



2011

**NEIGHBORHOOD  
HEALTH MAP UPDATE**

**City of Topeka Planning Department**



**2011 NEIGHBORHOOD HEALTH MAP UPDATE**

The Topeka Planning Department recently updated the City’s neighborhood health map for 2011. The 2011 neighborhood health map is part of the Neighborhood Element of the City’s Comprehensive Plan which is also being updated. The original health map was first established in 2000 and updated in 2003 and 2007. It is used by the City to determine priorities for neighborhood planning and investment.

For the purpose of health ratings, “neighborhoods” are defined as Census Tract Block Groups and do not necessarily correlate to the exact boundaries of each neighborhood. Some block groups overlap established neighborhood boundaries. Some neighborhoods contain more than one block group. Each block group – average 1,000 in residential population - is measured using the five (5) **vital signs** shown below.

Vital Signs	Source
Poverty Level	2006-2010 US Census Bureau
Public Safety (per capita Part I crimes)	2009-10 Topeka Police Department and City of Topeka Planning Department
Residential Property Values	2011 Shawnee County Appraiser’s Office
Single Family Homeownership	2011 Shawnee County Appraiser’s Office and City of Topeka Planning Department
Boarded Houses (nuisance securement's & unsafe structures)	2010 City of Topeka Code Enforcement

Each vital sign contains a score ranging from the most desirable condition (4 points) to the least desirable condition (1 point). The score for each vital sign is added together into a composite average score to determine the block group/neighborhood’s overall health as shown below:

**Healthy** – optimal condition (3.4 – 4.0)  
**Out Patient** – favorable condition (2.8 – 3.2)  
**At Risk** – emerging negative conditions (2.0 – 2.6)  
**Intensive Care** – seriously distressed condition (1.0 – 1.8)

The 2011 update of the Neighborhood Element and health map was used to analyze what type of progress has been made with the condition of our neighborhoods. The following highlights are some of the more noticeable trends and achievements in our neighborhoods since 2000.



## Health Trends (2000-2011)

### Good News 😊

▶ **City Reduces the Number of “Intensive Care” Neighborhoods** – Since 2000, the City has reduced the number of neighborhoods affected by *Intensive Care* ratings by 64%. The *Intensive Care* rating is the most seriously distressed rating a neighborhood can have. The City only has four (4) neighborhoods primarily affected by such a rating after having eleven (11) neighborhoods in 2000.

▶ **SORT Neighborhoods Improve Health** - SORT (Stages of Resource Targeting) is the City’s program for reinvestment in our most distressed areas. It combines the majority of the City’s federal housing entitlement from HUD with \$2.8 million of local infrastructure funds and reinvests those dollars into a 4-5 block area of two (2) *At Risk/Intensive Care* neighborhoods over a 2-year period. The funding implements neighborhood plans developed by the city and neighborhood improvement associations. Of the 9 SORT neighborhoods (beginning in 2003), the following 8 neighborhoods improved health ratings or health scores in their target area:

- East Topeka South
- Monroe
- Tennessee Town
- Chesney Park
- Hi-Crest
- Old Town
- Central Park
- Historic Holliday Park

East Topeka North was the only SORT Target Area that did not improve their health rating or score.

▶ **SORT Target Areas Improve Property Values** – When comparing property values in the primary SORT target areas to city-wide property values, five (5) of the nine (9) SORT neighborhoods out-paced the city as a whole. The other SORT target areas that did not fare as well were mainly due to demolitions. The % below notes the increase in real property values as measured from the time the target areas were selected for the SORT program with the comparable city-wide value through 2011 (neighborhood vs. city).

- Tennessee Town (51% vs. 6%)
- East Topeka South (42% vs. 6%)
- Monroe (14% vs. 6%)
- Chesney Park (9% vs. 2%)
- Historic Holliday Park (4% vs. 1%)



 **Central Topeka Makes Major Gains** – Seven (7) Central Topeka neighborhoods west of Downtown improved health ratings since 2000. For the first time ever, there are no *Intensive Care* neighborhoods west of SW Tyler and north of SW 21<sup>st</sup> Street. This includes previous *Intensive Care* areas in **Central Park**, **Chesney Park**, **Historic Holliday Park**, **Old Town**, **Tennessee Town**, and **Ward-Meade**.

- **Tennessee Town** and **Old Town** shared a block group that achieved first ever *Out Patient* rating for Central Topeka west of Downtown. It is adjacent to the **Elmhurst** neighborhood who retained their *Healthy* status from 2007.
- **Tennessee Town** and **Chesney Park** had the highest increase in average health scores. Both have had major SORT initiatives.
- **Monroe** achieved a “pocket” of *Out Patient* status in an area of new infill housing construction by Cornerstone east of SW Topeka Blvd and north of SW 15<sup>th</sup> Street.

