MEMORANDUM

Topeka Housing Study Update 2026

To: Dan Warner, City of Topeka

From: Development Strategies

Date: July 9, 2026

Re: Topeka Housing Study Update—Analysis and Key Findings

The purpose of this memo is to provide a concise summary of the work completed as part of the Topeka Housing Study Update. It is intended to supplement the following accompanying annotated slide decks:

1. Housing Market Analysis and Demand Assessment
2. Vacant Parcel Analysis

The memo connects the major findings across the analyses and highlights their implications for Topeka's housing needs, development opportunities, and future strategy.

PURPOSE OF THE UPDATE

The Housing Study Update revisits key market conditions since the 2020 study and evaluates how demographic, economic, affordability, supply, and land availability trends are shaping Topeka's current and future housing needs. The analysis is not simply a refresh of earlier data points. It also reflects how the local housing market has changed since the pandemic, including shifts in household size, housing costs, household wages, multifamily development, and the amount and type of land available within the city for future residential development.

MARKET ANALYSIS AND HOUSING DEMAND

The market analysis shows that Topeka continues to face meaningful housing demand, even in a slow-growth environment.

- **While the city's population has declined modestly, average household size has decreased resulting in an increase in the number of households.** This distinction is important as housing demand is being driven by households, not population alone. Smaller households, aging households, and changing household composition continue to create demand for a wider range of housing types, particularly smaller units and rental options.
- **Since the 2020 study, housing costs have increased faster than many local wages.** Median home values have grown significantly, while rent growth has been more moderate but still meaningful. At the same time, income and wage growth have not been strong enough to keep pace with rising housing costs. As a result, affordability stress remains widespread, particularly for lower-income households.

- **Topeka's relative affordability compared to peer cities** remains a competitive advantage, but that advantage could narrow over time if housing costs continue to outpace local wages.
- **The analysis also shows that affordability pressures are not evenly distributed.** African-American and Hispanic households continue to face higher affordability barriers, reflecting broader income, tenure, and housing access disparities. These disparities remain an important consideration as the City evaluates future housing policy, investment, and program priorities.
- **Housing production has increased since 2020, driven largely by multifamily development.** This is an important shift from the prior study period, when overall production levels were lower and more heavily oriented toward single-family housing.

Recent multifamily deliveries have helped absorb some of the demand identified in the prior study, which is one reason the updated 20-year demand projection is lower than the 2020 outlook. However, this does not mean Topeka no longer needs new housing. Rather, it suggests that future production should be more targeted to the city's current needs, especially affordability, workforce housing, smaller units, and housing choice across price points.

The updated demand outlook estimates approximately 4,220 units over the next 20 years, compared to approximately 10,800 units in the previous study. This reduction reflects slower population growth, recent multifamily deliveries, and updated assumptions about household formation. Still, the analysis points to continued need for strategic housing production, especially in the 60% to 120% AMI range (often referred to as "workforce" housing) where availability appears increasingly constrained. Overall, the projected demand reflects a need for approximately 210 units per year over the next twenty years, essentially what the city has received on average over the past five years, though a different mix of single-family and multifamily units and across a range of price points will be needed.

VACANT PARCEL ANALYSIS

The vacant parcel analysis was completed to better understand where and how Topeka may be able to accommodate future residential development. Using data from the City, the analysis systematically filtered the vacant parcels to arrive at a potential pool of suitable lots. The analysis began with vacant parcels that had land uses generally suitable for residential development (for example, lots designated as recreation, industrial, and utility were excluded). Then parcels located in the floodplain and parcels that appear to have existing structures were removed (this analysis focused on vacant parcels, not vacant buildings). After these filters, **the analysis identified 2,765 vacant parcels suitable for residential development.** The analysis then evaluated those parcels based on lot size, location, and neighborhood character to understand the range of opportunity for infill development across Topeka. Findings include:

- **Most of Topeka's remaining vacant residential land is infill-scale.** Nearly 70 percent of suitable vacant parcels fall between 3,000 and 15,000 square feet. These parcels are generally more appropriate for single-family infill, duplexes, quadplexes, or cottage-style development, depending on zoning, infrastructure, ownership, and market conditions.
- **Large-scale development opportunities are more limited.** Only about seven percent of suitable vacant parcels exceed one acre, meaning larger multifamily, mixed-use, or master-planned

residential projects will likely be concentrated in a relatively small number of locations. This reinforces the importance of treating infill development as a central part of Topeka's housing strategy, rather than relying only on large greenfield or large-site redevelopment opportunities.

- **Vacant parcel size and redevelopment potential vary across the city.** When mapped and referenced to the city's *Neighborhood Health Index,* different opportunities for infill housing and neighborhood stabilization emerge. Healthier market areas may be better positioned to support market-driven infill development, while vacant lots in the "At Risk" or "Intensive Care" areas may require more active public support, such as land assembly, incentives, land banking, infrastructure coordination, or targeted rehabilitation and reinvestment strategies. Such lots represent infill opportunities that could become vital pieces of broader neighborhood stabilization efforts.

OVERALL IMPLICATIONS

Together, the market and vacant parcel analyses suggest that Topeka's housing challenge is less about whether demand exists and more about how to align production, affordability, housing diversity, land availability, and location. The city has ongoing demand, but it is more modest and more targeted than the prior study suggested. The greatest opportunity is to support a steady pipeline of housing that fits Topeka's household profile, wage structure, and available land inventory.

Future housing efforts should focus on matching housing types to parcel sizes, aligning zoning with realistic infill opportunities, supporting workforce and affordable housing, and using public tools where market conditions alone are unlikely to deliver needed housing. This includes preserving Topeka's affordability advantage while expanding the range of housing options available to residents at different incomes, household sizes, and life stages.

HOUSING NEEDS ANALYSIS — RHID STATUTORY FINDINGS (K.S.A. 12-5244)

To support the City's continued administration of the Reinvestment Housing Incentive District (RHID) program, this section addresses the housing needs analysis findings required under K.S.A. 12-5244(a)(1-4). The analysis supports the following findings:

1. **There is a shortage of quality housing of various price ranges in the city despite the best efforts of public and private housing developers**. Despite increased housing production since 2020—driven largely by multifamily development—the updated analysis identifies continued demand of approximately 4,220 units over the next 20 years, or 211 units per year including current/pent-up demand, across a range of price points. Affordability stress remains widespread, particularly for lower-income households, and availability in the 60% to 120% AMI ("workforce") range is increasingly constrained. These conditions indicate a shortage of quality housing at various price ranges despite the efforts of public and private housing developers.
2. **The shortage of quality housing can be expected to persist and additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the city**. Since the 2020 study, housing costs increased faster than local wages, and income growth has not kept pace with rising housing costs. While recent production has roughly matched the city's five-year average, the updated analysis indicates that a different mix of unit types and price points is needed—especially affordable housing, workforce housing, and smaller units—and that the private market is unlikely to deliver this housing without support. Additional financial tools are necessary to encourage the private sector to construct or renovate housing that meets these needs.
3. **The shortage of quality housing is a substantial deterrent to the future economic growth and development of the city**. Topeka's relative affordability compared to peer cities remains a competitive advantage, but that advantage will narrow over time if housing costs continue to outpace local wages. Constrained availability of workforce housing limits the city's ability to house workers across the wage spectrum, which impacts the ability to attract new industry, potentially limiting the city's future economic growth and development.
4. **The future economic well-being of the city depends on the governing body providing additional incentives for the construction or renovation of quality housing in the city**. The market and vacant parcel analyses together conclude that Topeka's housing challenge is about aligning production, affordability, housing diversity, land availability, and location—and that public tools will be needed where market conditions alone are unlikely to deliver needed housing, including infill development in "At Risk" and "Intensive Care" neighborhood areas. Incentives supporting the construction and renovation of quality housing will continue to be an important component of the city's future economic well-being.

Consistent with the RHID criteria, the following table summarizes projected housing demand by affordability classification over the next five and twenty years, based on the updated demand analysis.

Affordability Classification	Current / Pent-Up Demand (units)	New Five-Year Demand (Units)	Year 5 to 20 New Demand (Units)	Total Twenty-Year Demand (Units)*
Subsidized (≤30% AMI)	142	157	476	775
Affordable (30%–60% AMI)	209	232	744	1,185
Workforce (60%–120% AMI)	239	232	764	1,235
Upscale (120%–200% AMI)	135	132	398	665
Luxury (>200% AMI)	68	74	218	360
Total	**793**	**827**	**2,600**	**4,220**

*Total 20-year demand *includes* pent-up demand and the net new five-year numbers. It represents the sum of current and future demand over that period.

TOPEKA HOUSING UPDATE

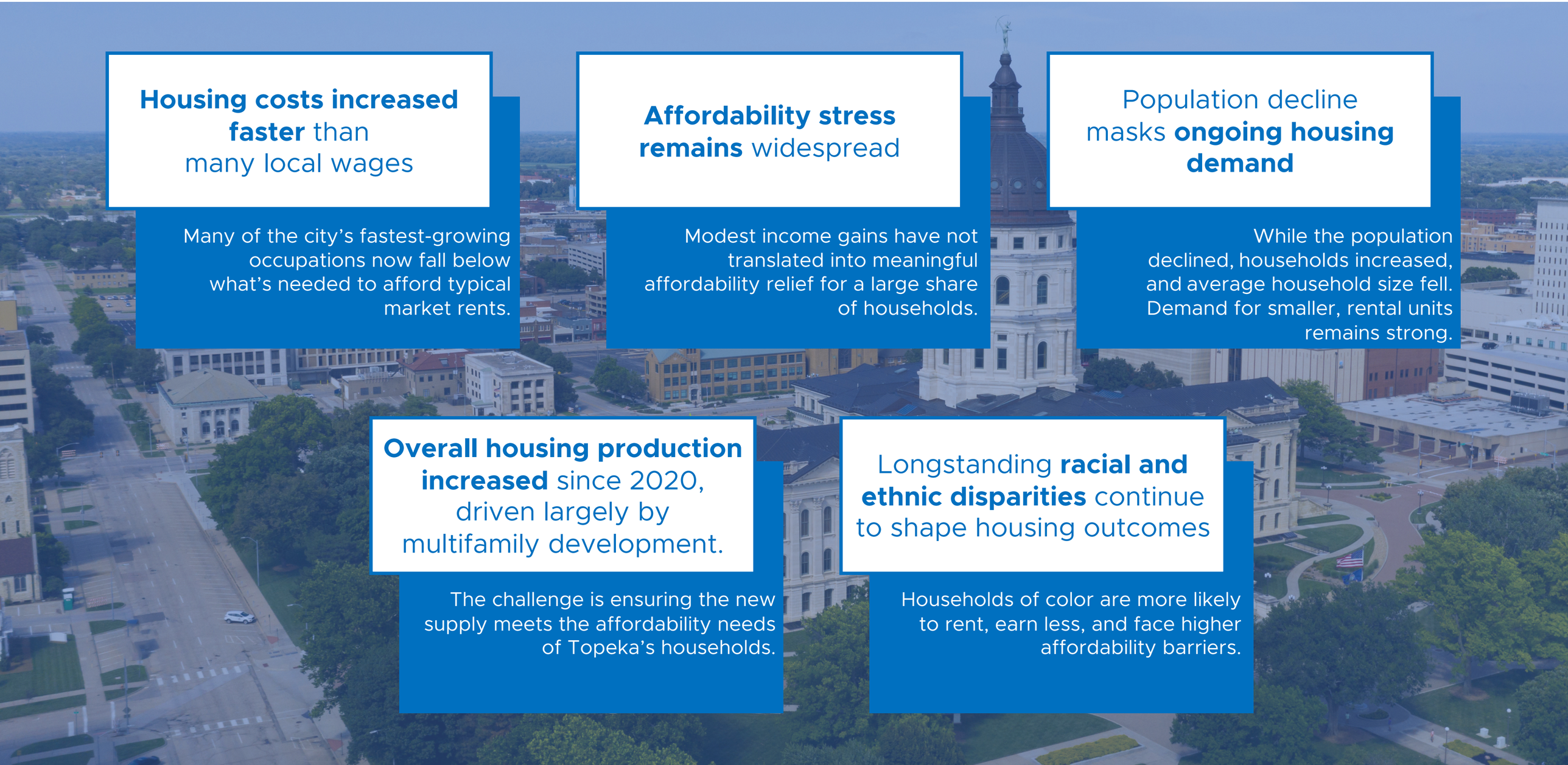
PREPARED FOR THE
CITY OF TOPEKA, KANSAS

Market Analysis & Housing Demand



DEVELOPMENT STRATEGIES

KEY TAKEAWAYS



Housing costs increased faster than many local wages

Many of the city's fastest-growing occupations now fall below what's needed to afford typical market rents.

Affordability stress remains widespread

Modest income gains have not translated into meaningful affordability relief for a large share of households.

Population decline masks **ongoing housing demand**

While the population declined, households increased, and average household size fell. Demand for smaller, rental units remains strong.

Overall housing production increased since 2020, driven largely by multifamily development.

The challenge is ensuring the new supply meets the affordability needs of Topeka's households.

Longstanding **racial and ethnic disparities** continue to shape housing outcomes

Households of color are more likely to rent, earn less, and face higher affordability barriers.

TABLE OF CONTENTS

- **Key Trends**
- Peer Cities
- Housing Affordability
- Market Trends
- Housing Demand



NATIONAL HOUSING CHALLENGES

IMPACT OF NATIONAL TRENDS

National price pressures and shifting demographics create a more competitive environment for mid-sized cities like Topeka.

RISING PRICES



$440k

Is the **national median home sales price**, up 1.6% over the span of a year

Source: Redfin, Aug. 2025

GROWING HOUSEHOLD COSTS



24%

of all homeowner households are housing cost- burdened.

Source: State of the Nation's Housing (2025)

SLOWDOWN IN HOUSEHOLD GROWTH



6.9M-8.6M

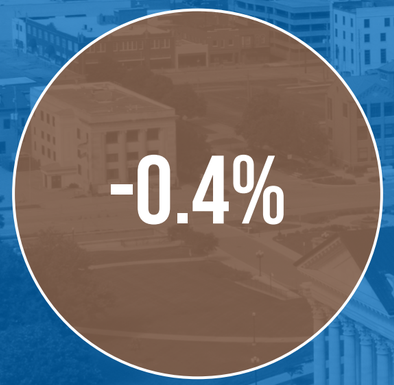
net new households projected to be added to the market through 2035 (compared to 10.1M in 2010-2020)

Source: State of the Nation's Housing (2025)

POPULATION OVERVIEW

POPULATION CHANGE 2010-2019

From 2010 to 2019, the Topeka Metropolitan Statistical Area had been growing...



Topeka



Topeka MSA



MSA outside of Topeka

... but all growth was outside the city

Source: Esri 2019

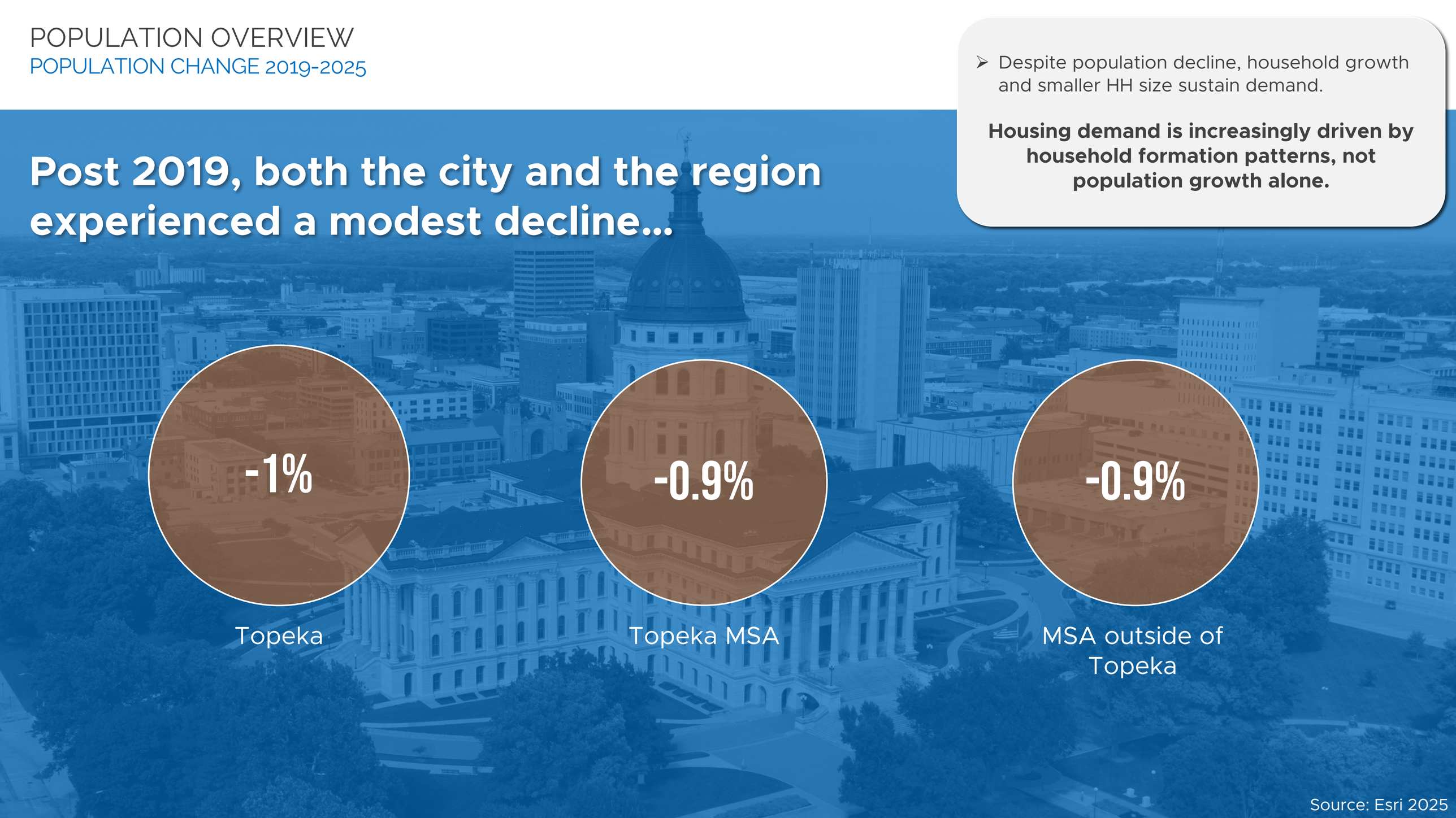
POPULATION OVERVIEW

POPULATION CHANGE 2019-2025

- Despite population decline, household growth and smaller HH size sustain demand.

