



APPENDICES

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- › DETAILED DATA TABLES
- › ADDITIONAL DEMAND SUMMARIES
- › FEASIBILITY ANALYSIS ASSUMPTIONS
- › ORGANIZATIONAL REVIEW SUMMARY
- › CASE STUDY SUMMARY



Community Stakeholders

Lindsay Freeman, Advisors Excel
Community Engagement

TD Hicks, Antioch Missionary Baptist
Church

Fred Owens, Attorney at Law

Mary Beth, Balanced Property Management

Marlou Wegener, BCBS KS Foundation

Doug Bassett, Berkshire Hathaway Homes
First

Rick Nesbitt, Berkshire Hathaway Homes
First

Abbey Wostal, Better Homes & Gardens

Nikki Ramirez-Jennings, Boys & Girls Clubs
of Topeka

Dawn McWilliams, Boys & Girls Clubs of
Topeka

Lloyd Rainge, Capital Federal VP
Community Development

Mark Burenheide, Capitol Federal
Foundation

Tammy Dishman, Capitol Federal
Foundation

Kristine Hammes, Catholic Charities

Linda Jones-Giltner, Cedar Ridge
Apartments

Eric Tyszko, Central Park

Don Perkins, Central Park

Bryon Schlosser, Coldwell Banker Griffith
& Blair

Ardith Smith-Woertz, College Hill

Christi Stewart, College Hill

Tawny Stottlemeier, Community Action

Gary Cushinberry, Core First

Chris Palmer, Cornerstone of Topeka

Mike Feiden, Crestview NA

Lisa Cain, Doorstep

Chuck Dultmeier, Dultmeier Homes

Lalo Munoz, El Centro of Topeka

Derek Hodam, Farm Bureau

Tobias Schlingensiepen, First
Congregational Church

Sandra Brown, First Presbyterian Church
of Topeka

Doug Penner, Former President of Bethel
College

Nickie Roberts, Fox Run Cooperative

Doug Smith, Gethsemane Worship
Center/JUMP Co-Chair

Molly Howey, GoTopeka

Alice Weingartner, GraceMed

Vince Frye, Greater Topeka Partnership

Curtis Sneden, Greater Topeka
Partnership

Janice Watkins, Habitat for Humanity

Tricia McCort, Heartland RADAC

Erma Forbes, Highland Acres

Manny Herron, Infinite Properties Group,
LLC

Susan Harris, Jayhawk Area on Aging

Joe Ledbetter, Joseph Ledbetter Law

Toby Gallegos, Keller Williams



Del-Metrius Miller, Keller Williams Realty
One Legacy Partners, LLC

Helen Crow, Kirk & Cobb Inc. Realtors

Steve Kirk, Kirk & Cobb Inc. Realtors

Mark Rezak, KS Commercial

Jim Clark, Landlord

Lynda Hilderman, Landlord

Tom Benaka, Landlord

Richard White, Landlord

Mark Bohling, Mark Boling Construction
Inc

Floyd McMillin, Mc Millin Construction

Greg Hammes, Most Pure Heart of Mary
Catholic Church

Mary Froese, Next Home Professionals

Emil Spaeth, Oakland

Jerri White, Oakland

Michael Jacobs, PepsiCo

Kathleen Link, Positive Connections

Jim Hood, Re/Maxx Associates of Topeka

Kevin Swift, Re/Maxx Associates of
Topeka

Doug Barrington, Realty Professionals

Kennee Betz, ReMax

Karyn Barrett, Reser's Fine Foods

Fred Martinze, Rolling Meadows NA

Ray Thurlo, RT Builders

Kristy Druse, Security Benefit

Connie Rasmussen, Shawnee
Management

Bette Allen, SNCO Landlord Association

Steve Vogle, SNCO Landlord Association

Mike Beene, State of Kansas

Susan Thompson, Stormont Vail Hospital

Kent Pope, Strengthening & Equipping
Neighborhoods Together (SENT)