 **Other Good News**

- **Central Highland Park** south of SE 21<sup>st</sup> and east of SE Adams improved its *Out Patient* composition from 17% (2000) to 66% (2010).
- The **Mission/Seabrook/21<sup>st</sup> Street** area reduced it's *Out Patient* footprint slightly and became more *Healthy*.

## Bad News ☹️

 **Some “Intensive Care” Areas Grow** – Even though the city reduced the number of *Intensive Care* neighborhoods from eleven (11) to four (4), three (3) of those remaining *Intensive Care* neighborhoods expanded into adjacent block groups.

- **North Topeka East** south of Morse. Mainly reflects condition of residential areas and not new investment on N. Kansas. No SORT funds involved in area.
- **East Topeka North** north of 4<sup>th</sup> Street and west of Golden around Scott Magnet School. SORT efforts were not as extensive.
- **Monroe** between S. Kansas and SW Topeka Blvd. No SORT funds involved in area.

 **New “At Risk” Neighborhoods** - The following *Out Patient* neighborhoods fell into *At Risk* categories for the first time since 2000. They also had the biggest average score decrease.

- **Quinton Heights Steele**
- **Jefferson Square**

## No News Is Good News

 While **Oakland** did not achieve *Healthy* ratings for any of their block groups for the first time since 2000, their average score stayed the same and was solidly *Out Patient*.

 **East End** had all *Out Patient* block groups for first time ever, but their average block group score stayed the same.

 All areas **west of SW Randolph** remained *Healthy* except for the **Mission/Seabrook/21<sup>st</sup>** area.

