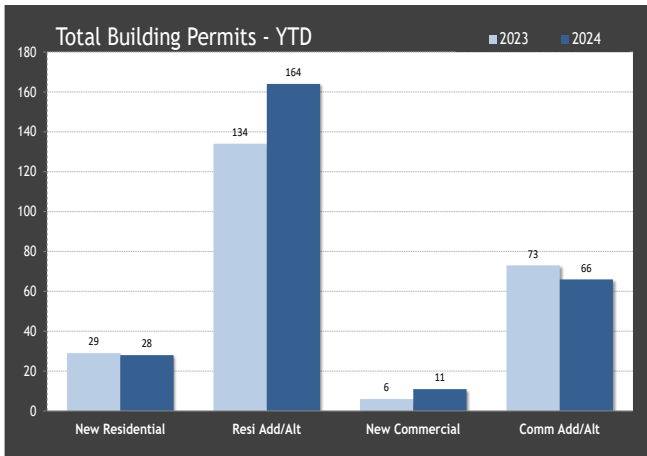




JUNE 2024

Development & Growth Management Report

Residential & Commercial Growth



The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing June 2024 to June 2023, **total building permits** increased 11.2% (242 vs 269). Likewise, **Residential permits** increased by 17.8% (163 vs 192) and **commercial permits** decreased 2.5% (79 vs. 77).

JUNE

Building Permits
33

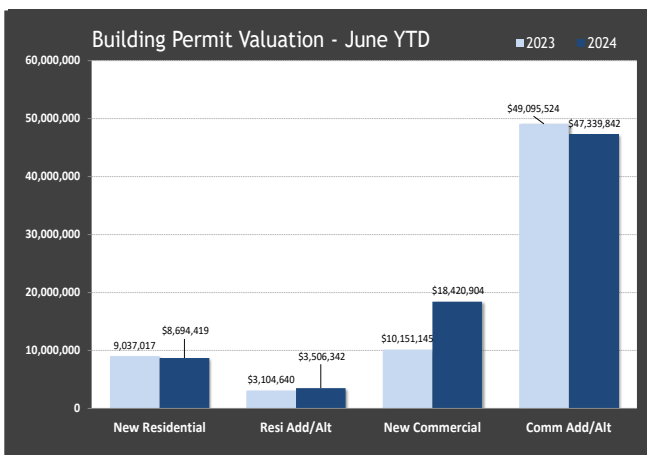
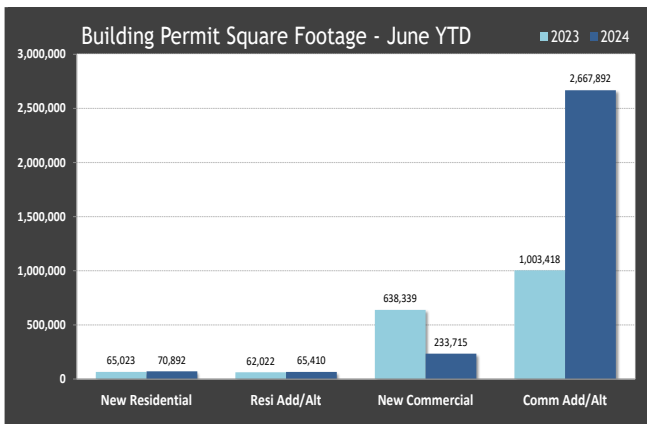
Sq. Ft.
69,631

Value
\$1,827,821

Housing Units
1

In addition, both building square footage and building value can be evaluated to better understand the scale of investment in the City of Topeka.

Comparing June 2023 to June 2024, **building square footage** increased by 71.7% (1,768,802 sq. ft. vs 3,037,909 sq. ft.). The **value of building permits** increased by 9.2% (\$71,388,326 vs \$77,961,507). The table below shows the **Top 10 Permits** by valuation through June 2024.