Billie Hall, Sunflower Foundation

Debbie Stiel, Temple Beth Sholom

Rene Tinajero, Tinajero Group

Rodney Harmon, TopCity Costumes

Arnold Downing, Topeka Housing
Authority

Imam Omar Jaleel Hazim, Topeka Islamic
Center

Shanae' Holman, Topeka JUMP

Wendy Wells, U.S. Bank

Larry Robbins, USD 501

Ashley Arganbright, Valeo

Valerie Mize, Valeo

Lisa Hastings, Valeo

Molly Kemper, Valeo

Bill Persinger, Valeo

Susan McClacherty, Valley Park
NIA/Woodside HOA

Cheyenne Bertrand, Vecino Group

Deirdre Fitch, Veteran's Administration

Dawn Downing, Ward Meade

Mike Amos, Ward Meade

Eric Grospitch, Washburn University

Bill Welch, WCW Property Management





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POPULATION OVERVIEW

City, County, MSA, Kansas, USA

Population Overview

Description	Topeka, KS	Shawnee County	MSA	Kansas	USA
Population					
2024 Projection	125,900	177,500	233,600	3,014,400	345,487,600
2019 Estimate	127,000	178,600	234,900	2,966,500	332,417,800
2010 Census	127,500	177,900	233,900	2,853,100	308,745,500
2000 Census	125,000	170,000	225,000	2,688,000	281,422,000
Projected Change (2019-2024)	-0.2%	-0.1%	-0.1%	0.3%	0.8%
Annual Change (2000-2010)	2.0%	4.6%	4.0%	6.1%	9.7%
Annual Change (2010-2019)	-0.1%	0.0%	0.1%	0.4%	0.8%
Total Change (2010-2019)	-0.4%	0.4%	0.4%	4.0%	7.7%
Net Change (2010-2019)	-500	700	1,000	113,400	23,672,300

Source: ESRI 2019

Focus Areas

Population Overview

Description	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
Population								
2024 Projection	8,463	1,864	3,800	3,669	3,600	3,400	700	1,600
2019 Estimate	8,521	1,859	3,858	3,706	3,621	3,470	719	1,529
2010 Census	8,461	1,787	3,975	3,755	3,722	3,595	745	1,228
2000 Census	8,832	1,627	3,897	3,831	3,849	3,772	837	1,109
Projected Change (2019-2024)	-0.1%	0.1%	-0.3%	-0.2%	-0.1%	-0.4%	-0.5%	0.9%
Annual Change (2000-2010)	-4.2%	9.8%	2.0%	-2.0%	-3.3%	-4.7%	-11.0%	10.7%
Annual Change (2010-2019)	0.1%	0.4%	-0.3%	-0.1%	-0.3%	-0.4%	-0.4%	2.4%
Total Change (2010-2019)	0.7%	4.0%	-2.9%	-1.3%	-2.7%	-3.5%	-3.5%	24.5%
Net Change (2010-2019)	60	72	-117	-49	-101	-125	-26	301

Source: ESRI 2019

HOUSEHOLD OVERVIEW

City, County, MSA, Kansas, USA

Household Overview					
Description	Topeka, KS	Shawnee County	MSA	Kansas	USA
2024 Projection	53,266	72,569	94,609	1,172,237	129,922,162
2019 Estimate	53,720	72,970	95,109	1,154,432	125,168,557
2010 Census	53,949	72,600	94,483	1,112,096	116,716,292
2000 Census	53,003	68,920	89,600	1,037,891	105,480,101
Projected Growth (2019-2024)	-0.2%	-0.1%	-0.1%	0.3%	0.8%
Annual Growth (2010-2019)	-0.1%	0.1%	0.1%	0.4%	0.8%
Households by Size (2013 - 2017)					
One-Person	37%	32%	30%	29%	28%
Two-Person	32%	35%	36%	35%	34%
Three-Person	13%	13%	13%	14%	16%
Four-Person	10%	12%	12%	12%	13%
Five-Person	5%	5%	5%	6%	6%
Six-Person	2%	2%	2%	2%	2%
Seven-Person +	1%	1%	1%	1%	1%
Average Household Size					
2024 Projection	2.29	2.39	2.42	2.50	2.60
2019 Estimate	2.29	2.39	2.42	2.50	2.59
2010 Census	2.29	2.39	2.42	2.49	2.58