# 2000-2011 NEIGHBORHOOD HEALTH COMPARISONS

**BEFORE**

**AFTER**

**AFTER**

9 Tennessee Town/Elmhurst



9



9



9 Tennessee Town



9



9



3 Central Park



3



3



18 Historic Holliday Park



18



18



# 2000-2011 NEIGHBORHOOD HEALTH COMPARISONS

**BEFORE**

**AFTER**

**AFTER**

10 Ward Meade



10



10



14 Chesney Park



14



14



11 East Topeka South



11



11



16 Hi-Crest



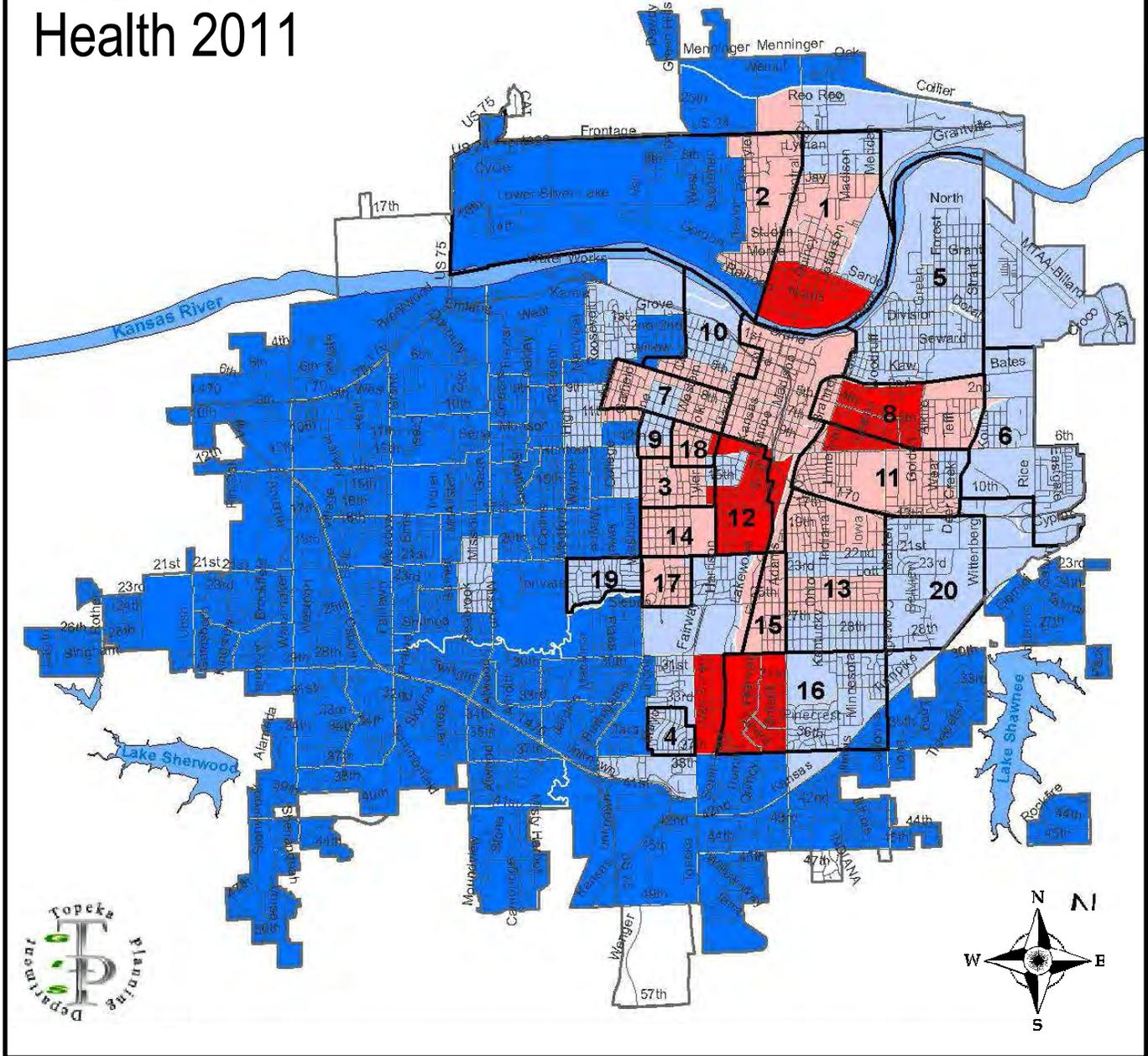
16



16



## City of Topeka Neighborhood Health 2011



### Legend

- Healthy
- Out Patient
- At Risk
- Intensive Care
- City Limits

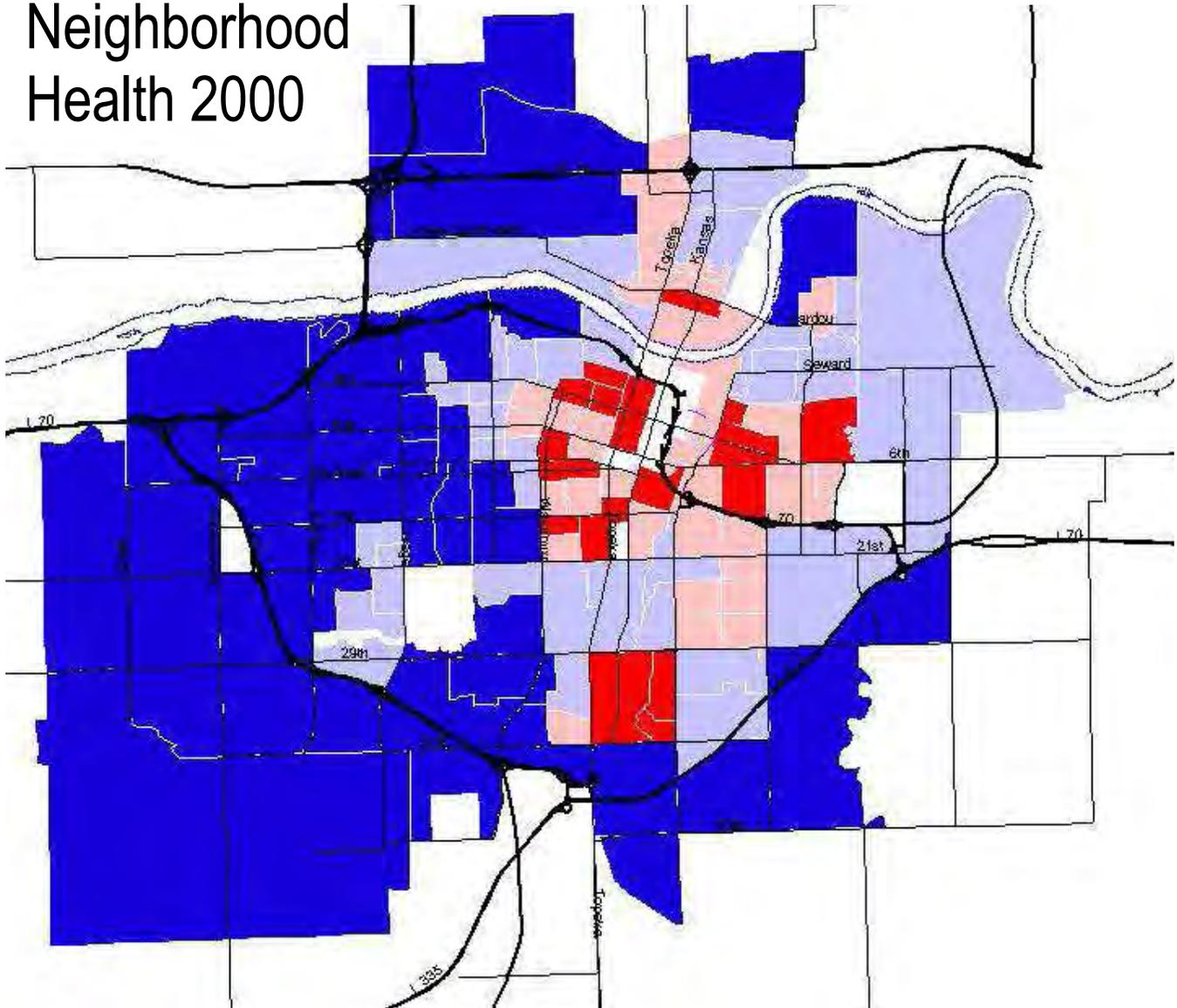
### NiAs

- |                     |                          |                           |
|---------------------|--------------------------|---------------------------|
| 1 North Topeka East | 8 East Topeka North      | 15 Jefferson Square       |