TOP 10 PERMITS - JUNE

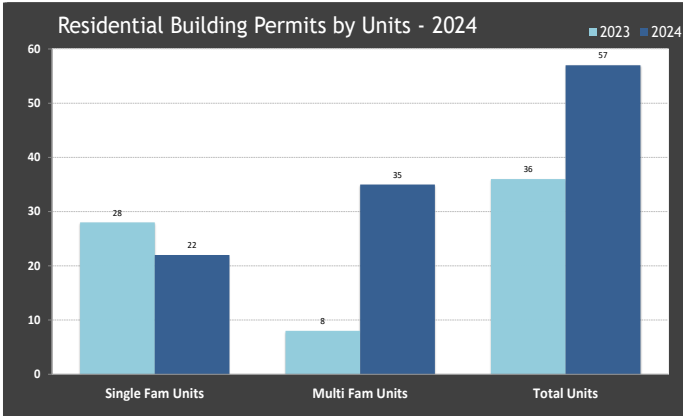
5200 SW WENGER ST	THE HOME DEPOT RDC	\$750,000
3515 SW 19TH ST	NEW SINGLE-FAMILY RESIDENCE	\$270,000
347 SW JEWELL AVE	HOME REMODEL	\$140,000
1615 SW 28TH TER	1615 SW 28TH TER	\$100,000
2010 SW ASHWORTH PL	TOPEKA RENTAL SPACE	\$60,000
2716 SW 13TH ST	24095 KEY	\$60,000
872 SE BROOKSIDE DR	BUILDING ALTERATION	\$53,461
1300 NW LOWER SILVER LAKE	DETACHED GARAGE	\$40,000
3715 SW KIOWA ST	SOLAR INSTALLATION	\$35,075
1016 SE LAWRENCE ST	BUILDING ALTERATION	\$34,440

* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

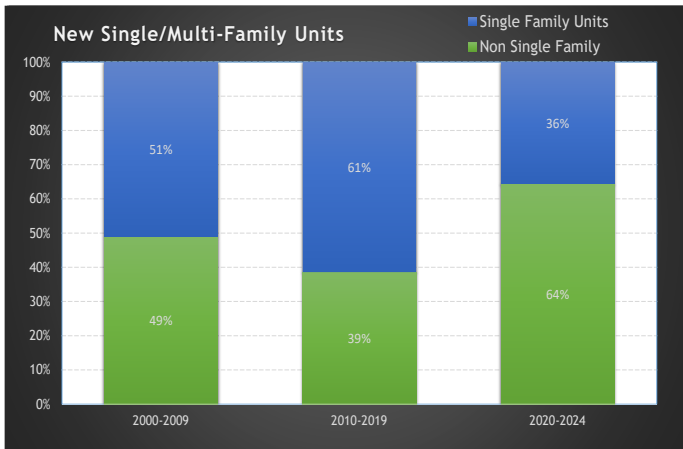


JUNE 2024

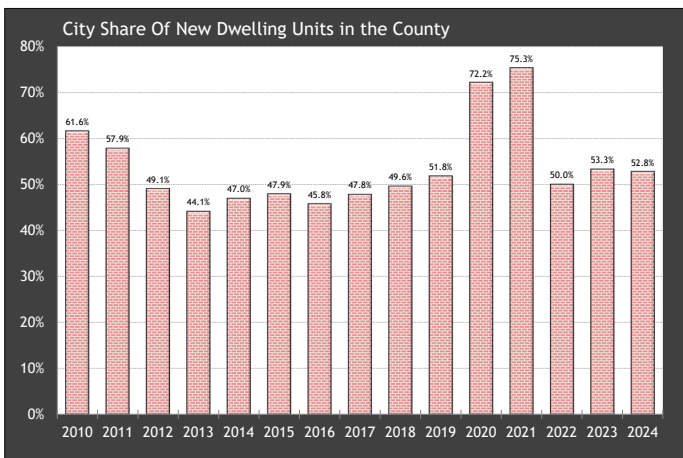
Residential Growth



The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits (by units)**, when comparing June 2023 to June 2024, increased 58.3% from (36 vs 57). Additions and alterations increased by 25.4% from June 2023 to June 2024 (134 vs 164).



Tracking total **new housing unit types** can be an indicator of more quality housing choices and affordability in keeping with the priorities of the City's Housing Market Study and Land Use and Growth Management Plan 2040 (LUGMP). From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting for only 39% of new units. While the sample size is much smaller, *an important reversal of that trend (64% non-single family share)* is taking place since 2020.