Housing demand is increasingly driven by household formation patterns, not population growth alone.

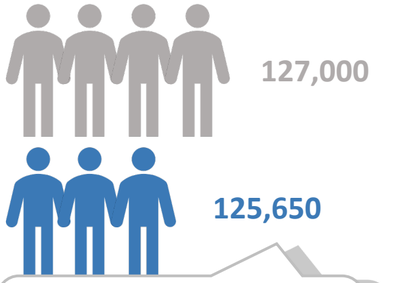
Post 2019, both the city and the region experienced a modest decline…



Source: Esri 2025

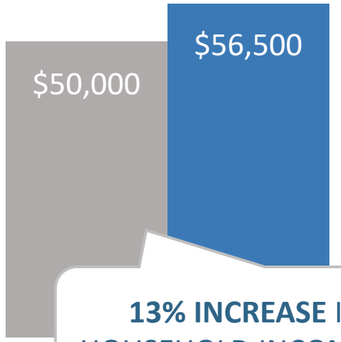
SOCIOECONOMIC AND DEMOGRAPHIC TRENDS
2019 VS. 2025

POPULATION



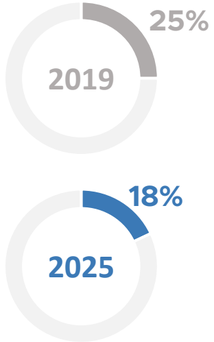
1% DECREASE IN POPULATION

MEDIAN HOUSEHOLD INCOME



13% INCREASE IN MEDIAN HOUSEHOLD INCOME IN THE CITY

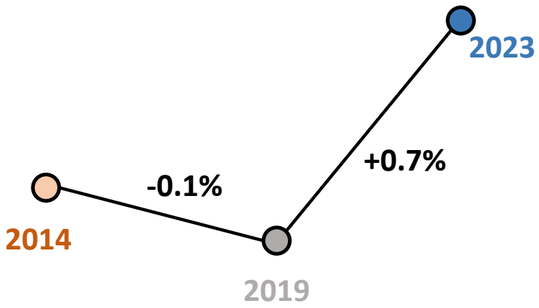
% OF HOUSEHOLDS EARNING <$25,000



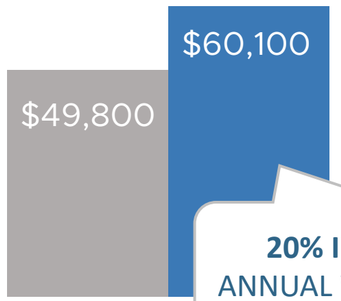
- Population declined, but number of households increased.
- Income and wage growth have been meaningful, but not enough to offset rising housing costs.
- The share of very low-income households declined, shifting the income distribution upward.

Topeka's housing pressure is driven by structural shifts in households and income trends, not population growth alone.

JOB GROWTH

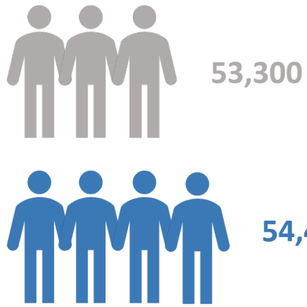


MEAN ANNUAL WAGE
(SHAWNEE COUNTY)



20% INCREASE IN MEAN ANNUAL WAGE IN THE COUNTY

TOTAL NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD SIZE DECREASED FROM 2.3 TO 2.23

2019 2025

Source: Esri 2025, OnTheMap

HOUSING MARKET TRENDS

HOUSING SNAPSHOT 2019 VS. 2025

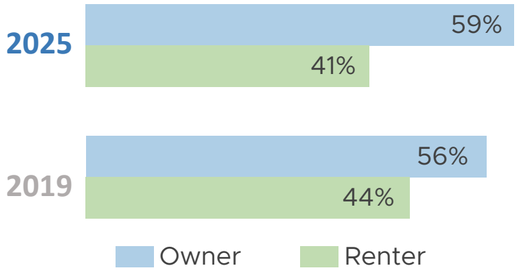
MEDIAN HOUSING VALUE



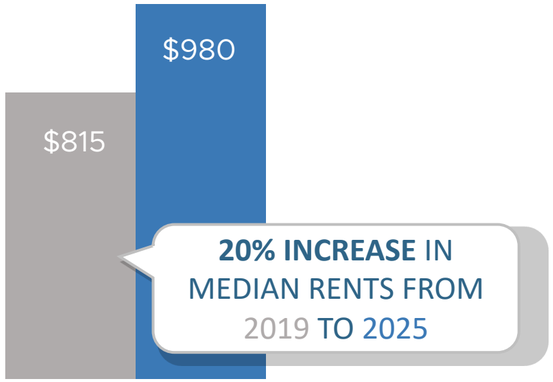
$115,000 $188,000

63% INCREASE IN HOME VALUES FROM 2019 TO 2025

RENTER/OWNER RATIO



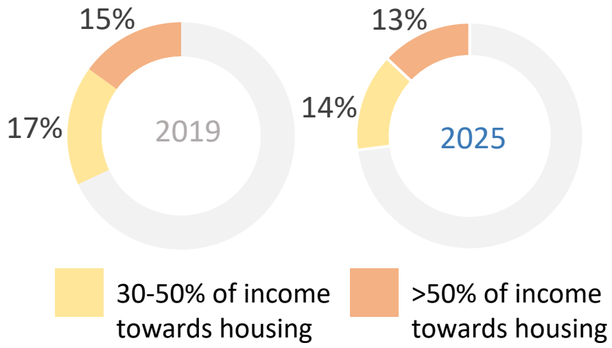
MEDIAN RENT



20% INCREASE IN MEDIAN RENTS FROM 2019 TO 2025

2019 2025

COST BURDEN



COST BURDEN DECREASED FROM 32% TO 27%

- Home values increased significantly.
- Rent growth has been more moderate.
- Multifamily construction increased post 2020, reflecting stronger rental demand.
- Vacancy declined as new units were absorbed quickly.
- Cost burden declined slightly, but rent and home value growth continue to outpace income growth.

The market is active and adjusting, but affordability pressures persist as prices continue to outpace wages.

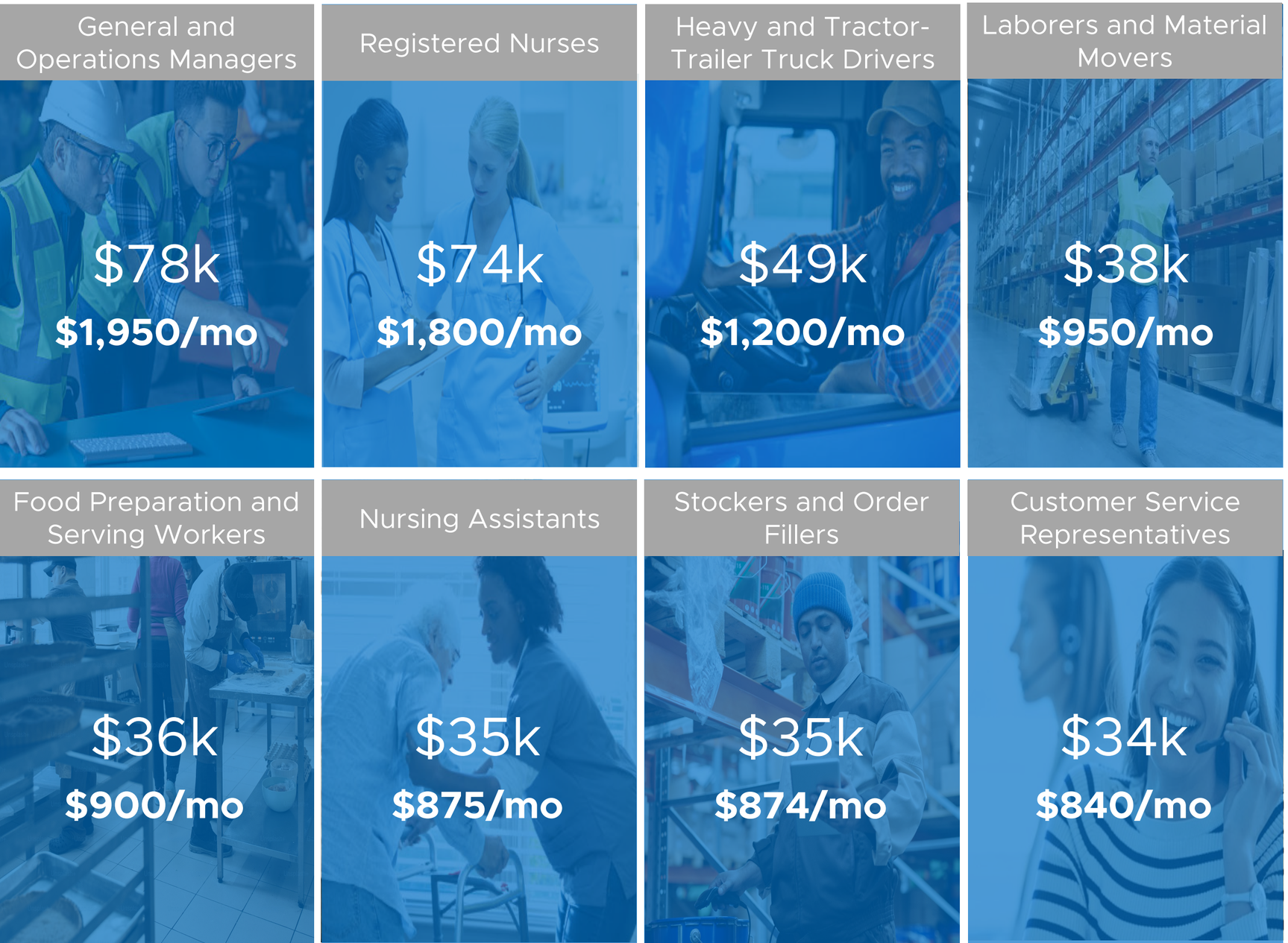
DEVELOPMENT OVERVIEW

	2019	2025	
MULTIFAMILY INVENTORY	15,417	15,606	▲
MULTIFAMILY BUILDING DELIVERIES	0 (2016-2019)	2 (2019-2025)	▲
AVERAGE MULTIFAMILY VACANCY	9.6%	7.7%	▼
SINGLE-FAMILY PERMITS	359 (2016-2019)	462 (Since 2020)	▲

Source: ACS 2024 5-year estimates, Zillow 2025, CoStar

ECONOMY

MEDIAN ANNUAL WAGES OF OCCUPATIONS WITH HIGH PROJECTED NEAR-TERM GROWTH KANSAS NORTHEAST REGION IN 2025



- Many high-growth occupations earn $34K–$49K annually.
- These wages fall below what is required to afford current market rents.

This mismatch is driving affordability pressure.

Source: Kansas Department of Labor

TABLE OF CONTENTS

- Key Trends
- **Peer Cities**
- Housing Affordability
- Market Trends
- Housing Demand



TRENDS
PEER CITY ANALYSIS

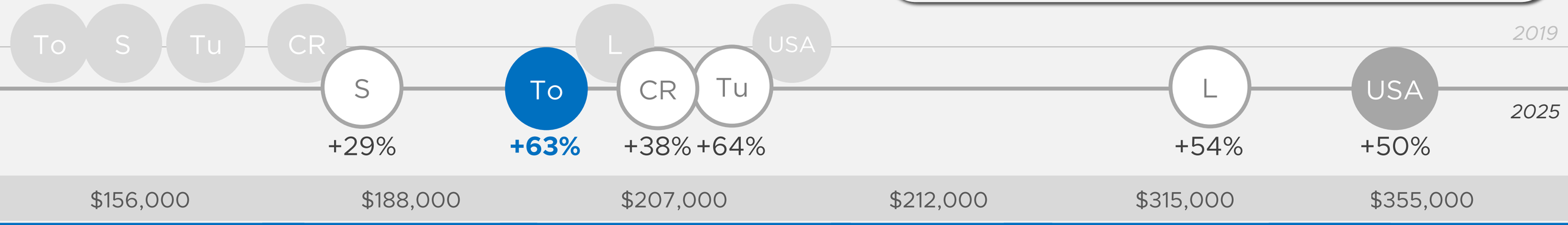


PEER CITIES TRENDS

HOME VALUES & RENTS

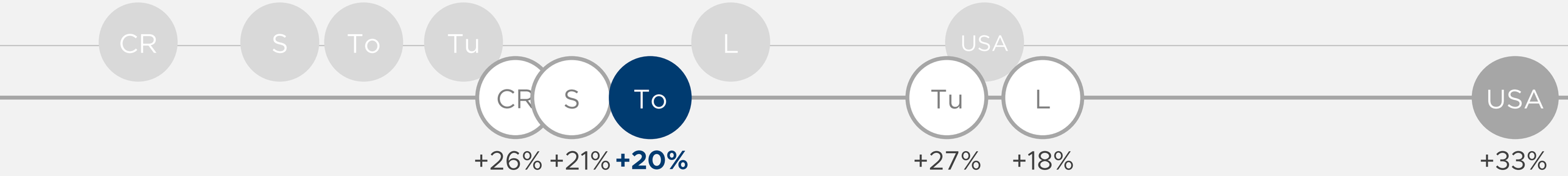
- Topeka remains relatively affordable compared to peer cities.
- Home value growth since 2019 has been among the strongest in the peer group.
- Rent growth has been more moderate than national trends.

Rapid appreciation can narrow the city's affordability cushion over time.



Springfield	Topeka	Cedar Rapids	Tulsa	Lawrence	USA
$156,000	$188,000	$207,000	$212,000	$315,000	$355,000

Home values

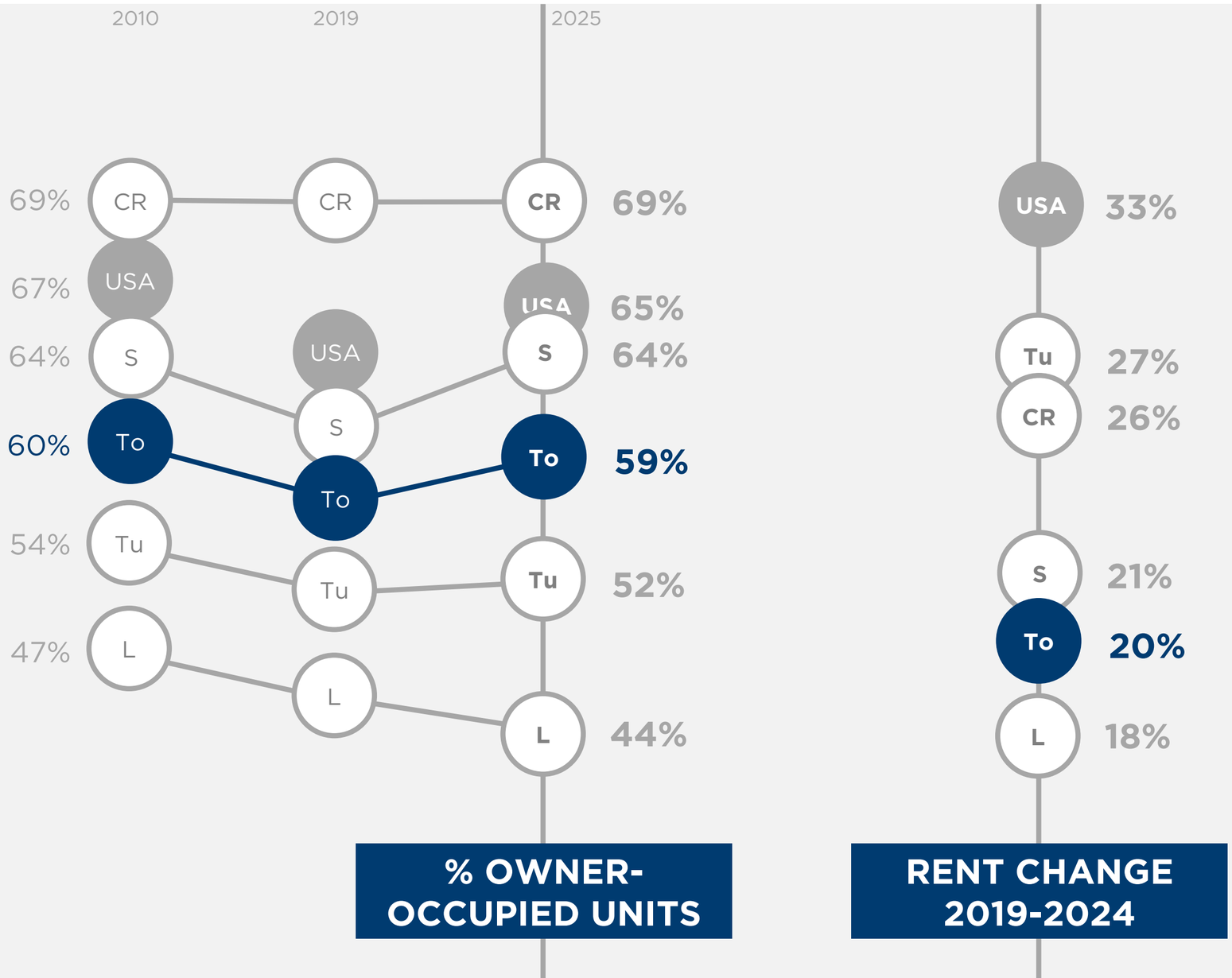


Cedar Rapids	Springfield	Topeka	Tulsa	Lawrence	USA
$970	$975	$980	$1,050	$1,090	$1,410