Source: ESRI 2019

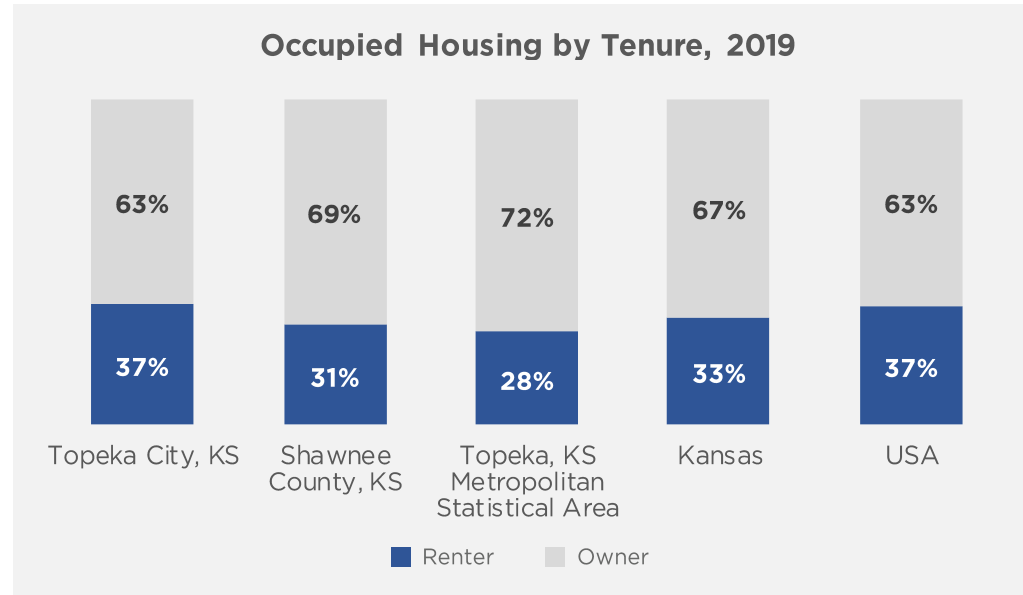
Focus Areas

Household Overview								
Description	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
2024 Projection	3,628	525	1,587	1,593	1,609	1,149	320	590
2019 Estimate	3,656	526	1,613	1,608	1,627	1,172	324	578
2010 Census	3,657	520	1,662	1,621	1,657	1,224	333	471
2000 Census	3,993	558	1,694	1,654	1,694	1,327	354	372
Projected Growth (2019-2024)	-0.2%	0.0%	-0.3%	-0.2%	-0.2%	-0.4%	-0.3%	0.4%
Annual Growth (2010-2019)	0.0%	0.1%	-0.3%	-0.1%	-0.2%	-0.5%	-0.3%	2.2%
Households by Size (2013 - 2017)								
One-Person	47%	29%	41%	37%	28%	24%	30%	22%
Two-Person	28%	27%	34%	37%	38%	29%	40%	44%
Three-Person	10%	20%	4%	12%	12%	19%	18%	13%
Four-Person	5%	10%	10%	9%	16%	15%	6%	9%
Five-Person	6%	14%	5%	2%	3%	10%	6%	6%
Six-Person	3%	0%	4%	1%	1%	2%	0%	4%
Seven-Person +	1%	0%	2%	0%	2%	1%	0%	2%
Average Household Size								
2024 Projection	2.31	3.34	2.18	2.28	2.22	2.96	2.21	2.65
2019 Estimate	2.31	3.33	2.18	2.28	2.23	2.96	2.22	2.65
2010 Census	2.30	3.23	2.19	2.30	2.25	2.94	2.24	2.61

