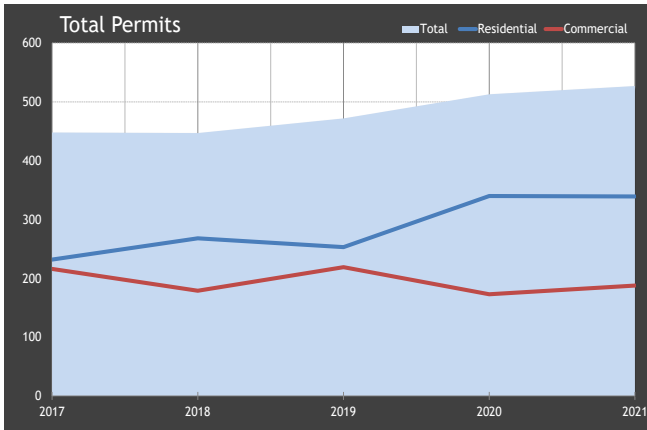




Development & Growth Management Report

Residential & Commercial Growth



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

Using 2021 permit data, **total building permits** are projected by the end of the year to experience an increase of 2.7% from 2020 (513 vs 527). **Residential permits** are projected to remain the same (340 vs 339) as compared to an increase of 8.5% (173 vs 188) in the total number of **commercial permits**.

NOVEMBER

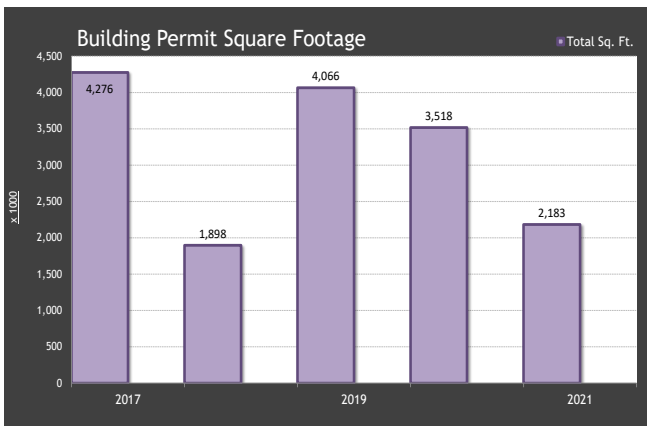
Building Permits

41

Sq. Ft.
87,527

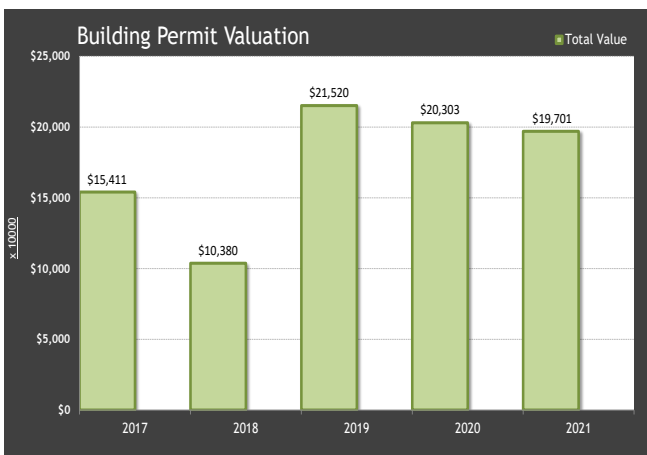
Value
\$5,325,608

Housing Units
5



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

By the end of 2021, **building square footage** is expected to decrease 38% from 2020 (3,518,299 sq. ft. vs. 2,183,205 sq. ft.). The **value of building permits** is projected to decrease by 3% (\$203,029,665 vs. \$197,011,916). The table below shows the **Top 10 Permits** by valuation through November 2021.