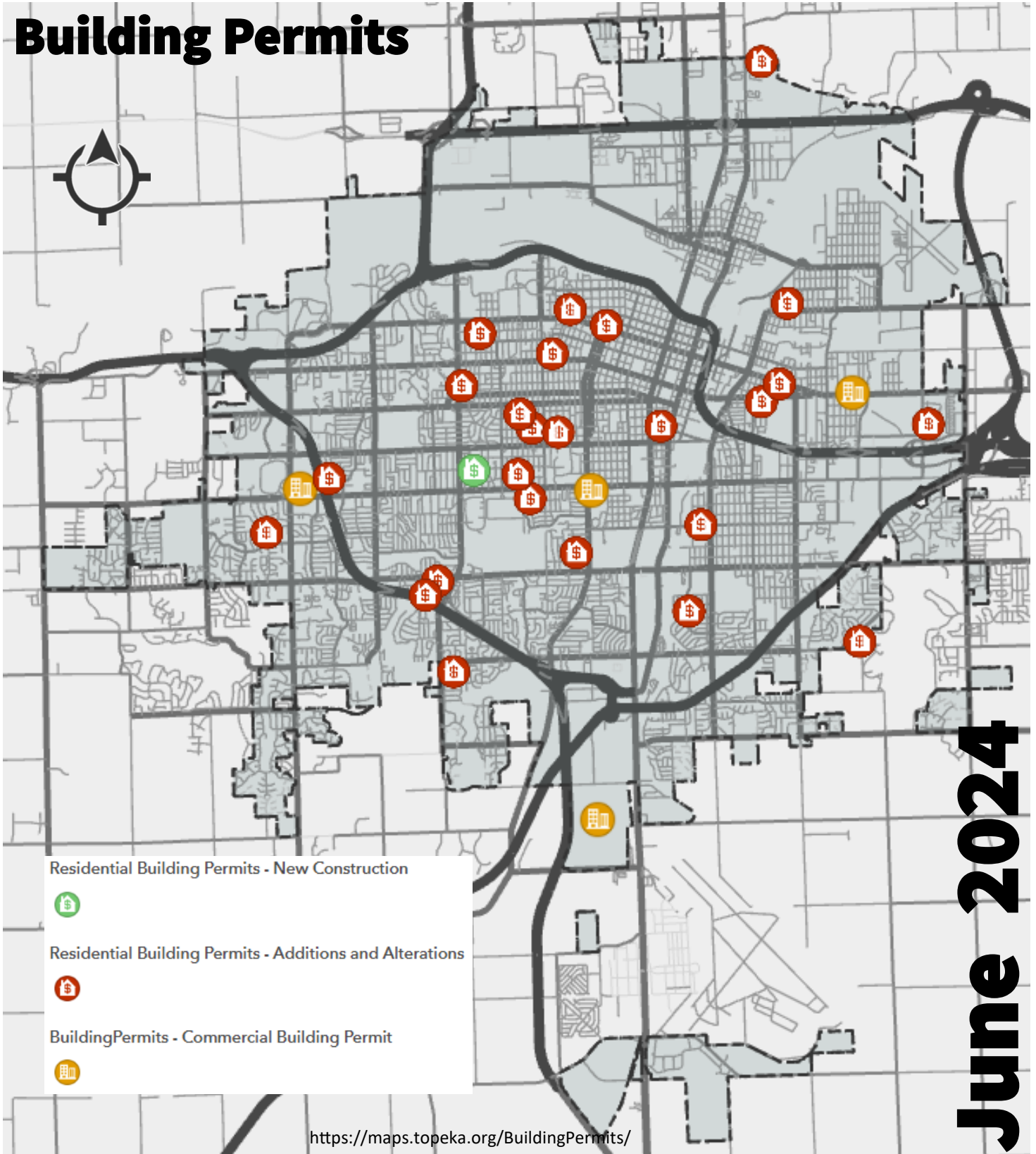
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 52.8% through June 2024 (57 out of 108 units) compared to 53% in 2023.





JUNE 2024

Building Permits



June 2024