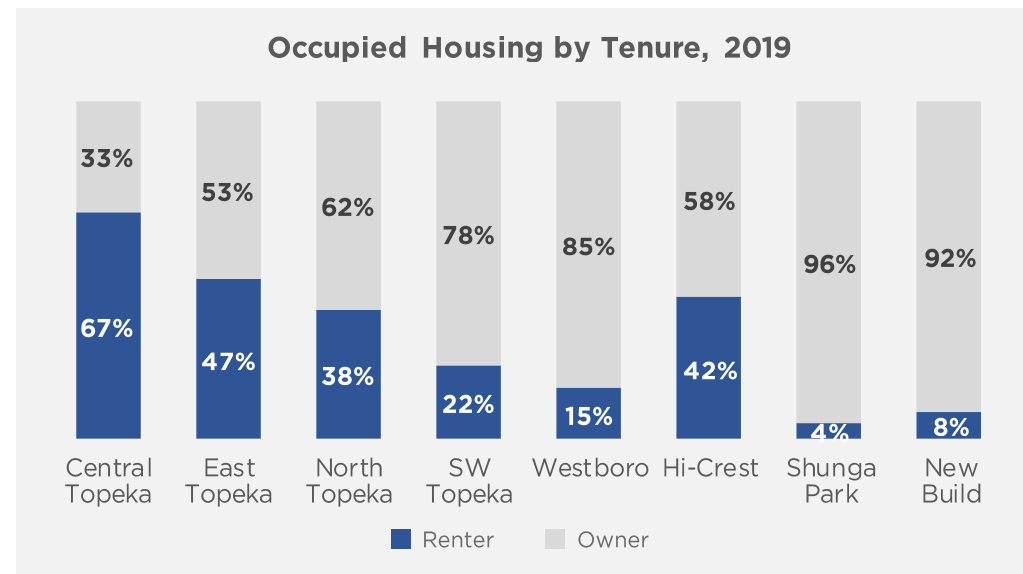
Source: ESRI 2019

HOUSING TENURE

City, County, MSA, Kansas, USA



Focus Areas



INCOME DISTRIBUTION

City, County, MSA, Kansas, USA

Income Distribution					
Description	Topeka, KS	Shawnee County	MSA	Kansas	USA
Total households:	53,720	72,970	95,109	1,154,432	125,168,557
<\$15,000	11%	9%	9%	10%	11%
\$15,000 - \$24,999	14%	11%	11%	9%	9%
\$25,000 - \$34,999	10%	9%	9%	10%	9%
\$35,000 - \$49,999	15%	14%	14%	15%	12%
\$50,000 - \$74,999	19%	20%	20%	19%	18%
\$75,000 - \$99,999	13%	15%	15%	13%	13%
\$100,000 - \$149,999	13%	17%	16%	15%	15%
\$150,000 - \$199,999	2%	3%	3%	5%	7%
\$200,000 +	2%	2%	2%	5%	7%

Source: ESRI 2019

Focus Areas

Income Distribution								
Description	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
Total households:	3,656	526	1,613	1,608	1,627	1,172	324	578
<\$15,000	24%	28%	53%	6%	13%	37%	1%	2%
\$15,000 - \$24,999	23%	13%	63%	15%	25%	47%	3%	6%
\$25,000 - \$34,999	12%	24%	32%	7%	19%	36%	1%	3%
\$35,000 - \$49,999	13%	13%	63%	17%	41%	41%	7%	5%
\$50,000 - \$74,999	16%	12%	40%	29%	76%	32%	9%	16%
\$75,000 - \$99,999	5%	7%	37%	17%	51%	20%	17%	19%
\$100,000 - \$149,999	6%	0%	17%	9%	52%	10%	12%	34%
\$150,000 - \$199,999	1%	0%	0%	0%	18%	0%	6%	10%
\$200,000 +	0%	2%	0%	1%	13%	0%	5%	15%

Source: ESRI 2019

AGE COMPARISON

City, County, MSA, Kansas, USA

Age Comparison, 2019

Age	Cohort	Topeka, KS	Shawnee County	MSA	Kansas	USA
0 - 4	(Pre-school)	7%	6%	6%	7%	6%
5 - 17	(K-12)	17%	17%	17%	17%	16%
18 - 24	(College Age)	9%	9%	8%	10%	9%
25 - 34	(Early Workforce)	14%	13%	12%	14%	14%
35 - 49	(Family Years)	18%	17%	17%	18%	19%
50 - 64	(Empty Nesters)	18%	19%	20%	19%	19%
65 - 74	(Seniors)	10%	10%	11%	9%	10%
75+	(Elderly)	8%	8%	8%	7%	7%

Source: ESRI 2019

Focus Areas

Age Comparison, 2019

Age	Cohort	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
0 - 4	(Pre-school)	8%	12%	6%	7%	6%	10%	4%	3%
5 - 17	(K-12)	18%	25%	17%	17%	17%	22%	12%	16%
18 - 24	(College Age)	13%	10%	10%	7%	6%	10%	5%	6%
25 - 34	(Early Workforce)	16%	15%	14%	14%	12%	15%	7%	7%
35 - 49	(Family Years)	17%	18%	18%	20%	21%	18%	15%	16%
50 - 64	(Empty Nesters)	18%	12%	21%	18%	19%	14%	21%	28%
65 - 74	(Seniors)	7%	5%	9%	10%	12%	6%	20%	15%
75+	(Elderly)	3%	3%	6%	8%	7%	4%	16%	10%