Rents

Source: ZHVI 2019 & 2025; Gross Rents ACS - 2024 & 2019 5-year estimates

TRENDS
HOMEOWNERSHIP AND RENTS



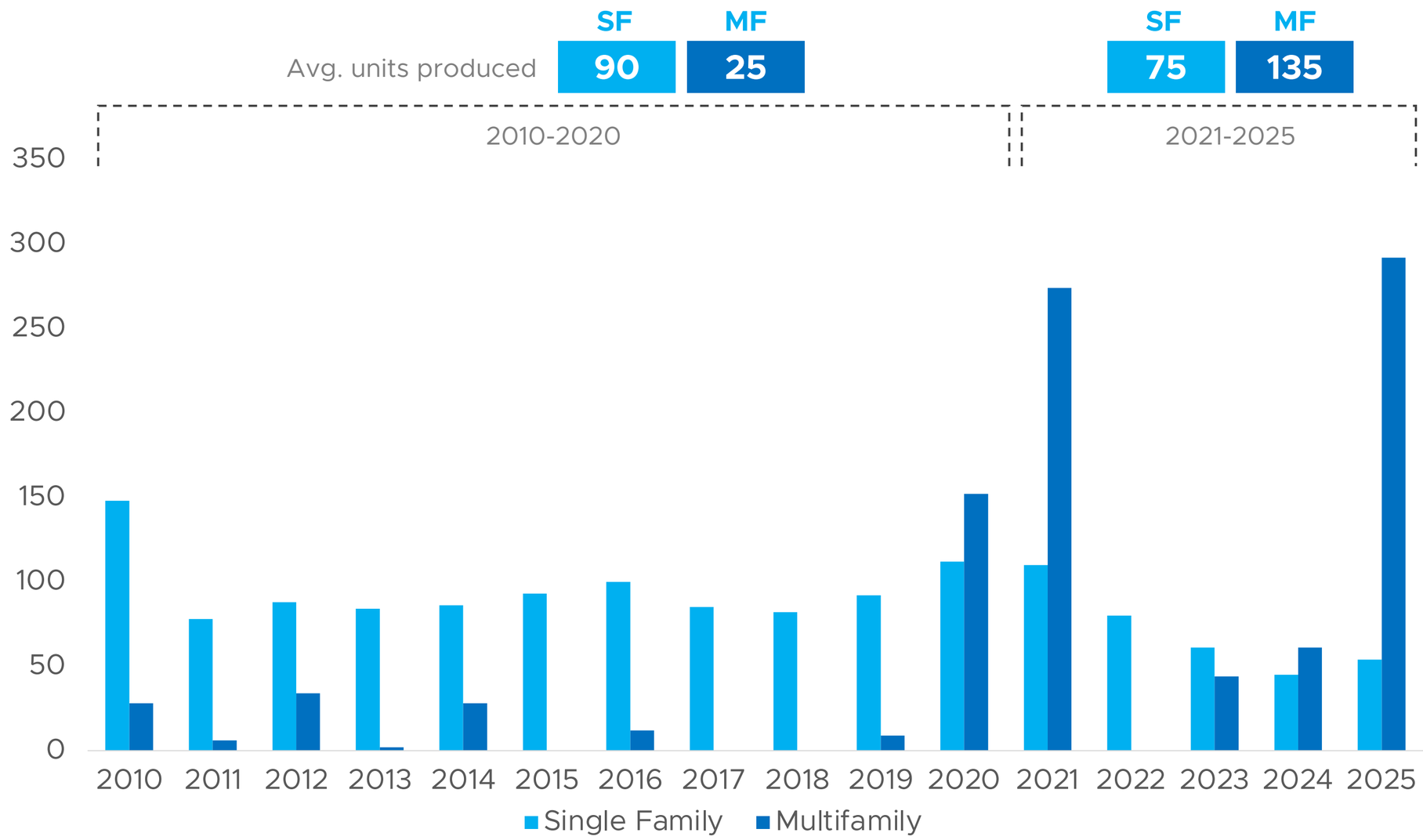
- Ownership levels in Topeka have remained stable, maintaining a majority-owner profile.
- Rent growth has been moderate relative to peers and the U.S.

Affordability pressures appear driven more by price growth and wage dynamics than by tenure shifts

Source: ACS – 2010, 2019, 2024 5-year estimates

PERMIT ACTIVITY

TOPEKA, KS



- Overall housing production increased significantly after 2020
- Single-family production declined, while multifamily production increased dramatically.

Topeka is building more housing, but aligning new supply with affordability needs will determine long-term affordability outcomes.

Source: SOCDS Building Permits, Topeka, KS

TABLE OF CONTENTS

- Key Trends
- Peer Cities
- **Housing Affordability**
- Market Trends
- Housing Demand



HOUSING AFFORDABILITY
SOME SIMPLE DEFINITIONS

Housing affordability thresholds have moved upward faster than many wages.

In **2019**, households in Topeka required

$785

PER MONTH

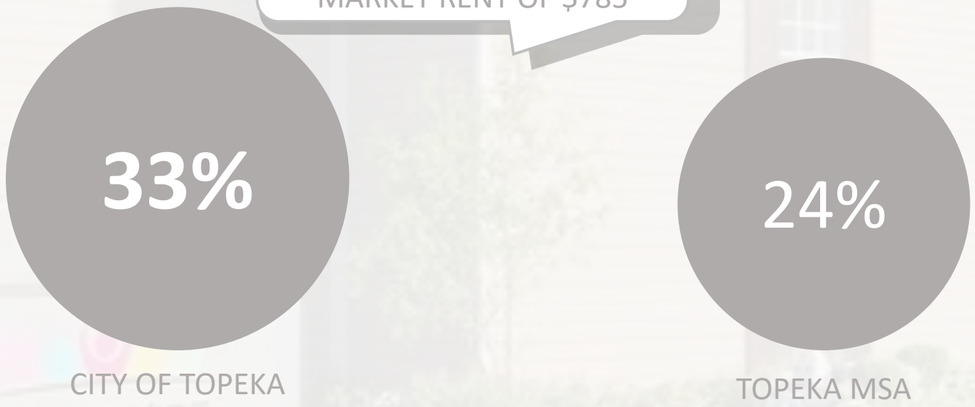
to rent a **2-bedroom unit** of safe and decent quality

$16/HR

HOUSING WAGE

bare minimum to afford a 2-bedroom unit of safe and decent quality

MANY HOUSEHOLDS COULD NOT AFFORD THE FAIR MARKET RENT OF $785



CITY OF TOPEKA

TOPEKA MSA

$785 per month calculated based on FY19 HUD Fair Market Rent for Topeka, KS MSA.
*Gross rent, including $200/month for utilities.
Utilities assumption based on max. utility allowance limits by HUD

$16/hr Housing Wage calculated based on a $785 rent, assuming 30% of income toward rent, full-time employment

In **2025**, households in Topeka require

$985

PER MONTH

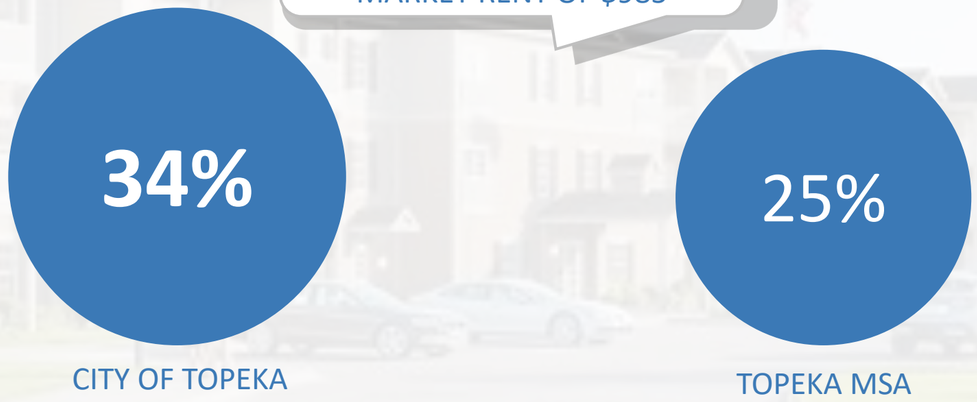
to rent a **2-bedroom unit** of safe and decent quality

$19/HR

HOUSING WAGE

bare minimum to afford a 2-bedroom unit of safe and decent quality

SLIGHTLY MORE HOUSEHOLDS CANNOT AFFORD THE FAIR MARKET RENT OF $985



CITY OF TOPEKA

TOPEKA MSA

$985 per month calculated based on FY25 HUD Fair Market Rent for Topeka, KS MSA.
*Gross rent, including $200/month for utilities.
Utilities assumption based on max. utility allowance limits by HUD

$19/hr Housing Wage calculated based on a $985 rent, assuming 30% of income toward rent, full-time employment

HOUSING AFFORDABILITY

WHAT'S THE PICTURE OF AFFORDABILITY IN TOPEKA?

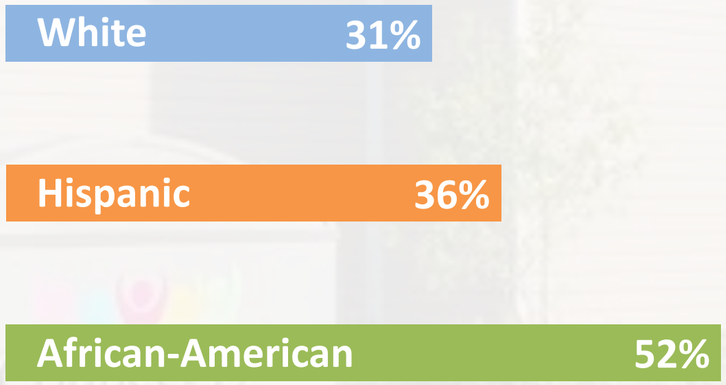
- African-American households remain most likely to face affordability barriers.
- Hispanic households also experience elevated burden.

Affordability pressures are not evenly distributed.

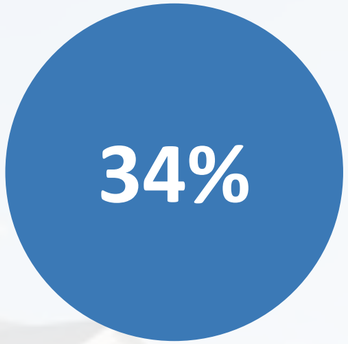
In **2019**, many households could not afford the FMR rent of **$785**



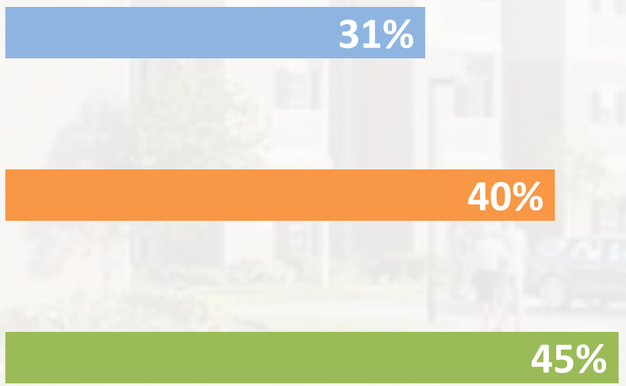
CITY OF TOPEKA



In **2025**, many households cannot afford the FMR rent of **$985**



CITY OF TOPEKA

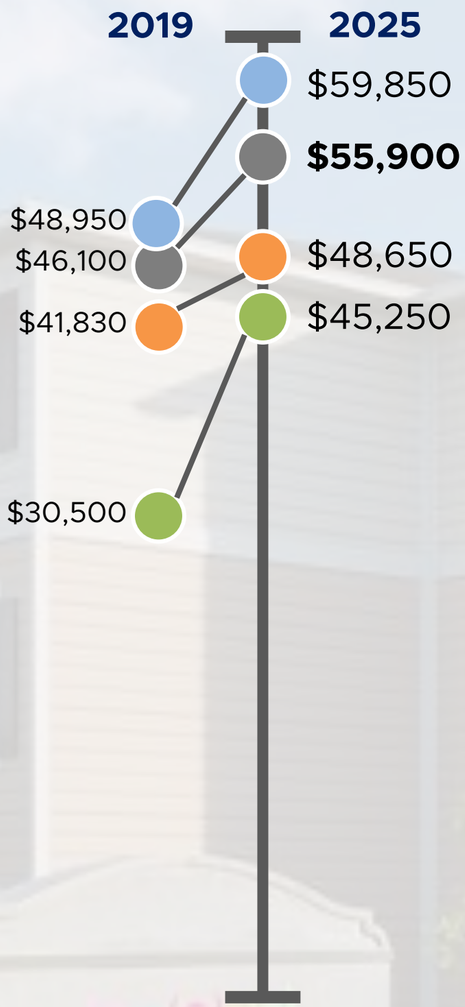


Source: American Community Survey

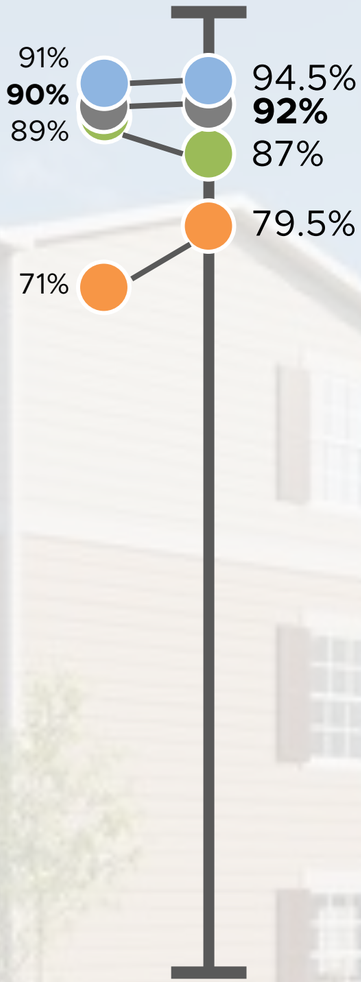
RACE + EQUITY
AN OVERVIEW

- Income gaps persist across racial groups.
- Unemployment and poverty rates remain disproportionately high for African-American households.

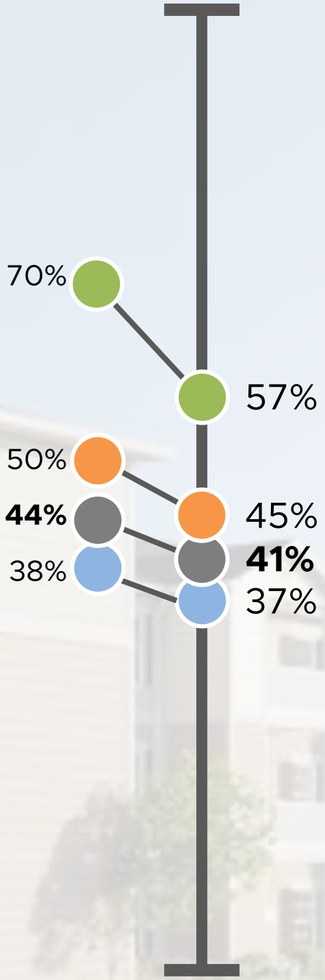
Structural disparities continue to shape housing outcomes.