| 2 North Topeka West | 9 Tennessee Town         | 16 Highland Crest         |
| 3 Central Park      | 10 Ward Meade            | 17 Quinton Heights Steele |
| 4 Lykins Foster     | 11 East Topeka South     | 18 Historic Holliday Park |
| 5 Oakland           | 12 Monroe                | 19 Valley Park            |
| 6 East End          | 13 Central Highland Park | 20 Highland Acres         |
| 7 Old Town          | 14 Chesney Park          |                           |

“Vital Signs” Which Determine Neighborhood Health Include

- 1) % of Persons Below Poverty Level
- 2) Part 1 Crimes Per Capita
- 3) Average Residential Property Value
- 4) % of Owner Occupied Homes
- 5) Number of Boarded Houses

# City of Topeka Neighborhood Health 2000



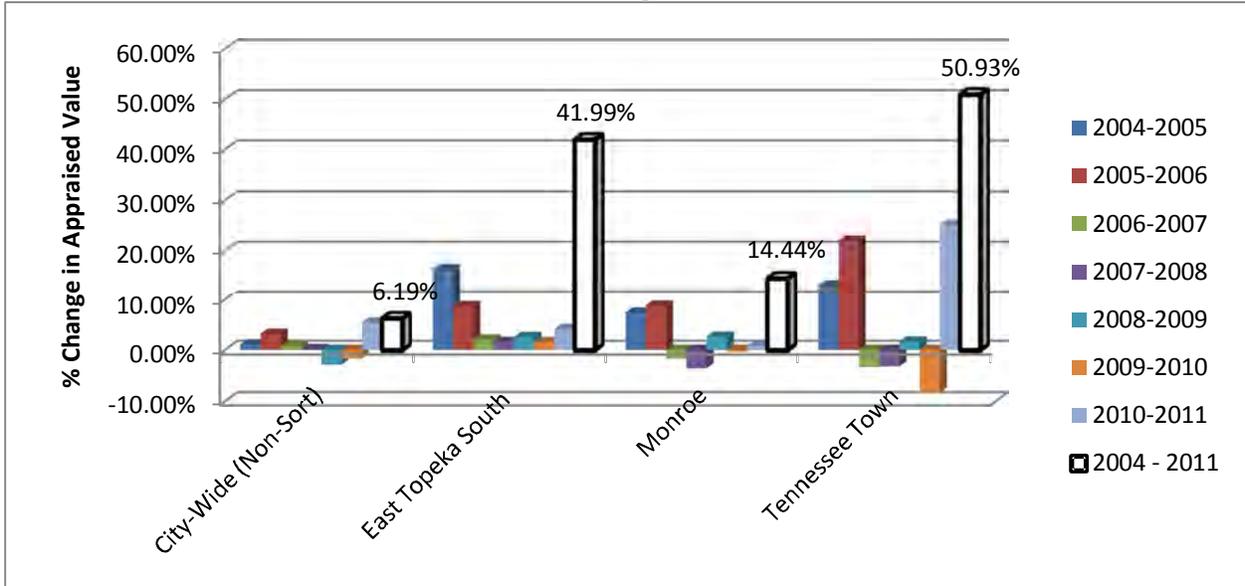
Neighborhood Composite Rating  
(by block group)