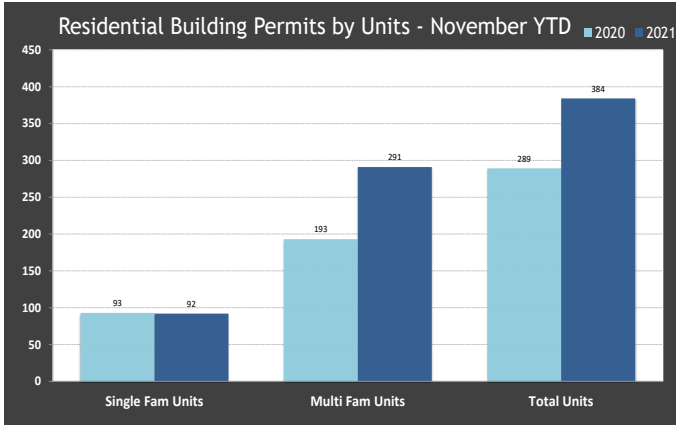
TOP 10 PERMITS - NOVEMBER*		
3221 SW BURLINGAME RD	COUNTRYSIDE UNITED METHODIST CHURCH	\$1,700,000
1105 NW LOWER SILVER LAKE	MIDWESTERN METALS INC PHASE 2—BUILDING D	\$600,000
1125 SW NEW FOREST DR	LOT 33, BLOCK A, MCFARLAND FARMS SUB	\$600,000
1338 SE 45TH ST	NEW SINGLE FAMILY RESIDENCE	\$573,161
7709 SW 24TH TER	LOT 3, BLOCK C, SHERWOOD VILLAGE SUB	\$395,000
3335 SE 21ST ST	SUNBELT RENTALS WASH BAY ADDITION	\$233,500
4233 SE TURMAN AVE	LOT 4, BLOCK B, HORSESHOE BEND NO 5	\$200,000
603 SW TOPEKA BLVD	CASSON HOMES ELEVATOR	\$195,966
3716 SW TIMBER RIDGE CT	LOT 21, BLOCK A, SUMMERFIELD SUBD, PHASE 1	\$130,000
2121 SW WANAMAHER RD	RED WING SHOES	\$100,000

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

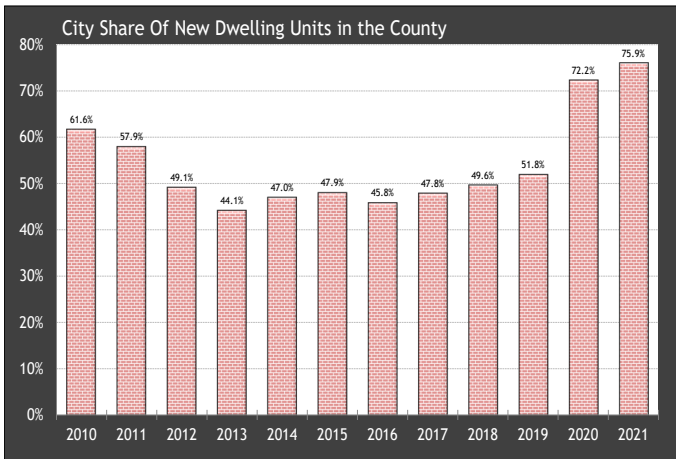


NOVEMBER 2021

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 November 2020 to November 2021, increased 32.8% from 289 vs 384. Additions and alterations decreased 2.4% from November 2020 to November 2021 (210 vs 205).



Tracking total **new housing unit types** can be an indicator of more quality housing choices and affordability. From 2010 to 2019, the share of new non-single accounted for only 39% of new units. However, since 2020 this trend has reversed, with 72% of new units being non-single family. 2021's year-to-date count continues this trend with 75.9% of units being new non-single family.

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 **75.9%** through November 2021 (384 out of 506 units) indicating better alignment with LUGMP priorities.