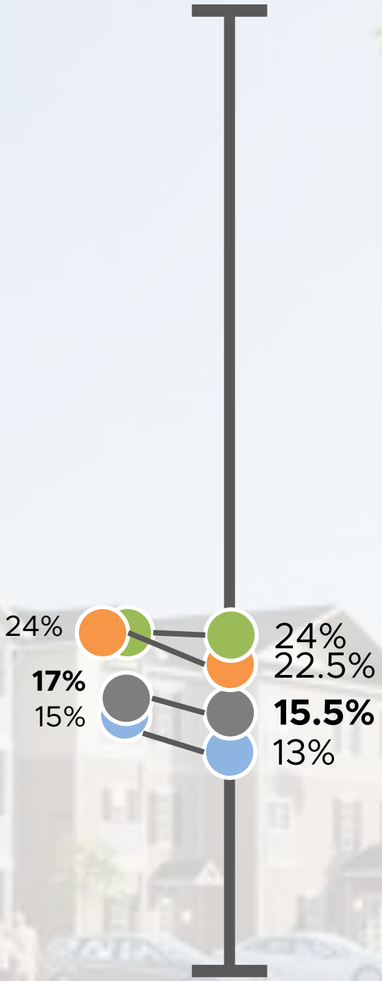
Median Household Income



Share with High School Diploma



Share of Renter-Occupied Housing



Share of People in Poverty



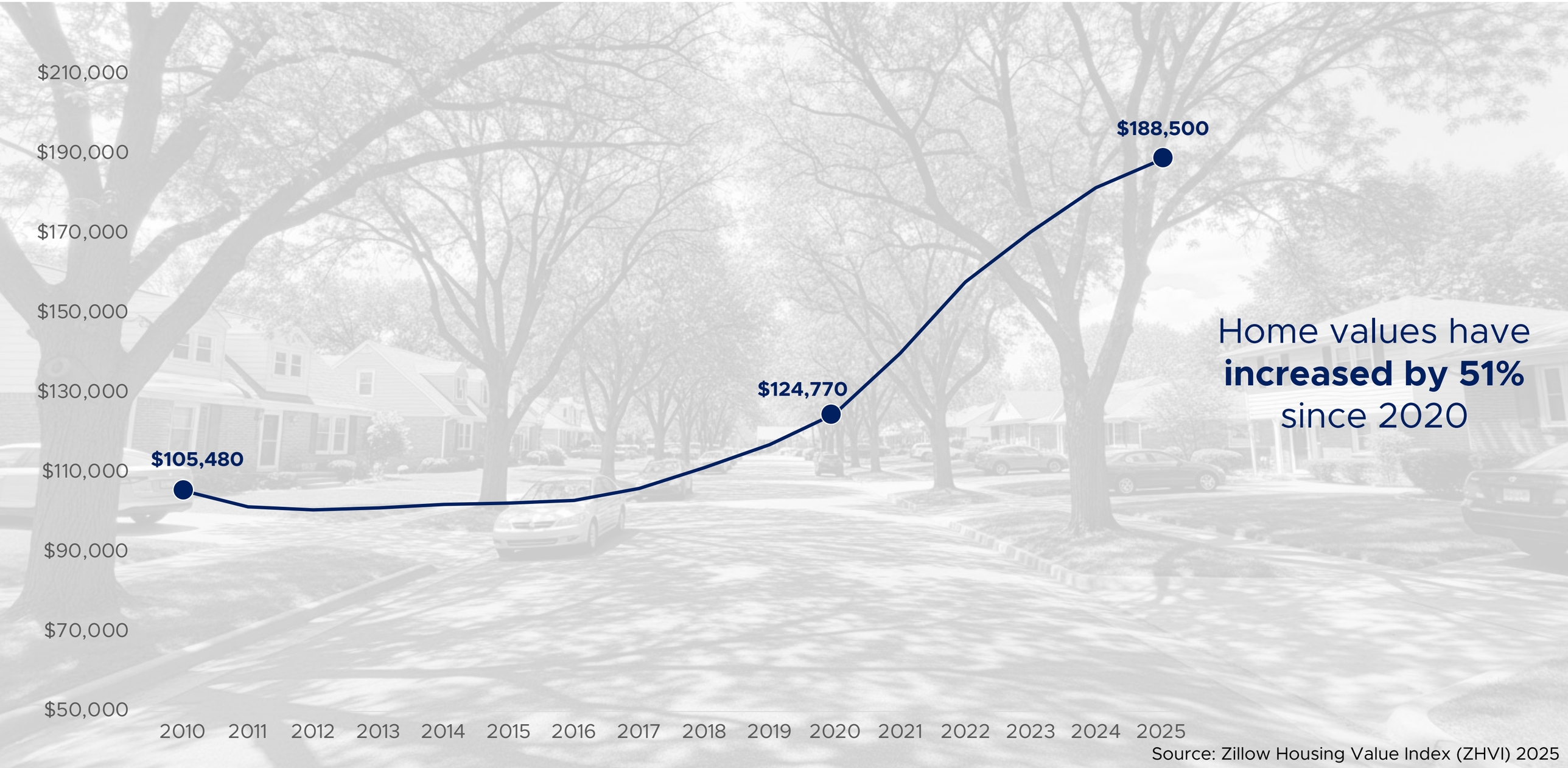
Unemployment Rate

City White African-American Hispanic/Latino

Source: Policy Maps 2025; 2023 5-Year Estimates, American Community Survey

GROWTH IN HOME VALUES

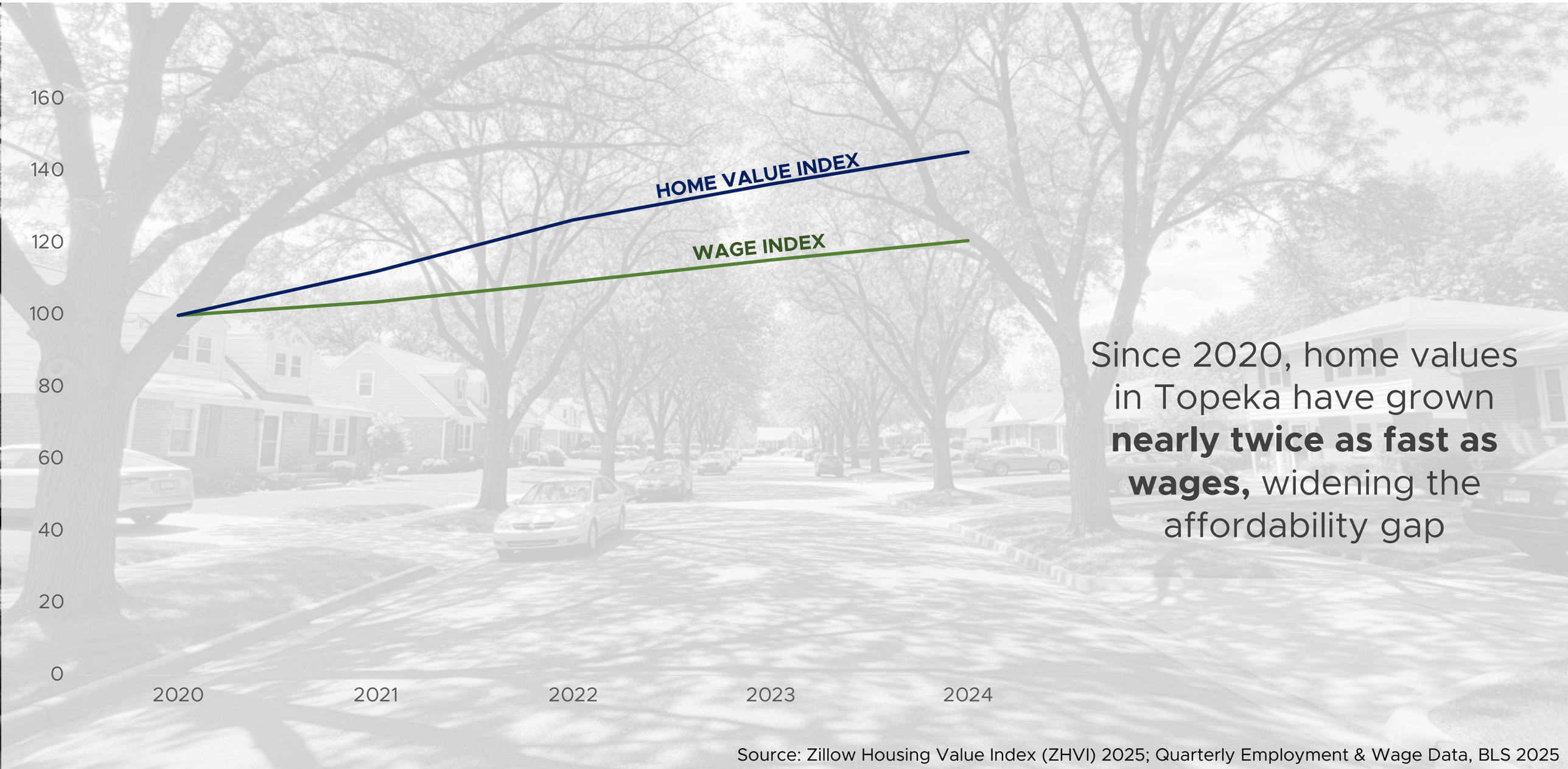
ZILLOW HOUSING VALUE INDEX



Source: Zillow Housing Value Index (ZHVI) 2025

GROWTH IN HOME VALUES

ZILLOW HOUSING VALUE INDEX



Since 2020, home values in Topeka have grown **nearly twice as fast as wages,** widening the affordability gap

Source: Zillow Housing Value Index (ZHVI) 2025; Quarterly Employment & Wage Data, BLS 2025

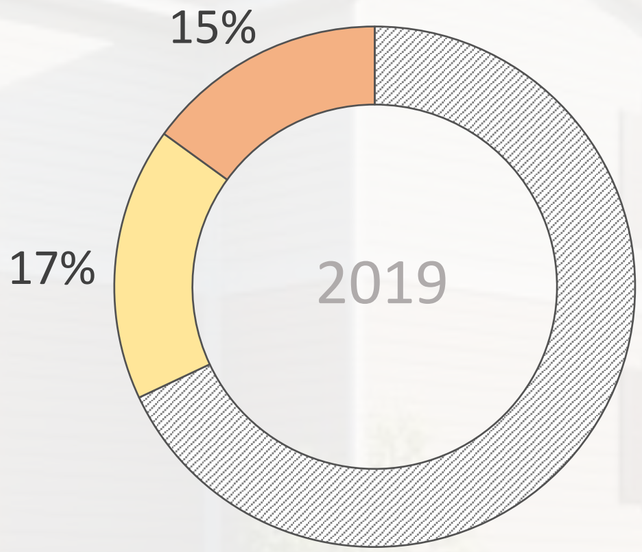
HOUSING AFFORDABILITY

WHAT'S THE PICTURE OF AFFORDABILITY IN TOPEKA?

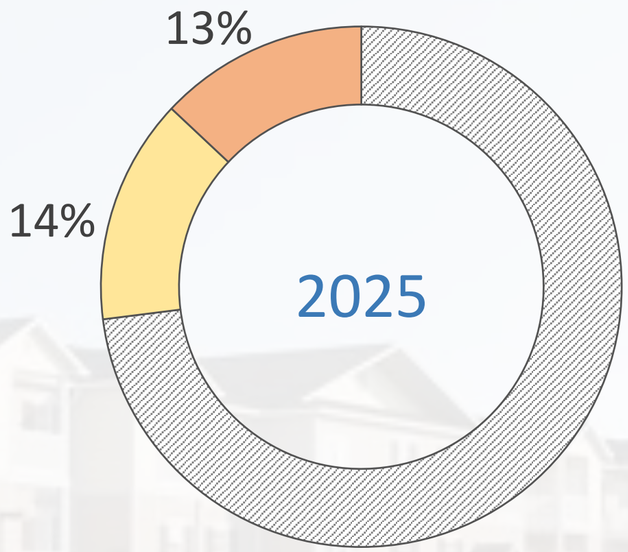
While overall cost burden has declined modestly, nearly 1 in 4 households remains burdened.

COST BURDEN IN TOPEKA

In **2019**, many households were **cost-burdened**, paying more than they could afford.



In **2025**, many households are still **cost-burdened**, paying more than they can afford.



30-50% of income towards housing

>50% of income towards housing

ACCORDING TO HUD, A HOUSEHOLD IS CONSIDERED COST-BURDENED IF IT SPENDS MORE THAN 30% OF ITS GROSS INCOME ON HOUSING COSTS, INCLUDING RENT OR MORTGAGE PAYMENTS AND UTILITIES.

Source: Esri 2019-2025

HOUSING AFFORDABILITY
THE EXPERIENCE

- Homelessness per capita increased locally.
- Trends mirror national increases.

Affordability pressures can contribute to housing instability.

HOMELESSNESS PER 10,000 PEOPLE

	SHAWNEE COUNTY, KS	TULSA COUNTY, OK	SANGAMON COUNTY, IL	KANSAS	USA
2018	23	17	14	8	17
2024	43 HOMELESS	21	20	9	23
	+87%	+23.5%	+43%	+12.5%	+35%

Source: Point-in-time counts of homelessness

TABLE OF CONTENTS

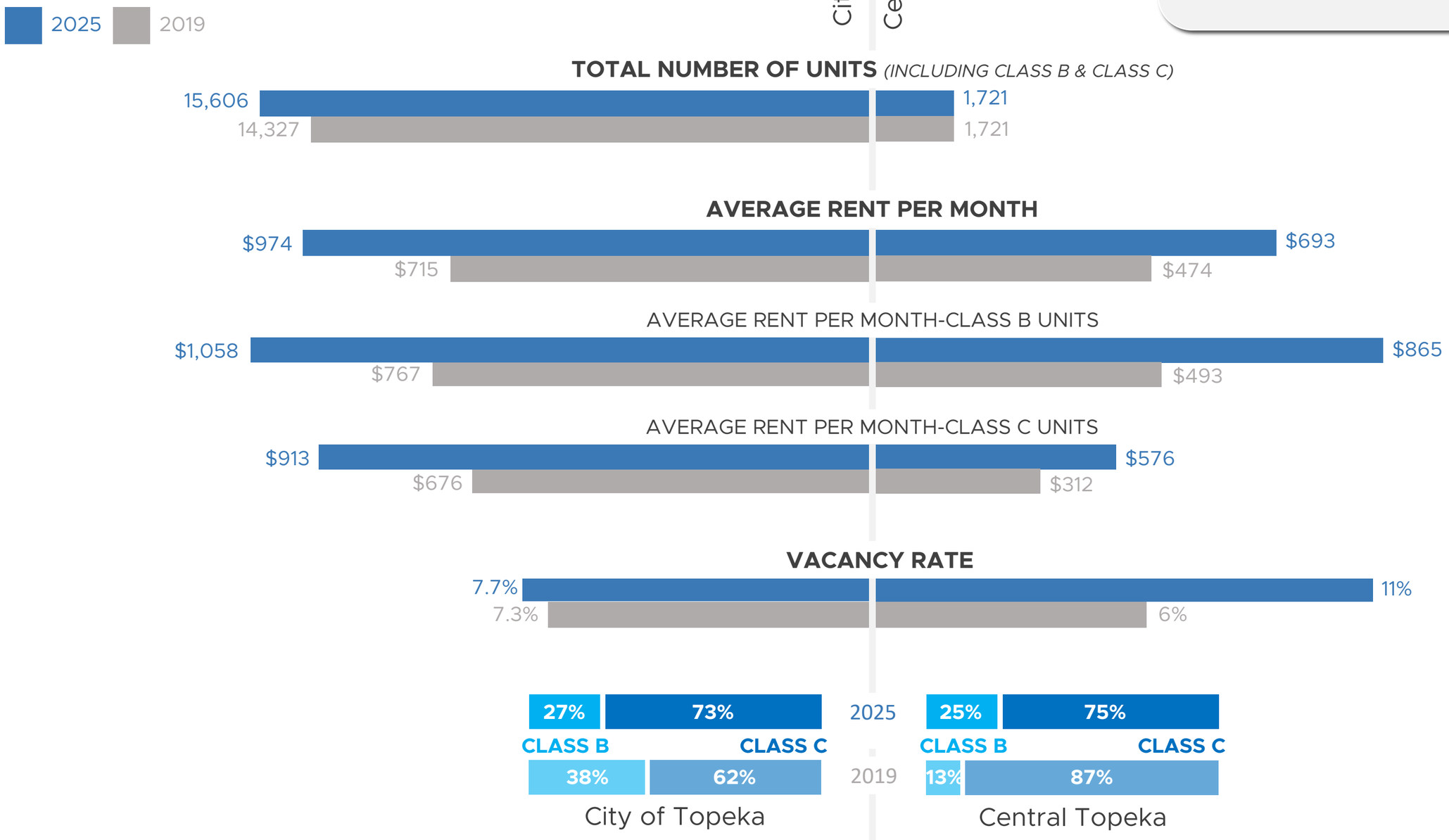
- Key Trends
- Peer Cities
- Housing Affordability
- **Market Trends**
- Housing Demand



HOUSING SUPPLY

MARKET-RATE RENTAL SUMMARY

Despite an apparent shift to more Class C units, the citywide rental housing market out performs that in Central Topeka, with higher rents, and lower vacancy.



Source: CoStar

MULTIFAMILY SUPPLY
LOWER MIDSCALE



La Casa Grande Apartments
Built 1969 (191 units)
95.8% occupied
0br:$651 1br:$837 2br:$938 3br:$1,353
$0.92 avg PSF



Park South Apartments
Built 1970 / Renovated 2018 (234 units)
87% occupied
0br:$427 1br:$519 2br:$603
$0.71 avg PSF



White Lakes Plaza Apartments Homes
Built 1973 (144 units)
80.6% occupied
1br:$674 2br:$799
$0.87 avg PSF



Whitehall Apartments
Built 1979 (74 units)
? occupied
1br:$891 2br:$1,100 3br:$1,221
$1.07 PSF

Source: CoStar 2025

MULTIFAMILY SUPPLY

MIDSCALE



Crown Colony Apartments
Built 1982 (220 units)
99.1% occupied
1br:$1,128 2br:$1,295 3br:$1,572
$1.57 avg PSF



Chalet
Built 1983 (233 units)
94% occupied
0br:$603, 1br:$851 2br:$998 3br:$1,439
$1.10 avg PSF



Sherwood Apartments
Built 1988 (300 units)
98.3% occupied
1br:$1,190 2br:$1,307 3br:$1,496
$1.47 avg PSF



Trianon Apartments
Built 1966 (88 units)
92.1% occupied
1br:$795 2br:$1,024 3br:$1,150
$0.82 avg PSF

Source: CoStar 2025

MULTIFAMILY SUPPLY
STUDENT



University Heights Apartments
Built 1970 (102 units)
92.2% occupied
0br:$565 1br:$675 2br:$595
$0.82 avg PSF



Library Park Apartments
Built 1968 (76 units)
97.4% occupied
0br:$458 1br:$558 2br:$507
$1.2 avg PSF



Harrison Street Apartments
Built 1979 (53 units)
? occupied
1br:$585 2br:$715
$1.18 avg PSF



Washburn South Apartment
Built 1949 (125 units)
72% occupied
1br:$834 2br:$918
$1.04 avg PSF



Bentley Place
Built 1972 (36 units)
50 occupied
1br:$525
$0.93 PSF

Source: CoStar 2025

MULTIFAMILY SUPPLY
NEW CONSTRUCTION/REHAB



Woodland Park at Soldier Creek
Built 2008 (236 units)
96.6% occupied
1br: $1,096 2br:$1,222 3br:$1,521
$1.45 PSF



Connect55+ Topeka
Under Construction (134 units)
1br:$1,797 2br:$1,899 3br:$3,692



Wheatfield Village Apartments
Built 2022 (173 units)
90.8% occupied
0br:$1,392; 1br:$1,668; 2br:$2,212; 3br:$1,718
$2.05 avg PSF



Union Tower
Proposed March 2027
250 units
Affordable for 30%-60% AMI
1br, 2br & 3br units