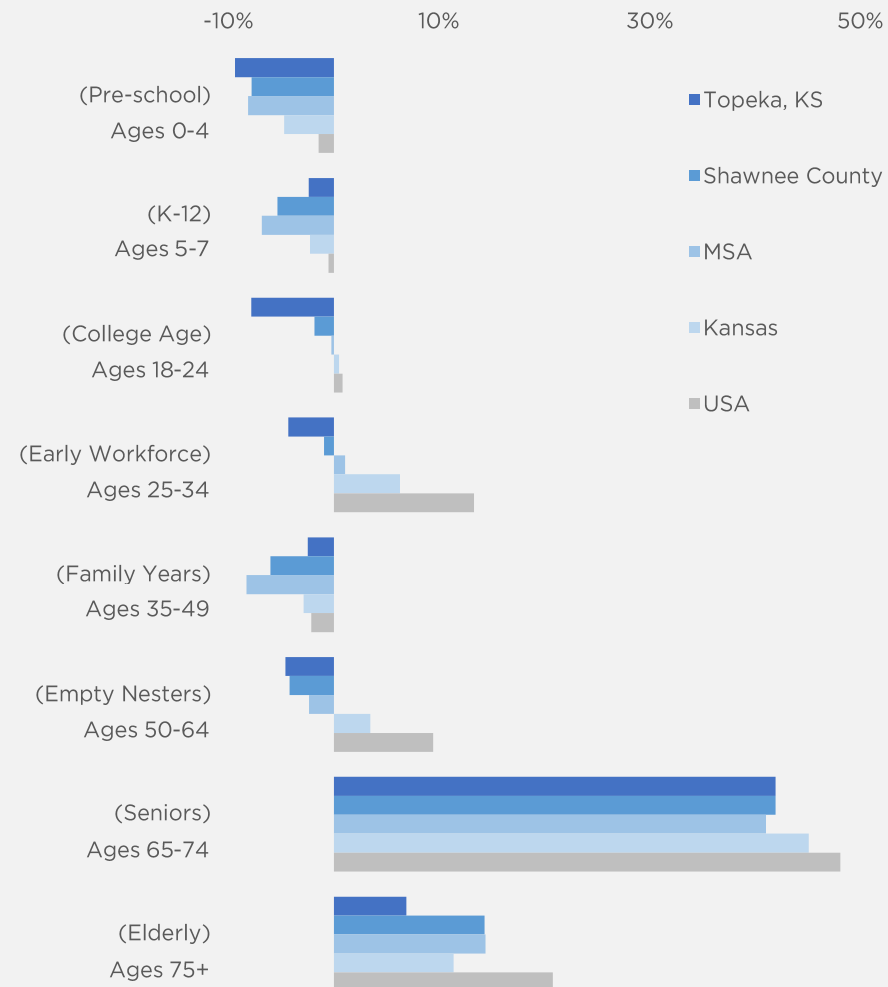
Source: ESRI 2019

AGE TREND

City, County, MSA, Kansas, USA

Age Change Distribution, 2010-2019

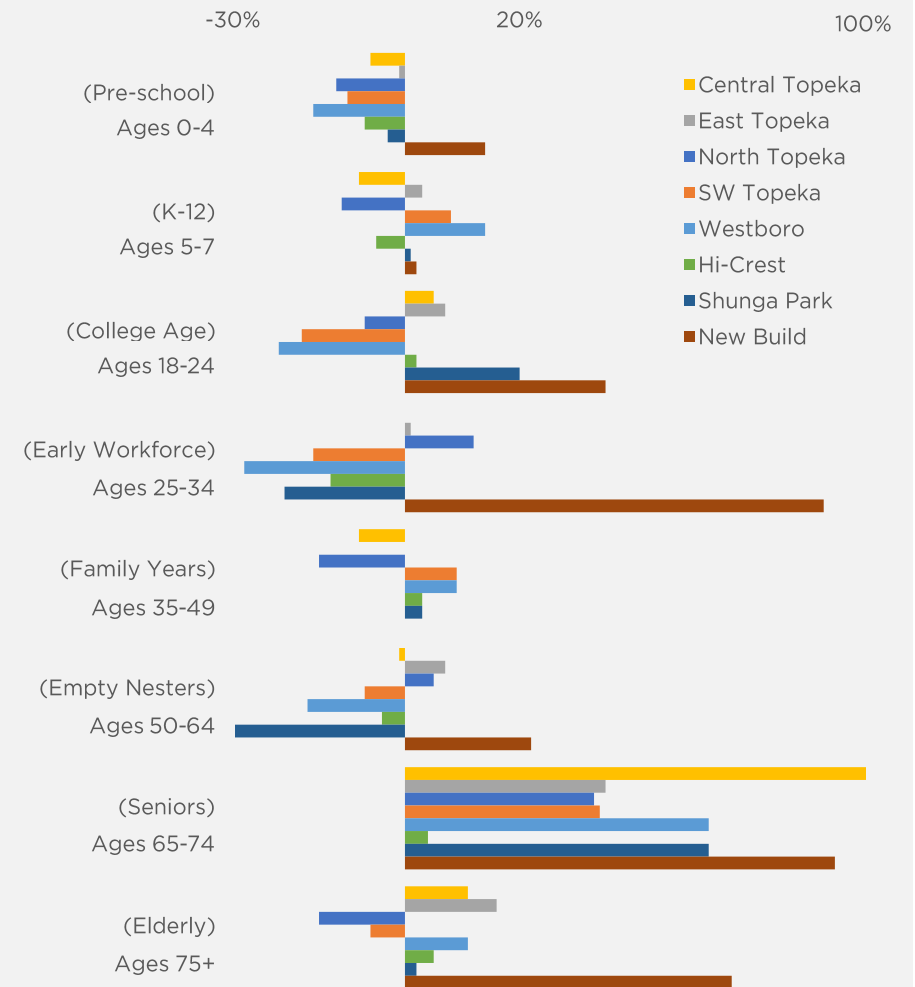
Source: ESRI



Focus Areas

Age Change Distribution, 2010-2019

Source: ESRI



AGE CHANGE DISTRIBUTION

City, County, MSA, Kansas, USA

Projected Age Change Distribution, 2019-2024

Age	Cohort	Topeka, KS	Shawnee County	MSA	Kansas	USA
0 - 4	(Pre-school)	-1%	0%	-1%	2%	4%
5 - 17	(K-12)	-2%	-2%	-2%	1%	2%
18 - 24	(College Age)	3%	0%	-2%	-2%	-1%
25 - 34	(Early Workforce)	-8%	-4%	-4%	-1%	1%
35 - 49	(Family Years)	1%	0%	0%	3%	5%
50 - 64	(Empty Nesters)	-9%	-9%	-9%	-7%	-2%
65 - 74	(Seniors)	7%	8%	9%	13%	13%
75+	(Elderly)	12%	16%	17%	16%	21%

Source: ESRI 2019

Focus Areas

Projected Age Change Distribution, 2019-2024

Age	Cohort	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