Buildable, Prime Vacant Lots/Units in the City	
Year	4th Qt. 2021
Beginning Balance	516
Net New Lots	-
Building Permits	6
Ending BPVL Balance	510
2-yr avg single/two family bldg permits	89/yr
BPVL housing growth supply	5.73 years

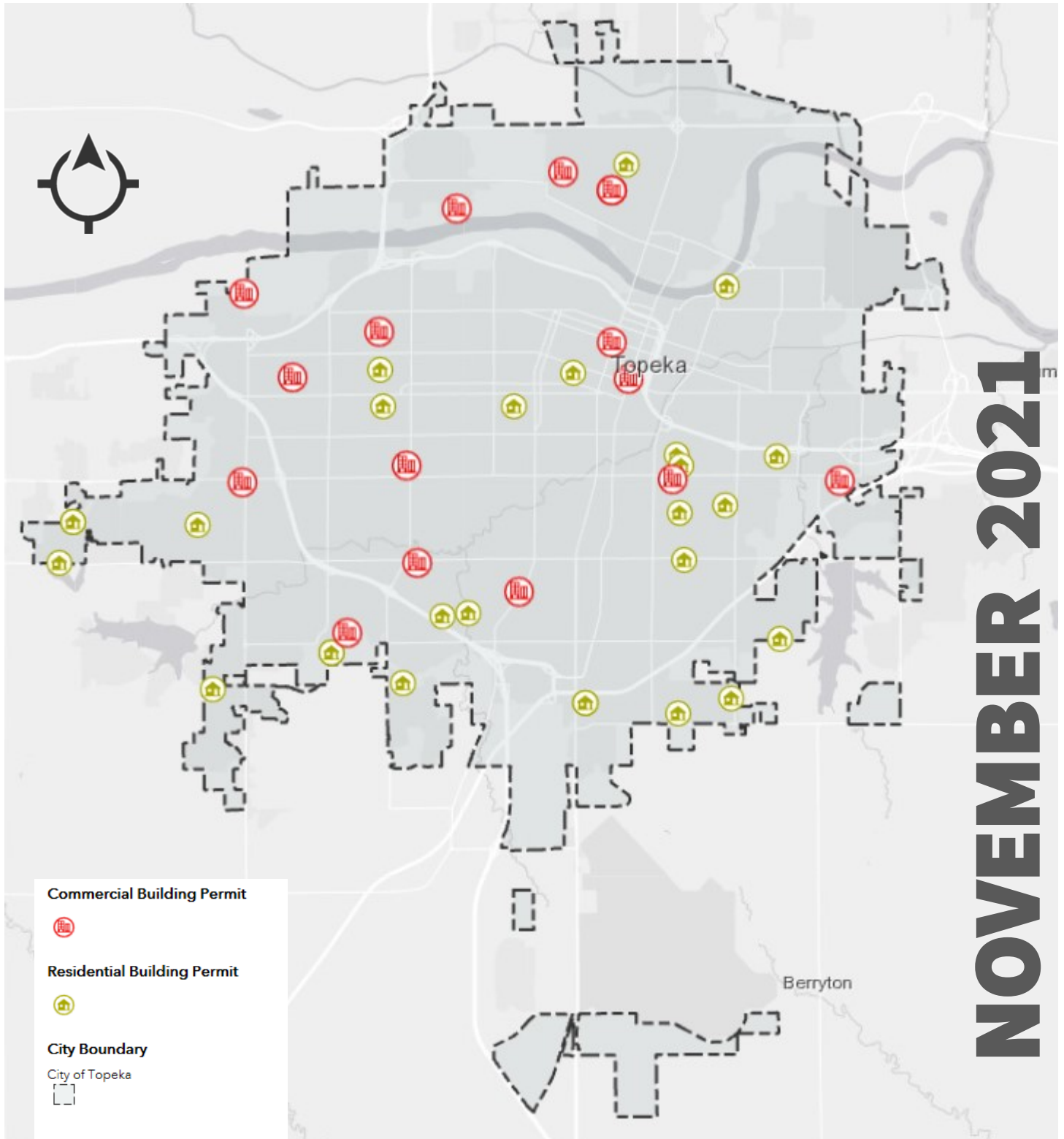
Buildable prime vacant lots (BPVL) are those lots/units within the city that were platted since 1970 and currently have street access or approved benefit districts. Topeka has a sufficient supply of BPVL's through the end of the third quarter of 2021 to accommodate 5.73 years of housing growth for new single-two family dwellings.





NOVEMBER 2021

Building Permits



<https://maps.topeka.org/BuildingPermits/>



NOVEMBER 2021

3-Mile ETJ, UGA, and City Boundary New Housing Units – November 2021