Fremont Hill
Proposed
176 apartments & 51 homes
Mixed-Income



Southern Hills Senior Homes
+55, Below 60%AMI
24 units
$400 - $650

Source: CoStar 2025

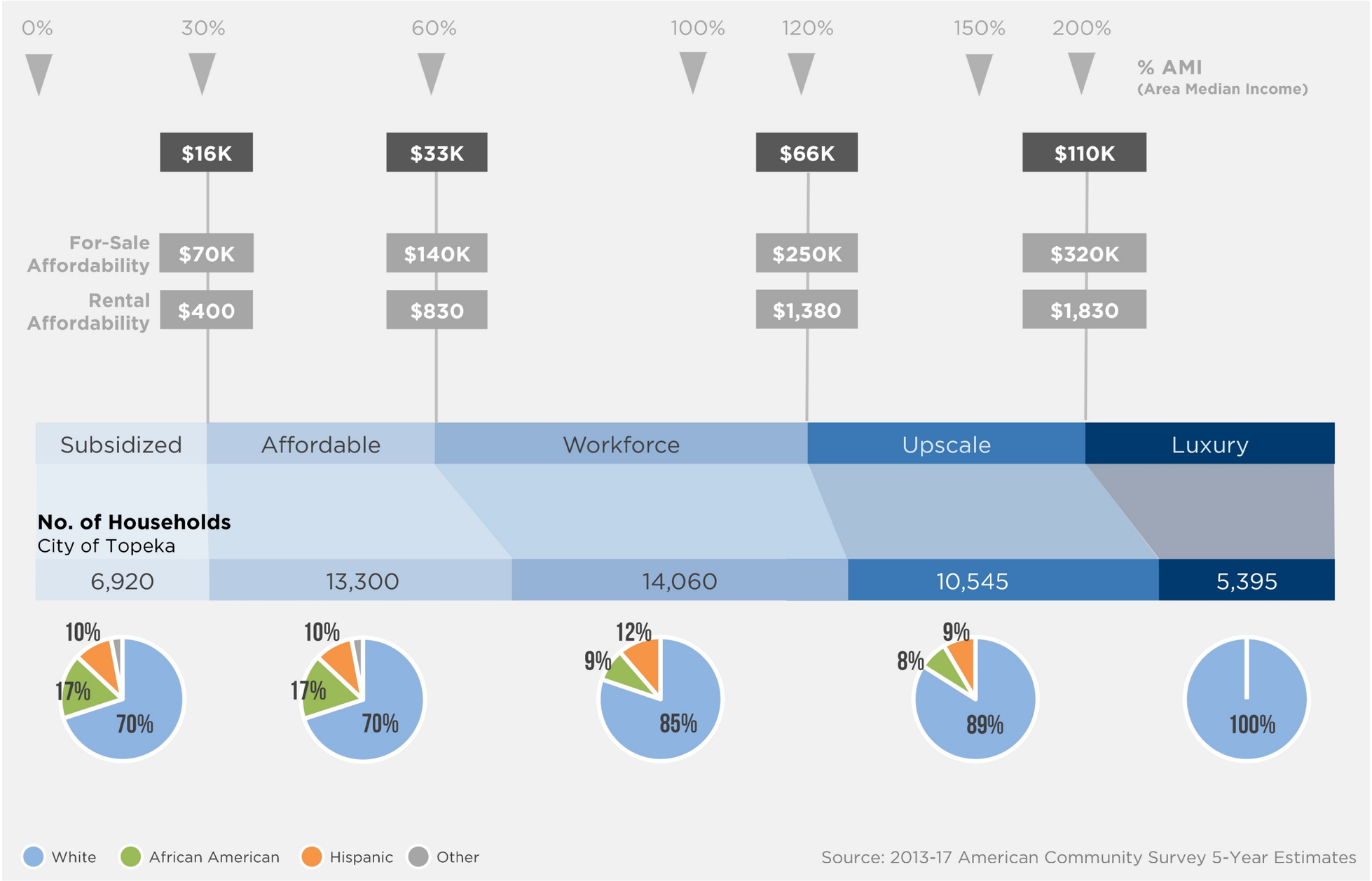
TABLE OF CONTENTS

- Key Trends
- Peer Cities
- Housing Affordability
- Market Trends
- **Housing Demand**



COST OF HOUSING

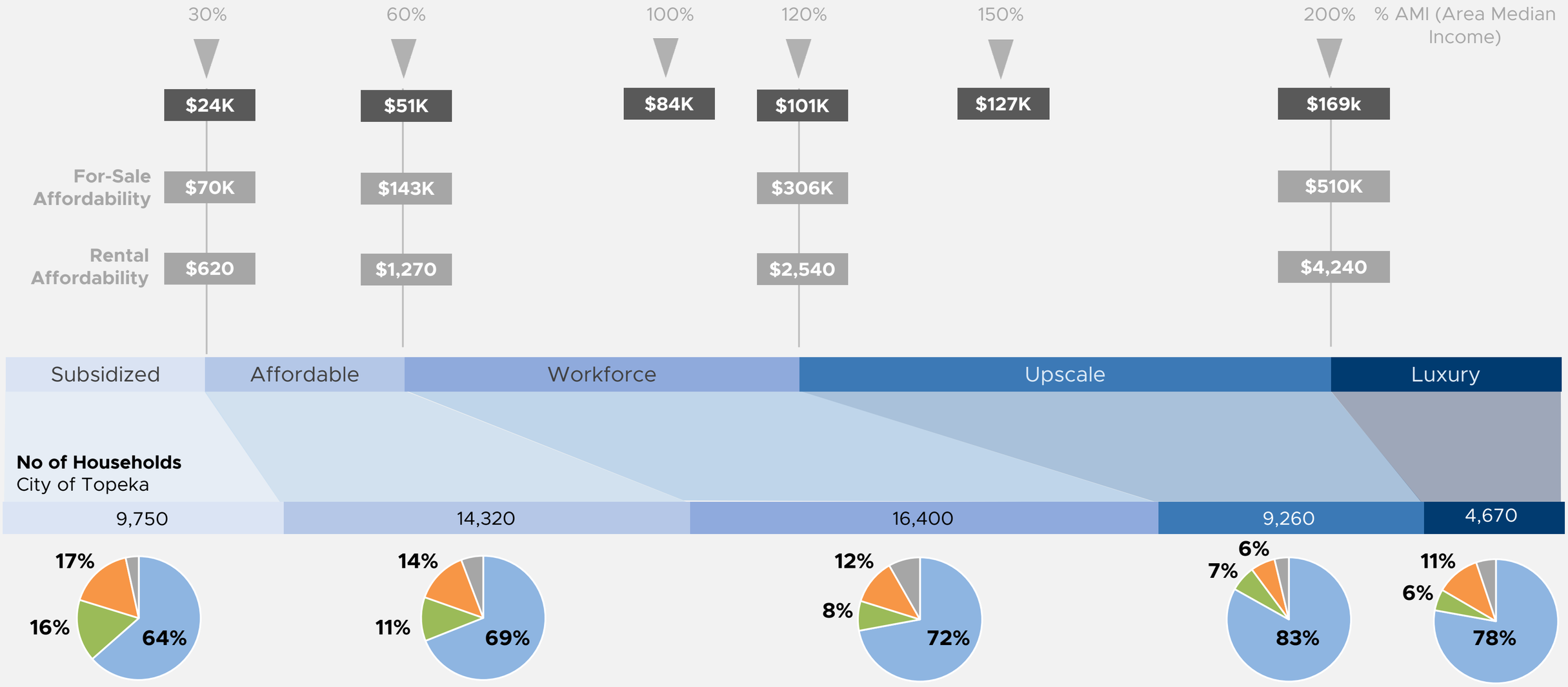
AFFORDABILITY METRICS AND INCOME DISTRIBUTION (2019)



Source: 2013-17 American Community Survey 5-Year Estimates

COST OF HOUSING

AFFORDABILITY METRICS AND INCOME DISTRIBUTION (2025)



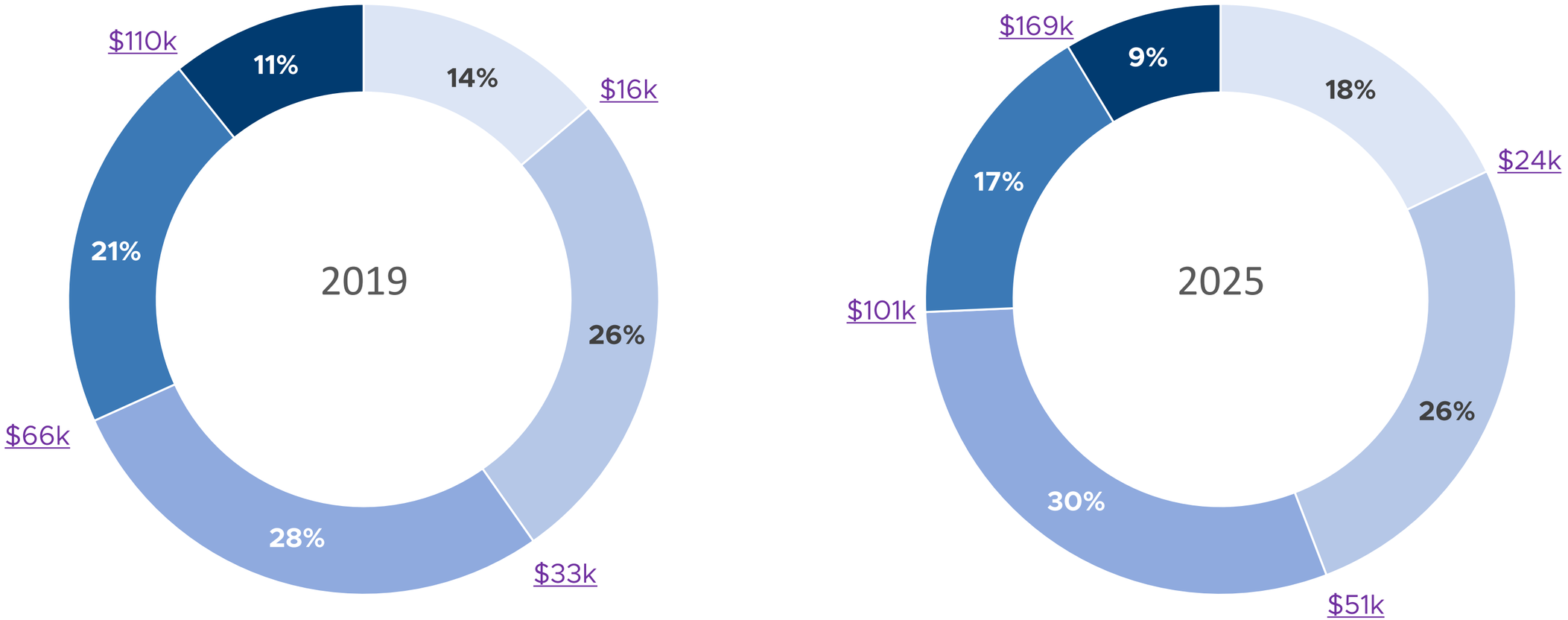
Source: HUD, Development Strategies, ESRI, ACS 5 Year Estimates

COST OF HOUSING

AFFORDABILITY METRICS AND INCOME DISTRIBUTION

- Growth in households below 30% AMI.
- Moderate growth in households between 60%-120% AMI.
- Contraction in >120% AMI.

Households By AMI Group



Household Income Thresholds

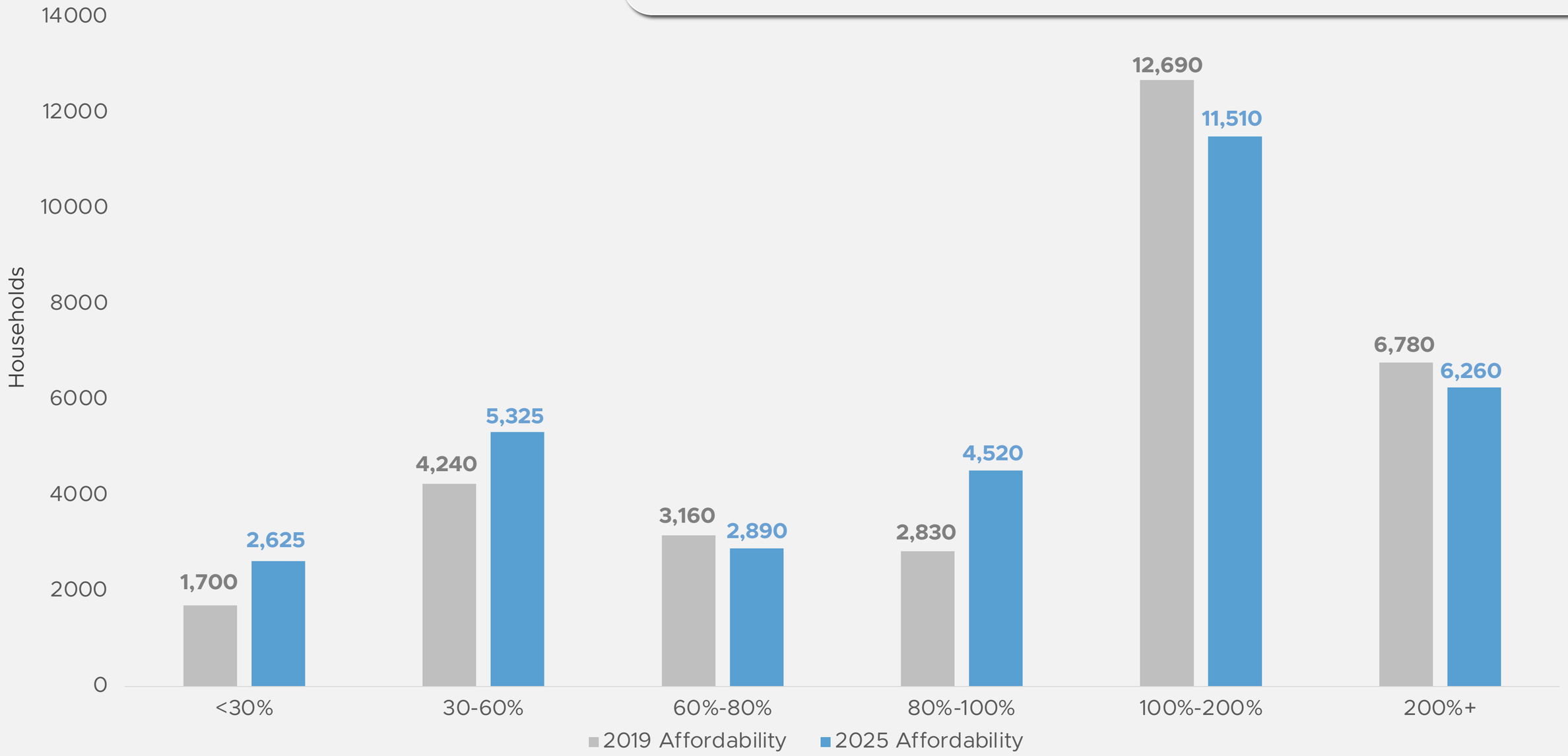
Source: Development Strategies, Esri 2019, Esri 2025

HOUSEHOLD AFFORDABILITY

OWNER HOUSEHOLDS

- More owner households now fall within lower affordability tiers (<60% AMI).
- The 80–100% AMI band increased while the 100–200% band contracted.
- This reflects rising home values and updated affordability thresholds.

Ownership affordability is tightening for moderate-income households.

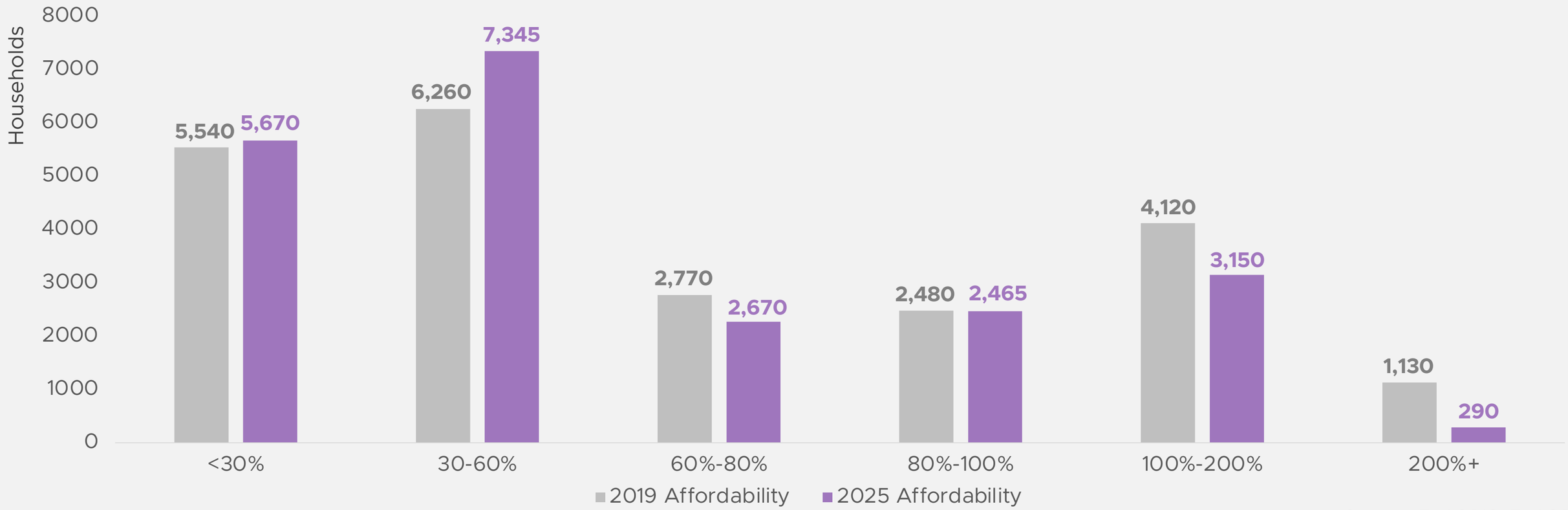


Source: Esri 2019, Esri 2025

HOUSEHOLD AFFORDABILITY
RENTER HOUSEHOLDS

- More renter households are now fall under 60% AMI band due to rising income benchmarks.
- The 60–100% AMI renter band shows signs of compression.
- Higher-income renter growth remains limited.