0 - 4	(Pre-school)	0%	1%	-1%	0%	0%	-3%	3%	4%
5 - 17	(K-12)	-7%	3%	-3%	3%	2%	0%	4%	-6%
18 - 24	(College Age)	3%	5%	1%	11%	14%	3%	-12%	-7%
25 - 34	(Early Workforce)	1%	-12%	-7%	-16%	-18%	-10%	0%	18%
35 - 49	(Family Years)	-4%	2%	1%	6%	-1%	2%	8%	-3%
50 - 64	(Empty Nesters)	-11%	0%	-9%	-11%	-11%	-8%	-20%	-4%
65 - 74	(Seniors)	23%	3%	16%	9%	4%	10%	-3%	11%
75+	(Elderly)	31%	2%	6%	-2%	20%	-4%	8%	23%

Source: ESRI 2019

DISTRIBUTION OF POPULATION BY RACE

City, County, MSA, Kansas, USA

Distribution of Population by Race, 2019

Description	Topeka, KS	Shawnee County	MSA	Kansas	USA
White	65%	71%	75%	73%	59%
Black or African American	9%	7%	6%	5%	11%
American Indian and Alaska Native	1%	1%	1%	1%	1%
Asian	1%	1%	1%	3%	5%
Pacific Islander	0%	0%	0%	0%	0%
Other Race	5%	4%	3%	4%	6%
Two or More Races	5%	4%	4%	3%	3%
Hispanic or Latino	14%	11%	10%	11%	16%

