1990-2010. During the time of 1980 to 1990, several large apartment complexes were constructed in Southwest Topeka, which was a factor in some of this increase in renter-occupied housing.

Downtown decreased in rental occupied housing from 1980 - 2000. Renter occupied housing units in Downtown declined by 54% between 1980 and 2000, which matched almost precisely the decline in the total number of housing units over the same time period (-56%). However, from 2000 - 2010 total housing units increased in Downtown 11.4%, which nearly matched the increase in rental occupied units in this planning area by 9.6%.

In the East Topeka planning area, owner occupied housing has continued to decline over a three decade period from 1980-2010, yet rental housing increased by nearly 20% in that same three decade time period.

Table 12 provides the data for renter occupied housing for Topeka and its planning areas from 1980 – 2010.

TABLE 12: Renter Occupied Housing Units	Renter-Occupied Units				% Change			Actual Change		
	1980	1990	2000	2010	80-90	90-00	00-10	80-90	90-00	00-10
Topeka	17,468	19,583	20,505	22,513	12.1%	4.7%	9.8%	2,115	922	2,008
Planning Areas										
Far North - 1	180	144	206	510	-20.0%	43.1%	147.6%	-36	62	304
North Topeka - 2	994	899	853	1,024	-9.6%	-5.1%	20.0%	-95	-46	171
West Topeka - 3	2,491	4,049	4,601	5,253	62.5%	13.6%	14.2%	1,558	552	652
Central Topeka - 4	5,394	5,186	5,154	5,065	-3.9%	-0.6%	-1.7%	-208	-32	-89
Downtown - 5	1,743	1,197	924	1,013	-31.3%	-22.8%	9.6%	-546	-273	89
East Topeka - 6	2,302	2,359	2,511	2,784	2.5%	6.4%	10.9%	57	152	273
South Topeka - 7	4,682	5,228	5,374	5,652	11.7%	2.8%	5.2%	546	146	278
Southwest Topeka - 8	80	784	1,159	1,746	880.0%	47.8%	50.6%	704	375	587
Far South - 9	403	725	763	807	79.9%	5.2%	5.8%	322	38	44
Far East - 10	45	81	205	203	80.0%	153.1%	-1.0%	36	124	-2
Planning Area TOTAL	18,314	20,652	21,750	24,057	12.8%	5.3%	10.6%	2,338	1,098	2,307

Homeownership Rates

Examining fluctuations in owner occupancy can reveal trends in the housing market that, in turn, reveal important clues about the overall health of a local economy. Although looking at the increases and decreases in overall owner occupancy is a key indicator, this data alone does not indicate true ownership rates compared to the entire housing market. To understand home ownership rates, one must examine the percentage of owner occupied housing units against all total housing units. With the exception of a very slight increase in its homeownership rate between 1990 and 2000, the City of Topeka has exhibited decline in homeownership rates over the past 30 years. Homeownership rates fell by 1.7% from 1980 to 1990, rose only very slightly by 0.6% from 1990-2000, and fell again by 3.3% from 2000-2010.

Planning Areas - There was a wide variation in homeownership rates among planning areas in and around the Topeka urbanized area. However, all planning areas have experienced an overall decrease since 2000, which is an important economic indicator. The Far East and Far North planning areas still reported the highest rates at 89.5% and 83.3%, respectively, although still down from 2000. The fastest growing Southwest planning area only reported a home ownership rate of 70.9%, which was a drop of 5.7% from its 2000 rate. This figure has decreased sharply since 1980 when the Southwest planning area sustained a home ownership rate of 81.4%. Not surprisingly, the Downtown planning area reported the lowest home ownership rate at only 16.3% in 2010. However, when looking at Downtown's increase in rental occupied units and its overall net housing unit and population increases, this should not be seen as a detriment for Downtown since it appears Downtown is gaining in units and population. One significant occurrence in 2010 was that homeownership rates decreased across all planning areas and citywide.

Table 13 calculates homeownership rates for Topeka and its planning areas.

TABLE 13: Homeownership Rates, 1980-2010												
	Total Housing Units				Owner-Occupied Units				Homeownership Rates			
	1980	1990	2000	2010	1980	1990	2000	2010	1980	1990	2000	2010
Topeka	50,326	54,644	56,435	59,582	28,788	30,353	31,685	31,430	57.2%	55.5%	56.1%	52.8%
Planning Areas												
Far North - 1	2,661	2,938	3,728	4,704	2,412	2,746	3,418	3,920	90.6%	93.5%	91.7%	83.3%
North Topeka - 2	3,337	3,106	3,053	3,013	2,071	1,954	1,902	1,653	62.1%	62.9%	62.3%	54.9%
West Topeka - 3	9,119	11,315	13,150	13,976	5,959	6,760	7,958	7,984	65.3%	59.7%	60.5%	57.1%
Central Topeka - 4	14,249	13,773	13,196	12,813	7,774	7,034	6,710	6,146	54.6%	51.1%	50.8%	48.0%
Downtown - 5	2,780	1,979	1,449	1,614	562	358	295	263	20.2%	18.1%	20.4%	16.3%
East Topeka - 6	7,915	7,445	7,397	7,398	4,886	4,339	4,143	3,854	61.7%	58.3%	56.0%	52.1%
South Topeka - 7	14,365	15,125	14,569	14,661	8,766	8,848	8,300	7,686	61.0%	58.5%	57.0%	52.4%
Southwest Topeka - 8	1,273	3,882	5,671	7,671	1,036	2,847	4,346	5,438	81.4%	73.3%	76.6%	70.9%
Far South - 9	2106	2,132	2,581	3,217	783	1,238	1,660	2,162	37.2%	58.1%	64.3%	67.2%
Far East - 10	1292	2,062	2,485	2,716	1,230	1,947	2,238	2,432	95.2%	94.4%	90.1%	89.5%