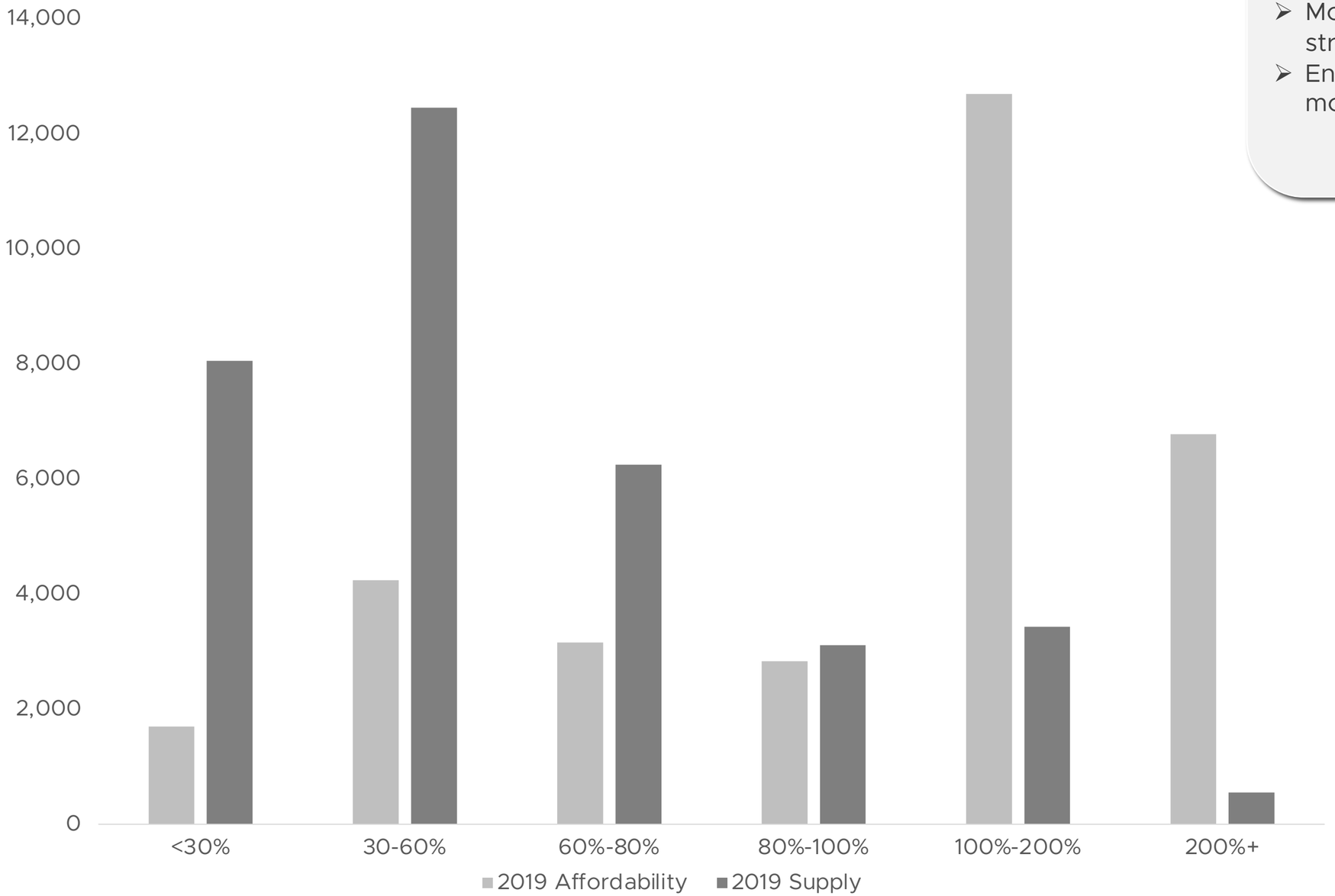
Rental demand is increasingly concentrated in lower-income tiers



Source: Esri 2019, Esri 2025

AFFORDABILITY AND SUPPLY GAPS

FOR SALE-2019

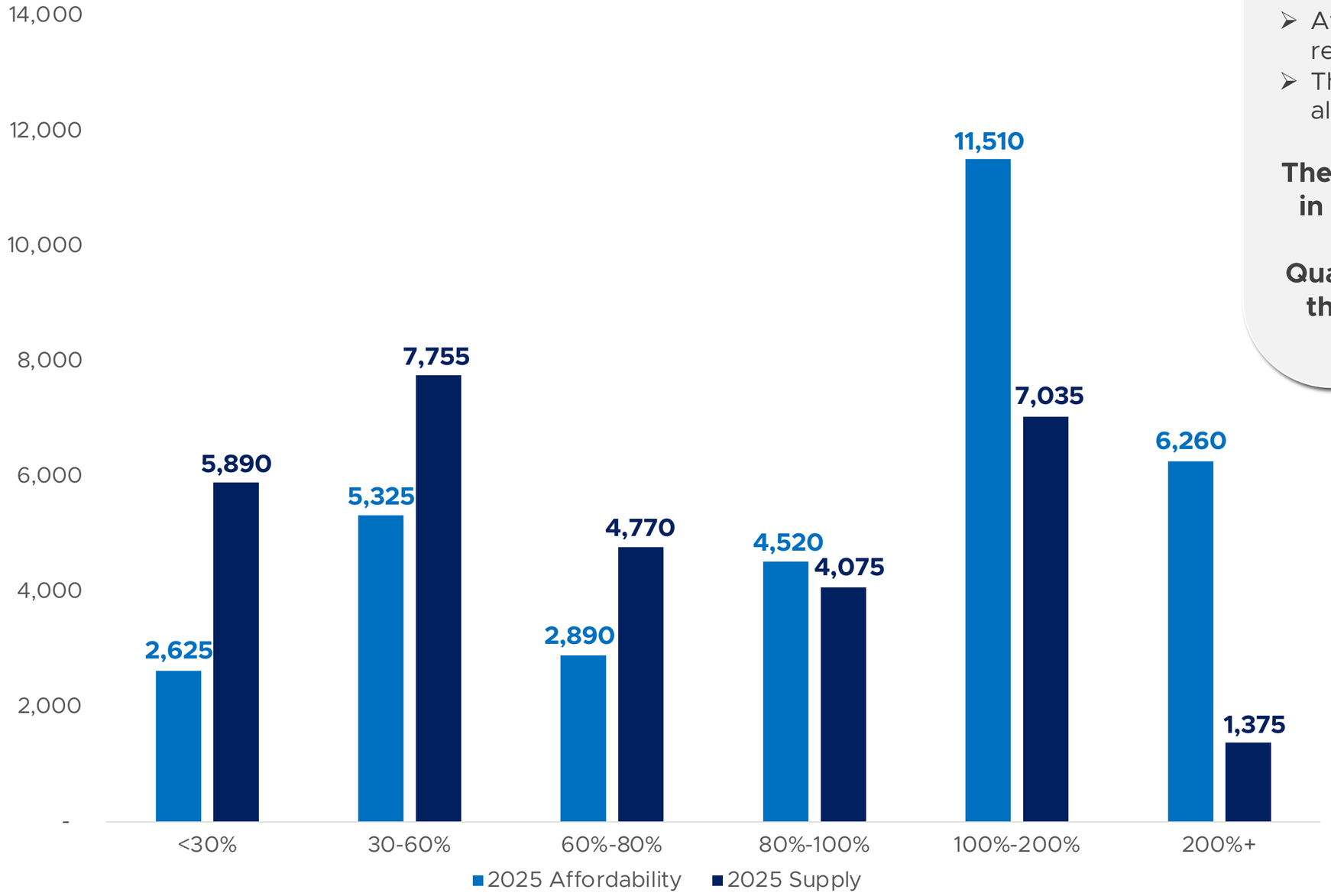


- In 2019, affordability gaps were concentrated at each end of the AMI range.
- Moderate-income alignment was relatively stronger.
- Entry-level ownership was constrained but more attainable.

Source: Esri 2019, Development Strategies

AFFORDABILITY AND SUPPLY GAPS

FOR SALE-2025



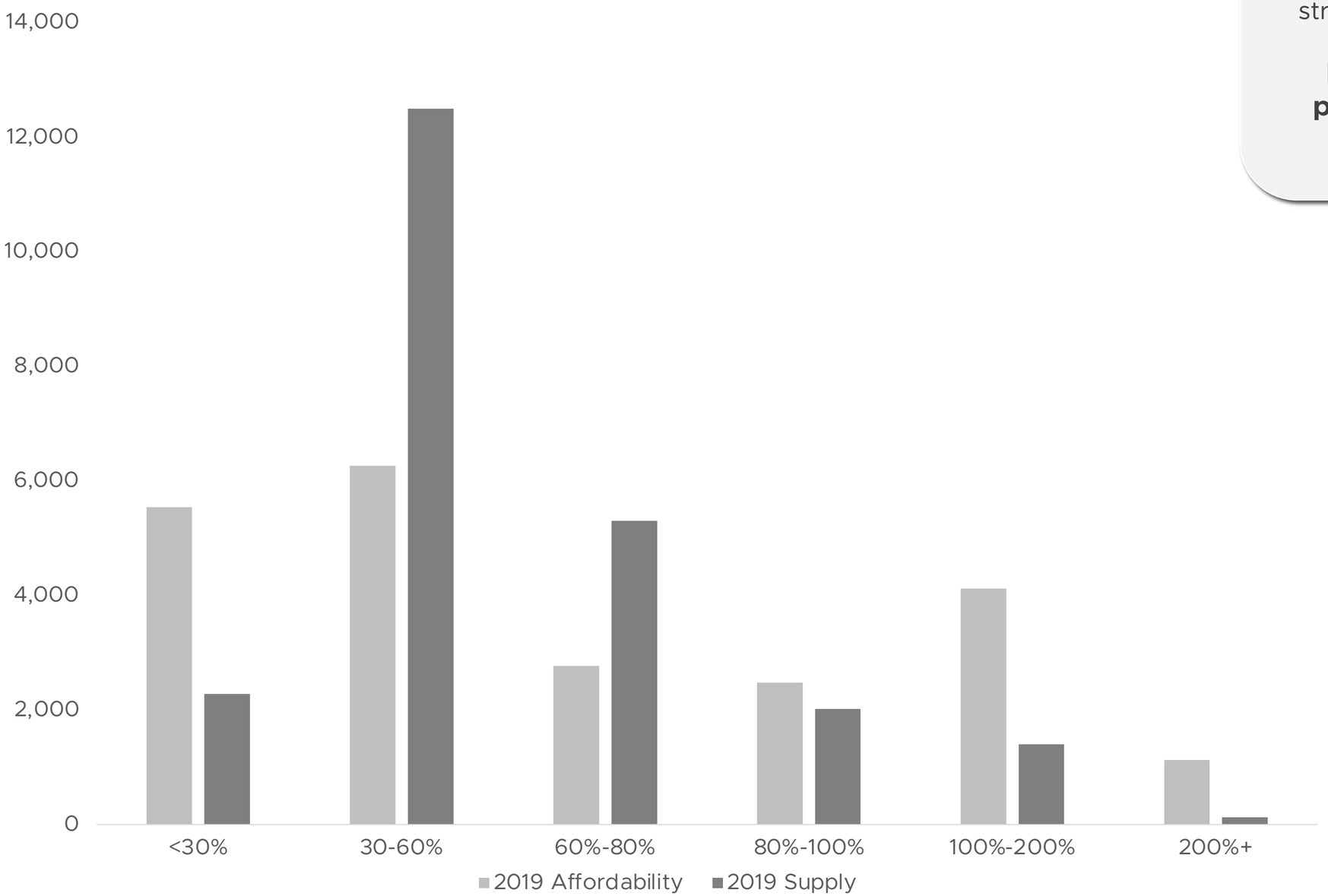
- Housing prices have increased citywide based on factors like marketability, location and condition, moving the supply upward into higher AMI bands.
- Affordability distribution has remained relatively stable.
- The 80–100% AMI band shows the closest alignment between supply and affordability.

The for-sale market is most tightly aligned in the middle segment, with imbalances on either side.
Quality of the housing at the lower end of the AMI band may be more challenged now than before.

Source: Esri 2025, Development Strategies

AFFORDABILITY AND SUPPLY GAPS

RENTAL-2019



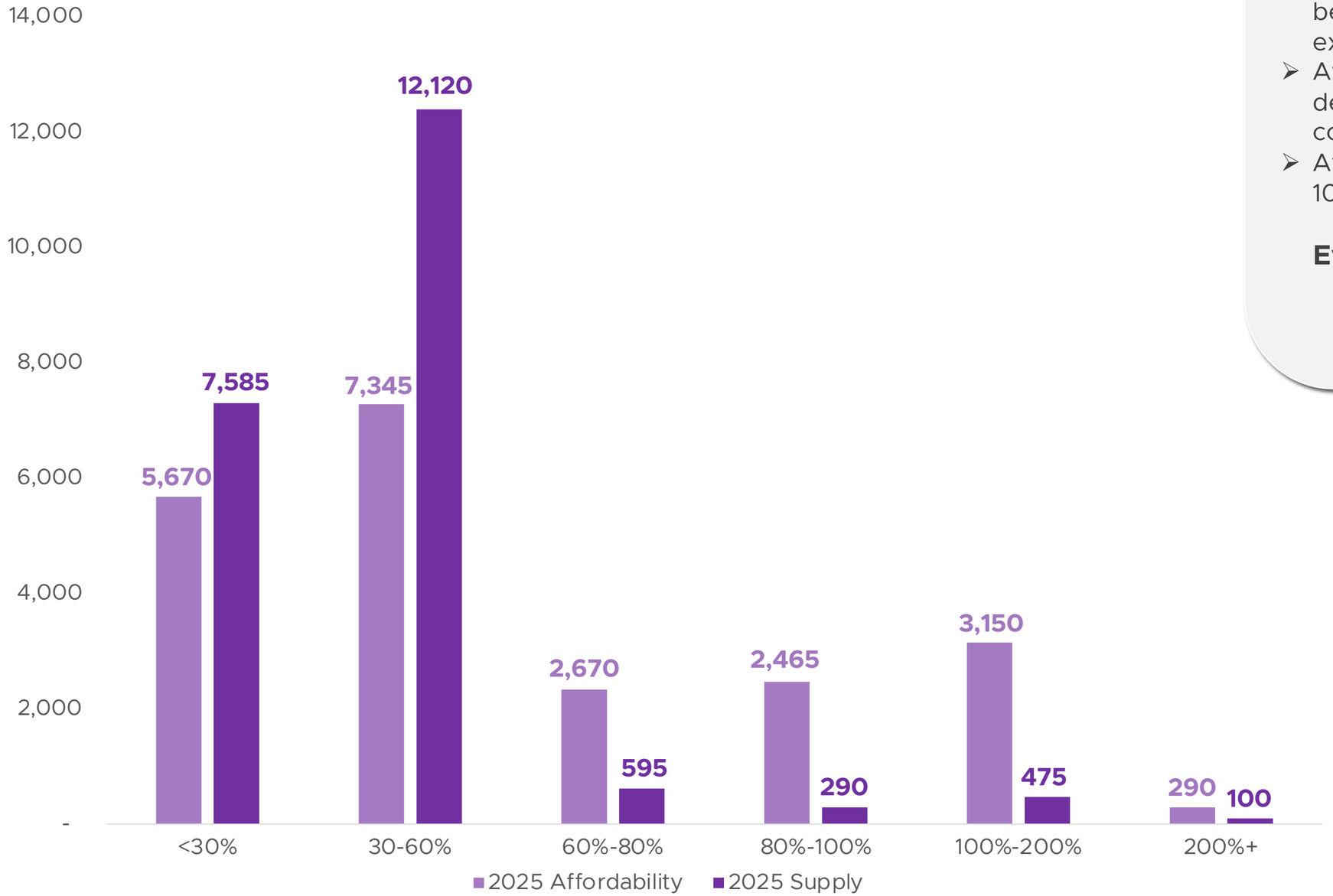
- Rental gaps in 2019 were concentrated below 60% AMI.
- Workforce alignment was comparatively stronger.

In 2019, rental gap challenges were primarily concentrated among lower-income households.

Source: Esri 2019, Development Strategies

AFFORDABILITY AND SUPPLY GAPS

RENTAL-2025



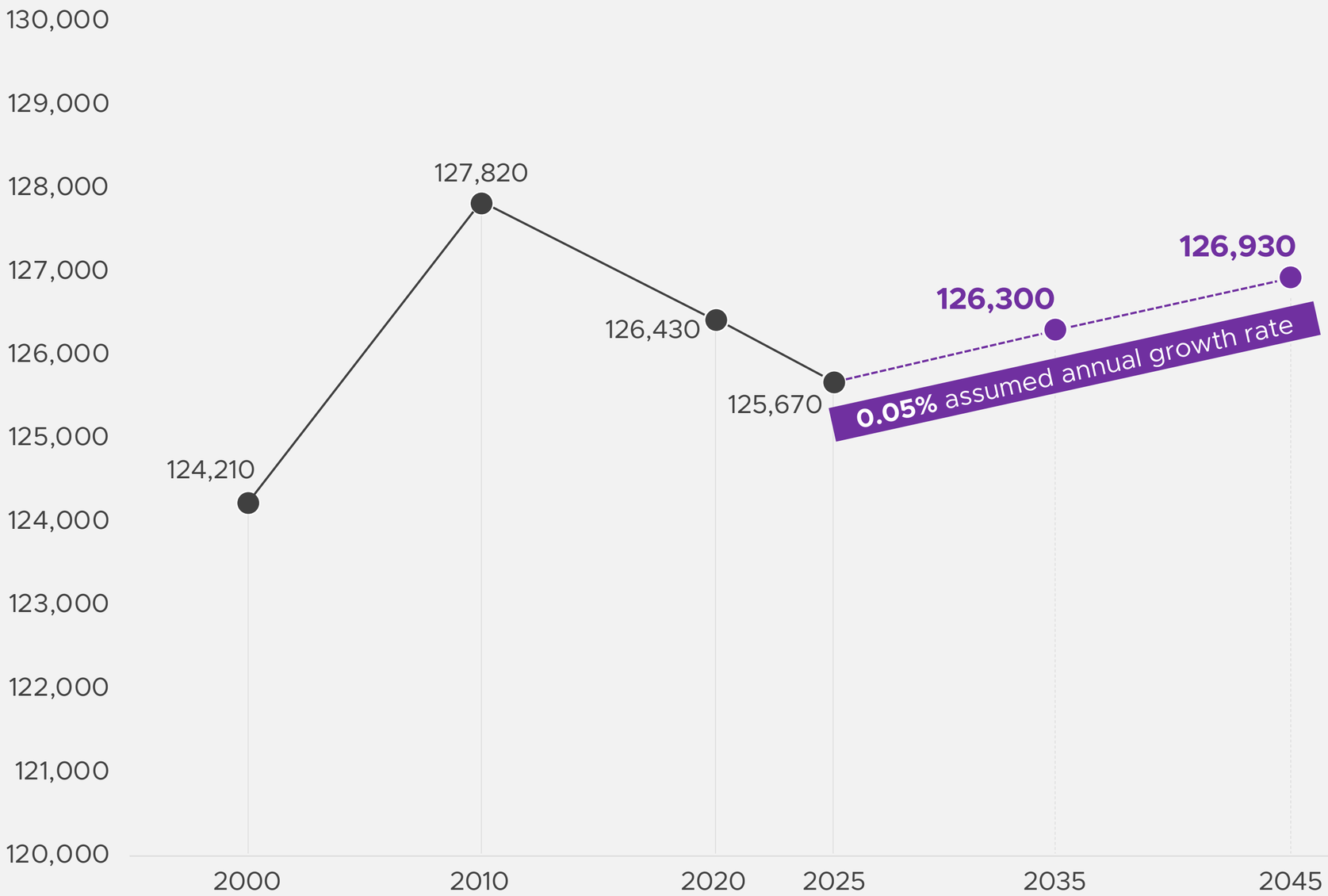
- A larger share of rental units now fall below 30% AMI.
- AMI thresholds increased faster than rents between 2019 and 2025, reclassifying some existing units into lower affordability bands.
- Affordable or income-restricted units delivered during this period may also contribute to this shift.
- At the same time, alignment within the 60–100% AMI workforce band has tightened.

Even with benchmark shifts and some supply growth, workforce rental availability remains constrained.