-  Intensive Care
-  At Risk
-  Out Patient
-  Healthy

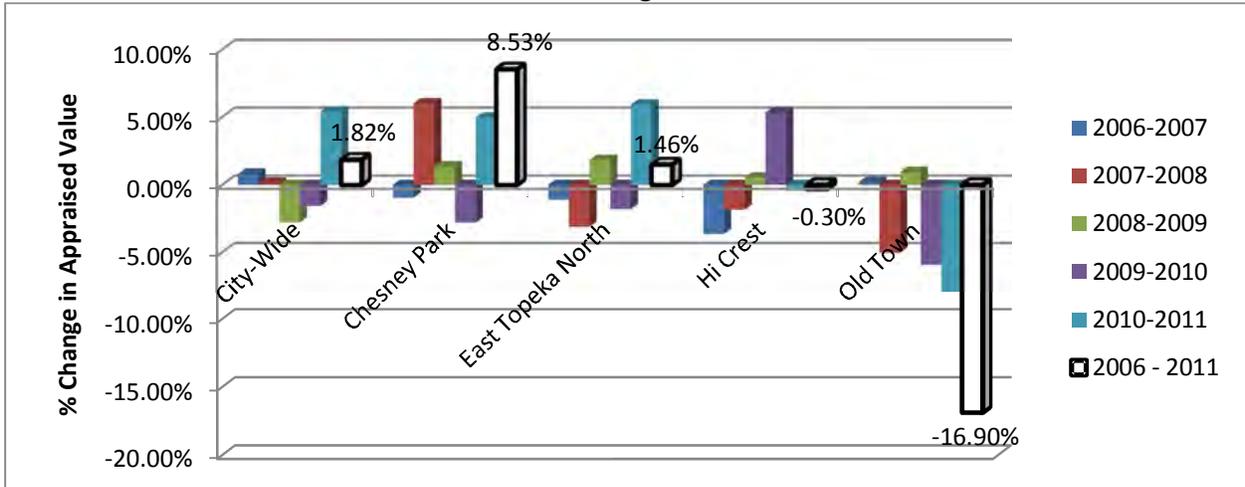


1" = 9,000'

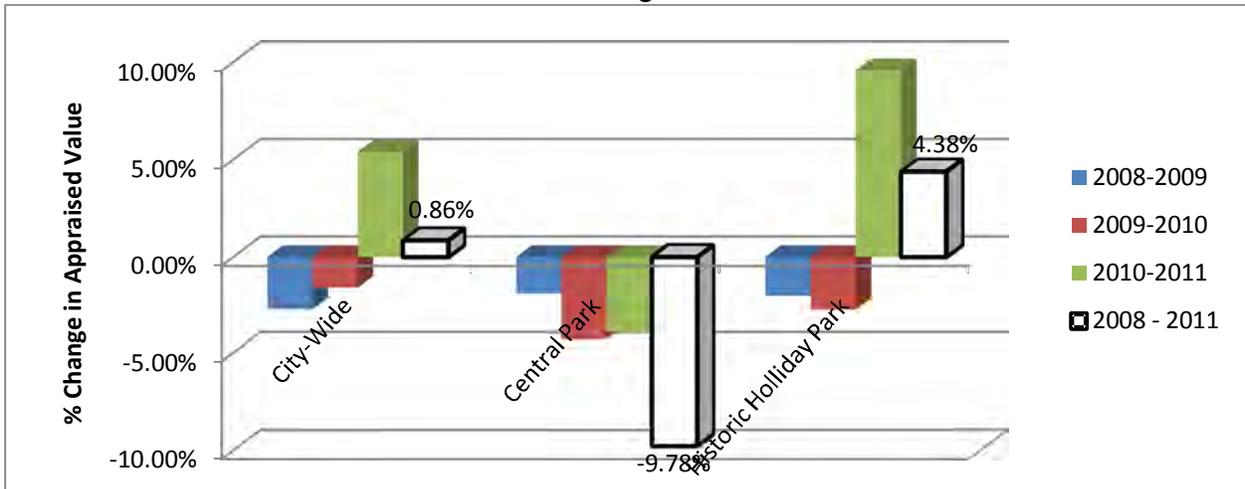
### 2003 SORT Neighborhoods\*



### 2005 SORT Neighborhoods\*



### 2007 SORT Neighborhoods\*



\*Source of values is Shawnee Co. Appraiser; values converted to 2011 dollars and measure primary target areas only  
Data compiled by Topeka Planning Department 2011