Source: Esri 2025, Development Strategies

PROJECTED POPULATION GROWTH

NEXT TWENTY YEARS



In 2025, future projection estimates
1,260 new residents, nearly

3,070

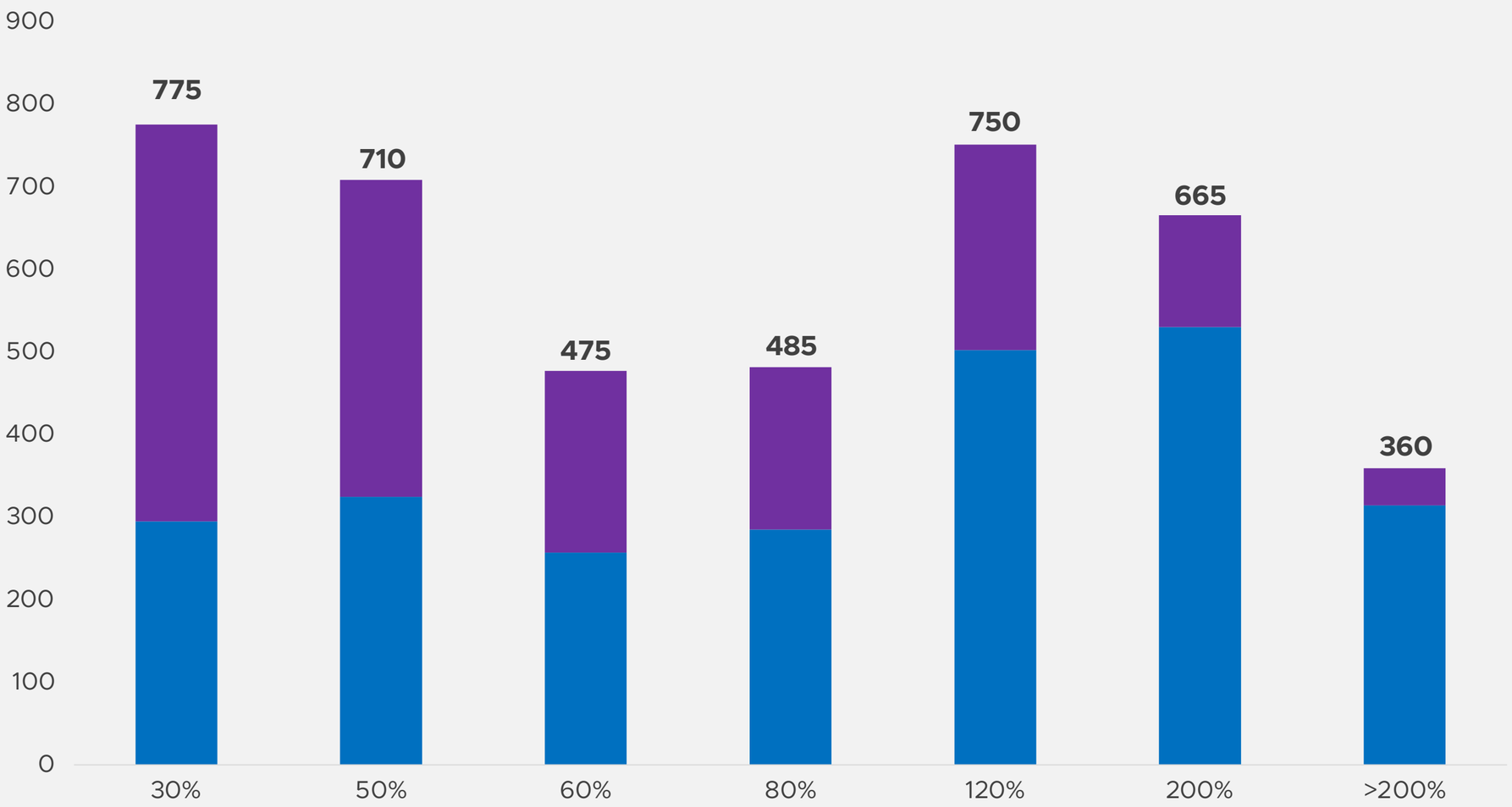
new households

in the next 20 years

Source: Decennial Census, ACS, Esri, Development Strategies

PROJECTED DEMAND

UNITS NEEDED IN THE NEXT TWENTY YEARS



20-Year Projected Demand
Assuming 0.05% annual growth

4,220 UNITS*
(2,510 for-sale & 1,710 rental)

**Gross demand, including pent-up demand.*

In 2019, the 20-Year projection estimated **0.3% annual growth** rate. . . . . resulting in demand for **10,800 units** through 2040

Source: Decennial Census, ACS, Esri, Development Strategies

PROJECTED DEMAND
2019 VS 2025

20 YEAR DEMAND OUTLOOK

In 2019

10,800 UNITS

approximately
540 units annually

Today

4,220 UNITS

approximately
210 units annually

WHAT CHANGED?

- Demographics changed dramatically post-pandemic: population growth, household size, and household composition.
- Significant delivery of multifamily units between 2019 and 2025 helped close some of the overall unit demand.
- In 2019, we were cautiously optimistic but overall, less growth actually happened. A decrease in the projected growth rate from 0.3% to 0.05% is contributing to a reduced housing demand outlook.
- At the same time, a decrease in the average household size is leading to a modest increase in the number of households, creating a need for new units.
- Projected employment growth remains modest (approximately 0.6–0.8% annually), reinforcing a steady—but not accelerated—housing demand outlook.

The reduced 20-year demand projection reflects slower growth and recent multifamily deliveries, but it does not eliminate the need for strategic housing production aligned with affordability and workforce needs.

STRATEGIC CONSIDERATIONS



Continued housing demand is likely, even in a slow-growth or modest population decline environment.

Shifts toward smaller households and a rising renter share suggest a **sustained need for diverse housing options**.

A diverse range of housing options across price points will remain important to **support household mobility and market churn.**

Affordability outcomes will remain closely tied to **housing costs and local wage growth.**

There is a **tightening availability** of workforce housing (60–120% AMI).

Topeka's relative affordability compared to peer cities remains a competitive advantage that may be leveraged.

TOPEKA HOUSING UPDATE

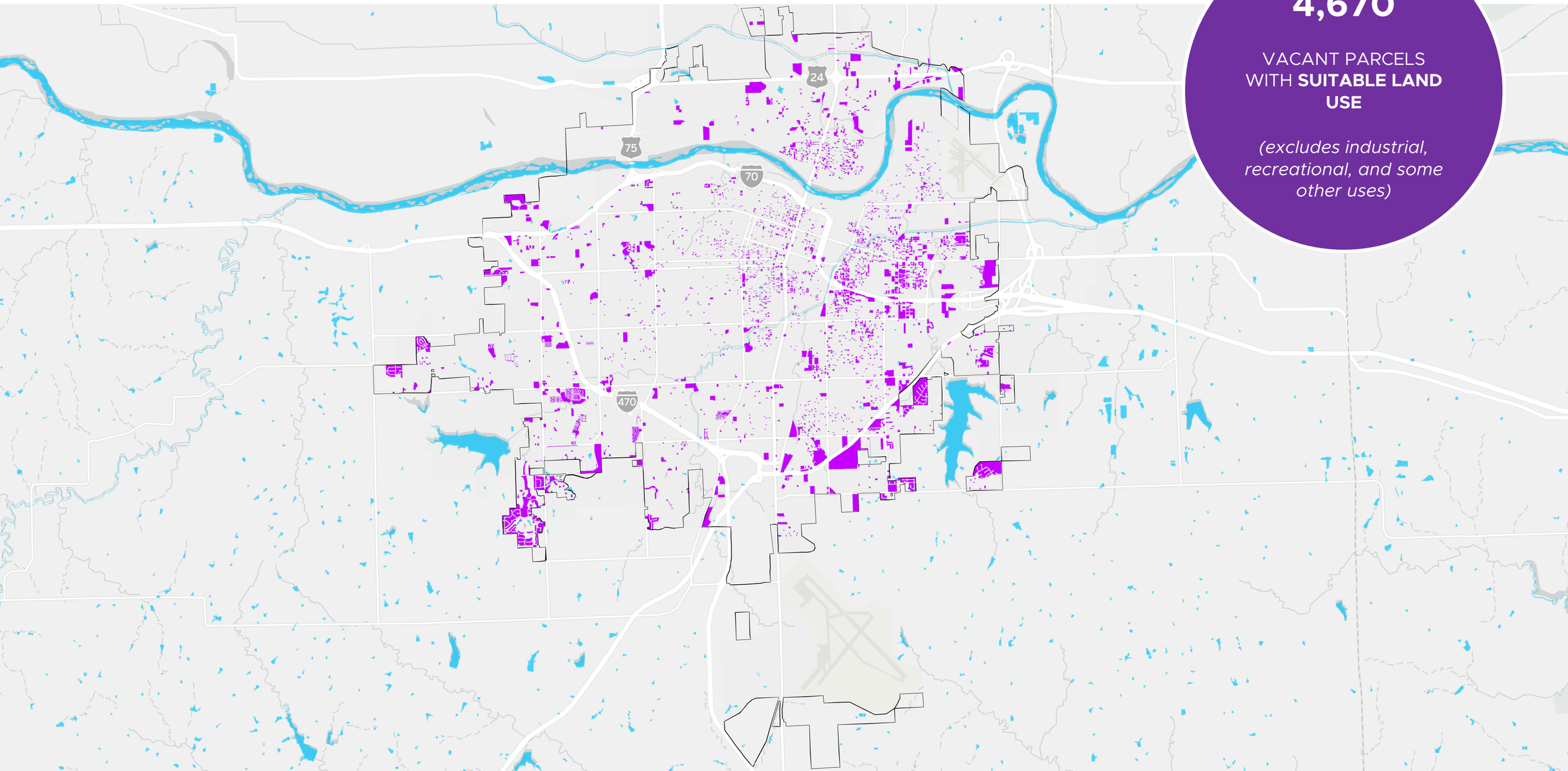
PREPARED FOR THE
CITY OF TOPEKA, KANSAS

VACANT PARCEL ANALYSIS



DEVELOPMENT STRATEGIES

VACANT PARCELS
WITH SUITABLE LAND USE

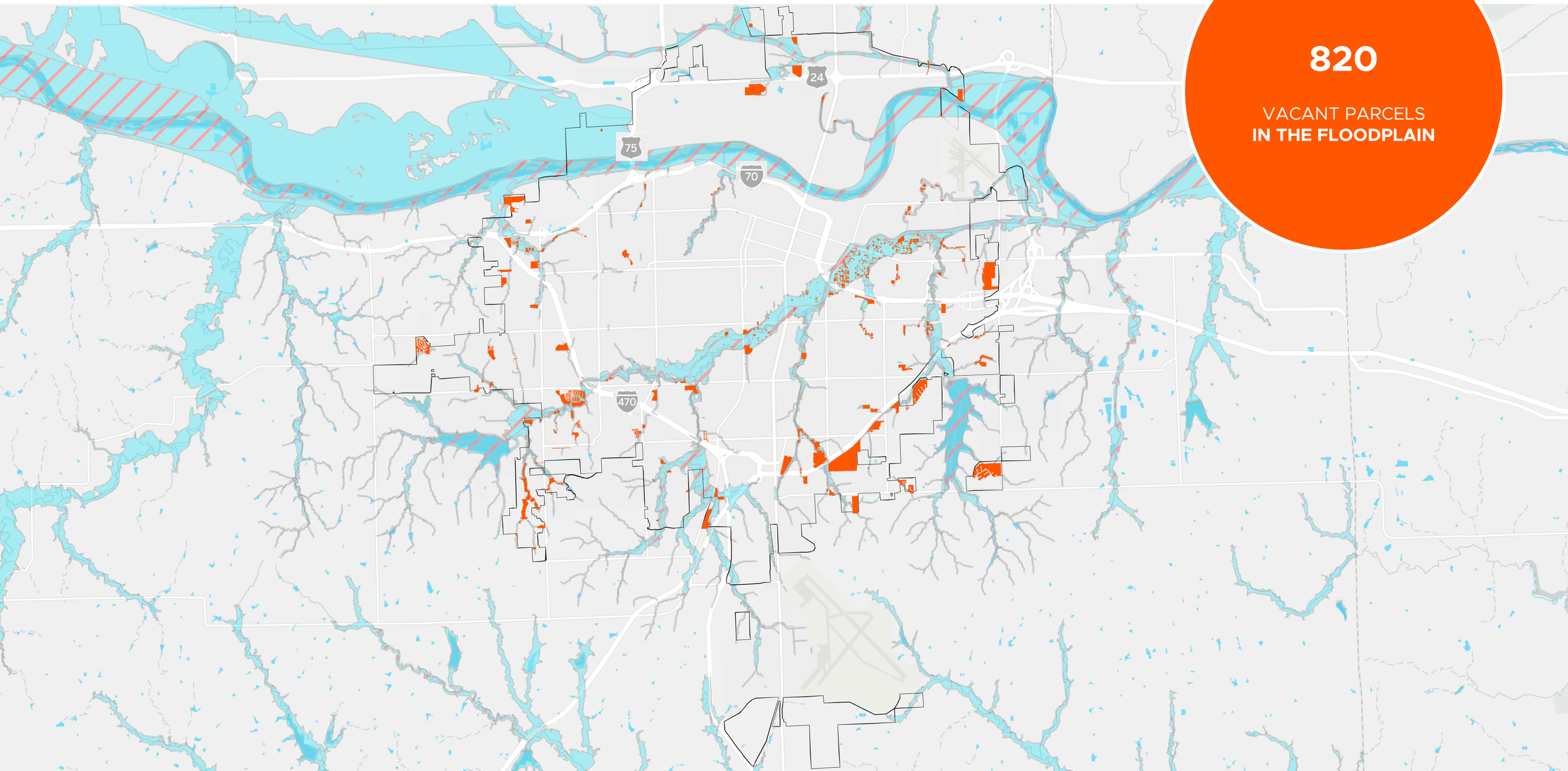


4,670

VACANT PARCELS WITH **SUITABLE LAND USE**

(excludes industrial, recreational, and some other uses)

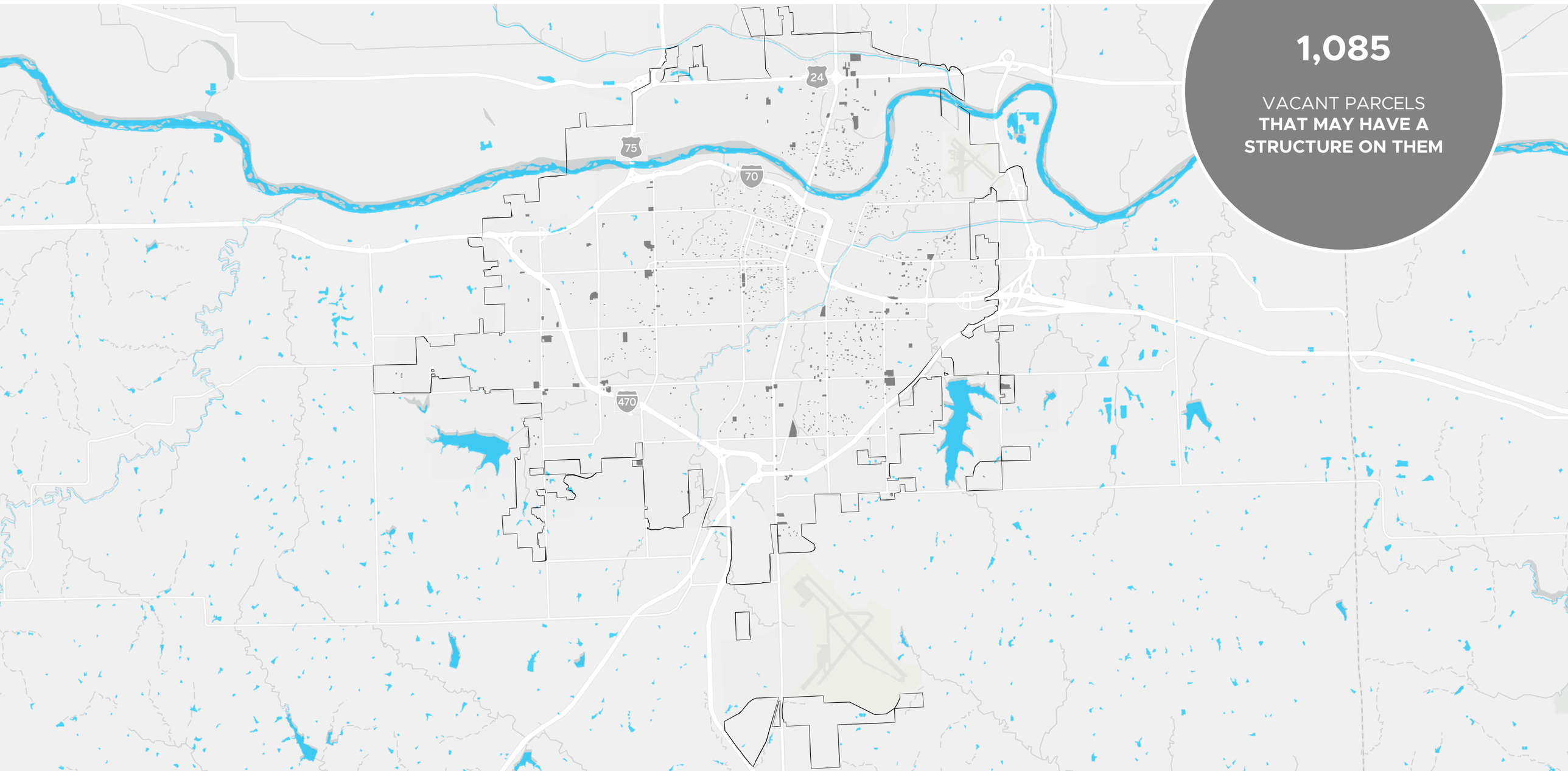
VACANT PARCELS
IN THE FLOODPLAIN



820

VACANT PARCELS
IN THE FLOODPLAIN

VACANT PARCELS
WITH STRUCTURES

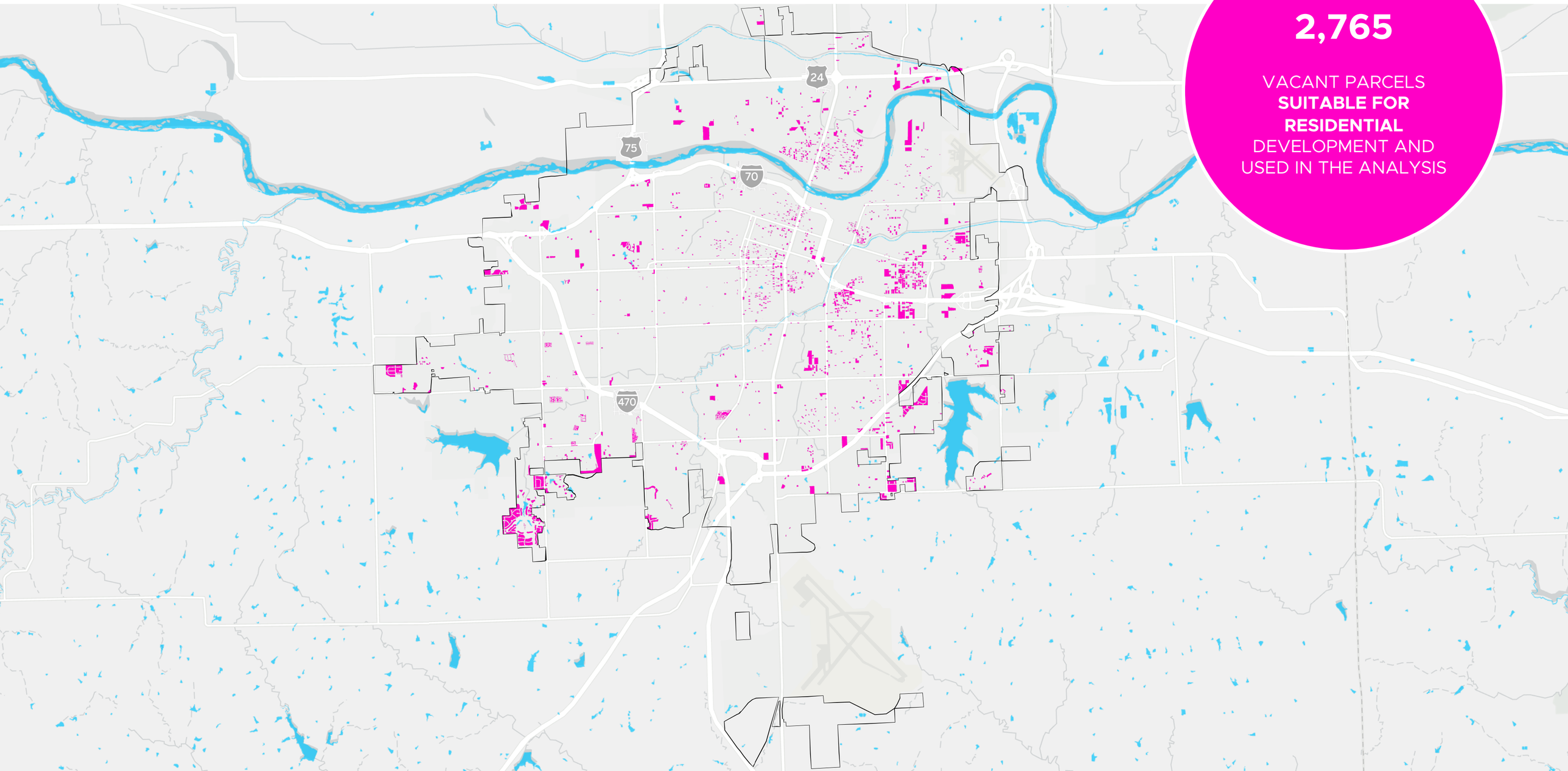


1,085

VACANT PARCELS
THAT MAY HAVE A STRUCTURE ON THEM

VACANT PARCELS

PARCELS OUTSIDE FLOODPLAIN AND WITHOUT ANY STRUCTURES

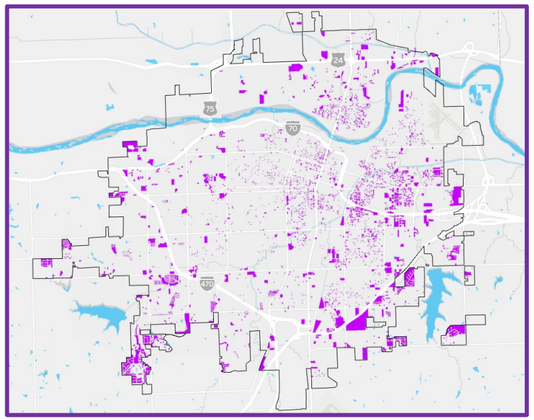


2,765

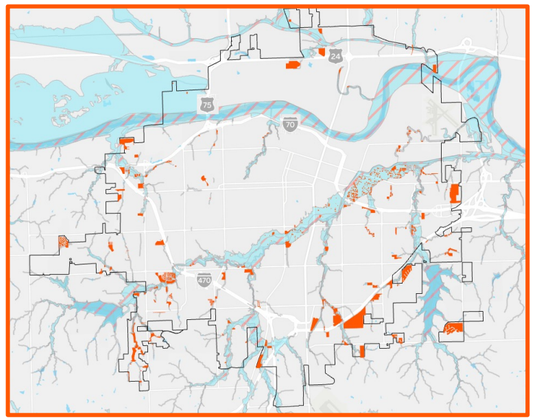
VACANT PARCELS **SUITABLE FOR RESIDENTIAL** DEVELOPMENT AND USED IN THE ANALYSIS

VACANT PARCEL ANALYSIS

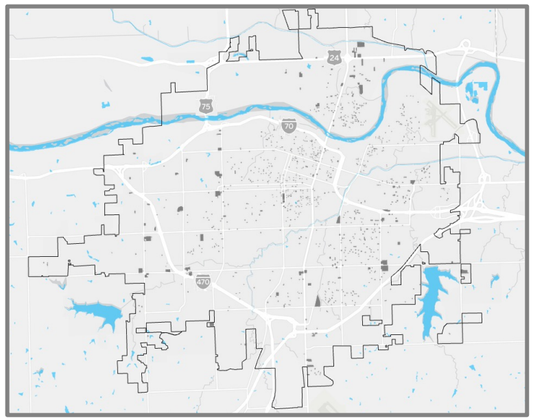
FILTERING PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT



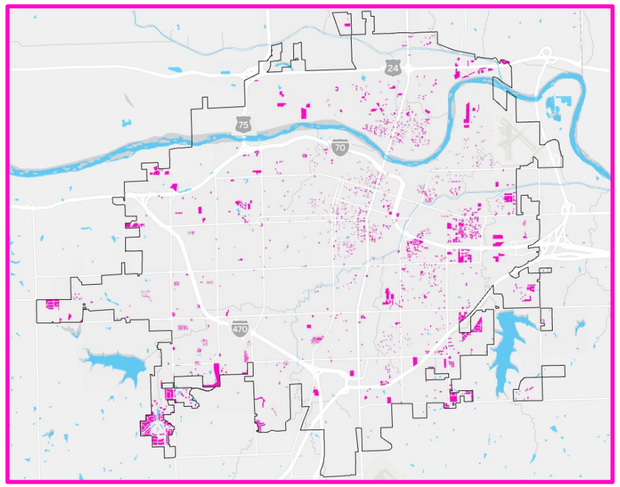
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4,670

VACANT PARCELS WITH **SUITABLE LAND USE**

(excludes industrial, recreational, and some other uses)

820

VACANT PARCELS **IN THE FLOODPLAIN**

1,085

VACANT PARCELS **THAT MAY HAVE A STRUCTURE ON THEM**

2,765

VACANT PARCELS **SUITABLE FOR RESIDENTIAL DEVELOPMENT**

HOW PARCEL SIZE INFLUENCES HOUSING OPPORTUNITY



Less than 3,000 SF

Side Lot / Assemblage Opportunity

Can contribute to larger redevelopment efforts when combined with adjacent parcels.



3,000-7,000 SF

Single-Family Infill

Suitable for detached homes, cottage housing, or small infill projects.



7,000-15,000 SF

Single-Family/ Missing-Middle

Larger single-family homes or lots, opportunities for duplexes, triplexes, fourplexes, cottage courts, and other missing-middle housing types where zoning and market conditions support.



15,000 SF-1 Ac

Single-Family/Small Multifamily Opportunity

Large enough to support larger-lot single-family development, clustered housing, townhomes, courtyard apartments, or small multifamily projects depending on site context.



1-5 Ac

Neighborhood-Scale Development

Can support a range of housing types, from coordinated single-family subdivisions and cottage neighborhoods to townhomes, multifamily projects, and mixed-income residential development.

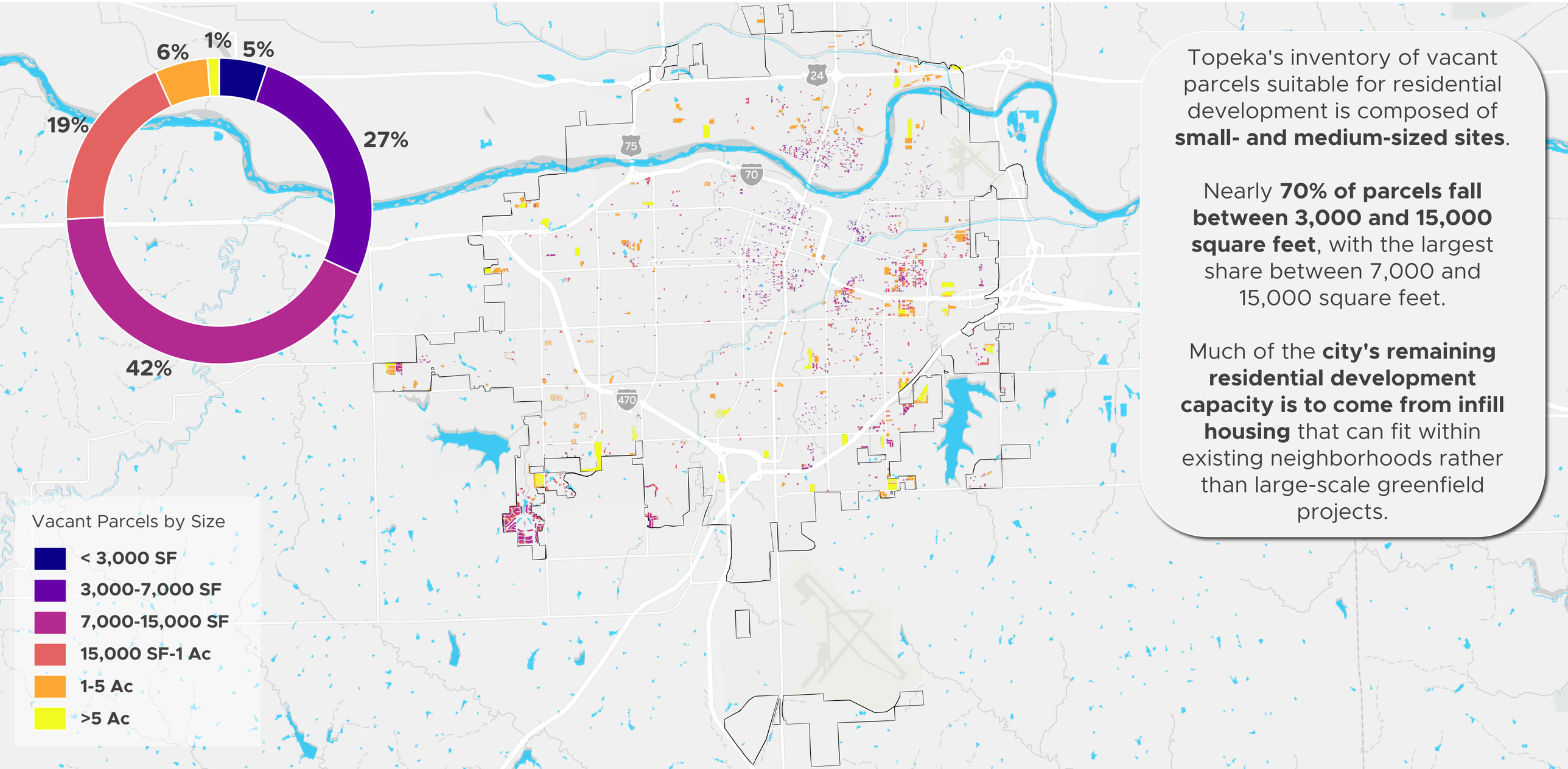


More than 5 Ac

Catalyst Development Sites

Can support significant residential development, including single-family neighborhoods, mixed-density housing, multifamily projects, or mixed-use redevelopment efforts.

VACANT PARCELS
BY SIZE



Topeka's inventory of vacant parcels suitable for residential development is composed of **small- and medium-sized sites**.

Nearly **70% of parcels fall between 3,000 and 15,000 square feet**, with the largest share between 7,000 and 15,000 square feet.

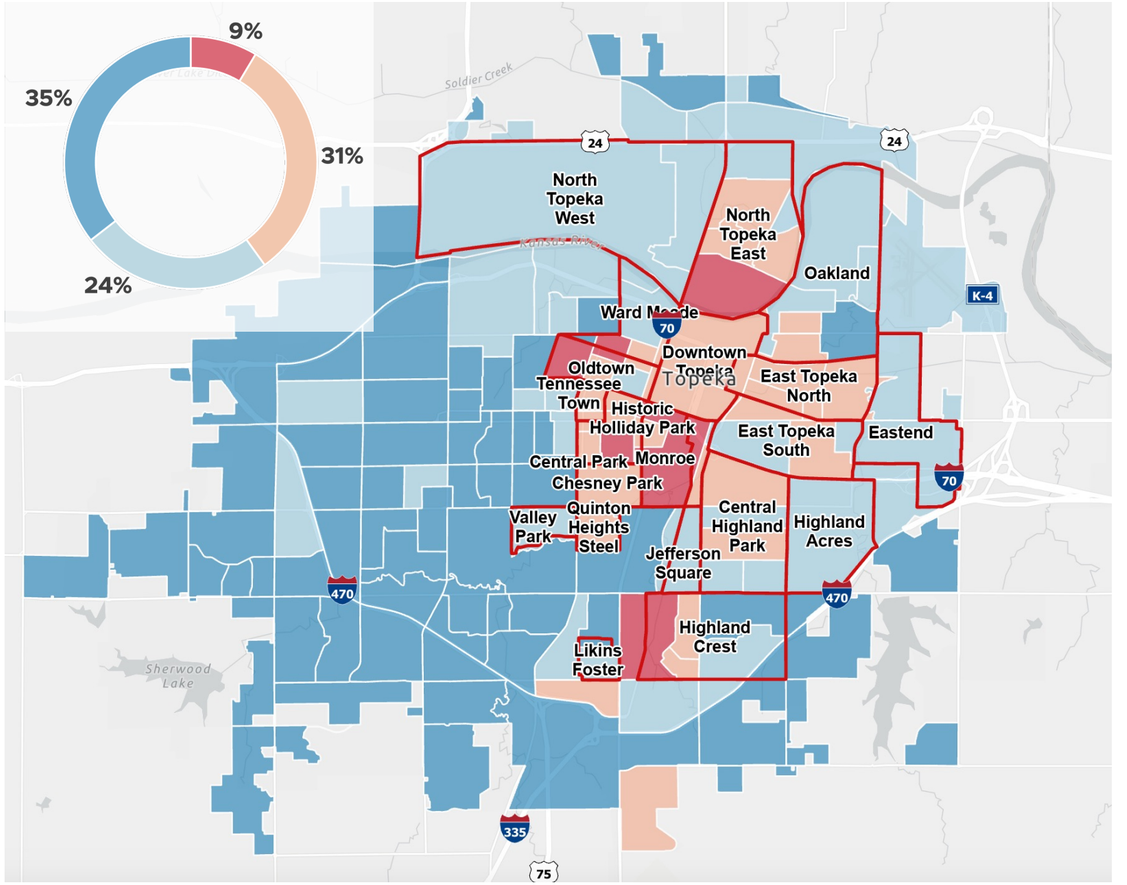
Much of the **city's remaining residential development capacity is to come from infill housing** that can fit within existing neighborhoods rather than large-scale greenfield projects.

VACANT PARCELS
BY NEIGHBORHOOD HEALTH INDEX

VACANT PARCELS							
	1,000 SF TO 3,000 SF	3,000 SF TO 7,000 SF	7,000 SF TO 15,000 SF	15,000 SF TO 1 ACRE	1 ACRE TO 5 ACRE	MORE THAN 5 ACRE	TOTAL
	141	739	1,169	526	154	34	**2,763**
	5%	**27%**	**42%**	19%	6%	1%	
INTENSIVE CARE	6%	**56%**	**31%**	6%	0%	0%	**236**
AT RISK	6%	**41%**	**37%**	14%	3%	0%	**868**
OUT PATIENT	4%	**28%**	**36%**	21%	9%	2%	**673**
HEALTHY	4%	7%	**54%**	25%	7%	2%	**979**

"Healthy" neighborhoods contain a larger share of **medium-sized development sites**,

while **"At Risk" and "Intensive Care" areas** are dominated by **smaller parcels** that may require more incremental redevelopment strategies.



KEY CONSIDERATIONS

Vacant parcels are a meaningful housing opportunity

The analysis identified **2,765 vacant parcels** that are suitable for residential development after removing non-residential uses, floodplain-constrained sites, and parcels with existing structures.

Most opportunities are infill-scale

Seven out of ten parcels fall between 3,000 and 15,000 square feet, indicating that future housing growth is likely to occur through infill development, neighborhood-scale projects, and incremental additions to existing neighborhoods.

Large-scale development opportunities are limited

Only **7% of developable vacant parcels exceed one acre**, suggesting that large multifamily or master-planned developments will be concentrated in a relatively small number of locations.

Neighborhood context should shape redevelopment strategy

Parcel sizes and development opportunities vary across Neighborhood Health Index categories. Stronger market areas can support market-driven infill, while weaker market areas will benefit from assemblage efforts, incentives, land banking, etc.

HOW THE CITY CAN USE THIS ANALYSIS

- Match housing types to available vacant parcel sizes
- Identify where zoning aligns—or does not align—with the parcel sizes that make up the remaining land inventory.
- Target land assembly efforts
- Prioritize areas for housing investment
- Focus incentives in areas where market conditions limit private investment
- Understand overall housing development capacity and future growth opportunities.