Source: ESRI 2019

Focus Areas

Distribution of Population by Race, 2019

Description	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
White	50%	33%	73%	74%	84%	40%	87%	87%
Black or African American	15%	8%	5%	5%	3%	19%	4%	2%
American Indian and Alaska Native	1%	1%	3%	1%	1%	1%	1%	0%
Asian	0%	0%	1%	1%	1%	0%	3%	4%
Pacific Islander	0%	0%	0%	0%	0%	0%	0%	0%
Other Race	8%	15%	3%	3%	1%	10%	1%	1%
Two or More Races	7%	4%	5%	6%	3%	8%	1%	2%
Hispanic or Latino	18%	40%	11%	10%	7%	21%	4%	4%

Source: ESRI 2019

COMMUTING PATTERNS

City, County, MSA, Kansas, USA

Commuting Patterns - Average Travel Time and Mode of Commute

Description	Topeka, KS	Shawnee County	MSA	Kansas	USA
Workers 16 and older	58,529	83,219	109,117	1,414,974	148,432,042
Mode of Commute					
Drove alone	81%	83%	83%	82%	76%
Carpooled	11%	10%	10%	9%	9%
Used public transportation	1%	1%	1%	0%	5%
Walked	2%	2%	2%	2%	3%
Other means	1%	1%	1%	1%	1%
Worked at home	2%	3%	3%	4%	5%
Mean Travel Time to Work (Minutes)	17.0	18.0	20.4	19.2	26.4

Source: ESRI 2019

Focus Areas

Commuting Patterns - Average Travel Time and Mode of Commute

Description	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
Workers 16 and older	3,405	394	1,312	1,960	2,146	1,331	422	663
Mode of Commute								
Drove alone	70%	53%	255%	83%	481%	246%	82%	151%
Carpooled	17%	38%	51%	10%	31%	40%	21%	8%
Used public transportation	6%	0%	7%	0%	0%	9%	0%	1%
Walked	5%	1%	5%	1%	7%	15%	0%	1%
Other means	1%	1%	1%	0%	6%	7%	0%	1%
Worked at home	2%	2%	5%	5%	19%	16%	4%	5%
Mean Travel Time to Work (Minutes)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: ESRI 2019

CAR OWNERSHIP

City, County, MSA, Kansas, USA

Car Ownership

Description	Topeka, KS	Shawnee County	MSA	Kansas	USA
Households with No Vehicles (2013 - 2017)	5,241	5,571	6,353	60,956	10,468,418
Households with No Vehicles (2013 - 2017)	10%	8%	7%	5%	9%

Source: ESRI 2019

Focus Areas

Car Ownership

Description	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
Households with No Vehicles (2013 - 2017)	979	78	188	25	22	116	0	31
Households with No Vehicles (2013 - 2017)	27%	15%	12%	2%	1%	10%	0%	6%

Source: ESRI 2019

DISABILITY DATA

City of Topeka

Disability Characteristics, 2018

Description	Topeka, KS	
		% of total in the category
With a Disability	18,058	15%
Under 19 years	1,026	4%
18-64 years	8,529	12%
Above 65 years	8,503	37%
Disability by Type		
With a Hearing Disability	5,752	5%
Under 19 years	151	1%
18-64 years	1,335	2%
Above 65 years	4,266	19%
With a Vision Disability	2,605	2%
Under 19 years	224	1%
18-64 years	1,213	2%
Above 65 years	1,168	5%
With a Cognitive Disability	6,953	6%
Under 19 years	875	4%
18-64 years	4,513	6%
Above 65 years	1,565	7%
With a Ambulatory Disability	9,022	8%
Under 19 years	130	1%
18-64 years	3,607	5%
Above 65 years	5,285	23%
With a Self-Care Disability	3,449	3%
Under 19 years	223	1%
18-64 years	1,647	2%
Above 65 years	1,579	7%
With a Independent Living Disability	5,946	6%
Under 19 years	n/a	n/a
18-64 years	2,851	4%
Above 65 years	3,095	13%

Source: ACS S1810

HOUSING PROBLEM

City of Topeka

Housing Issues Data			
Description	Owner	Renter	Total
Topeka Income Distribution Overview			
Household Income <=30% HAMFI	2,150	6,090	8,240
Household Income >30% to <=50% HAMFI	2,865	4,720	7,585
Household Income >50% to <=80% HAMFI	5,165	5,250	10,415
Household Income >80% to <=100% HAMFI	3,775	2,455	6,230
Household Income >100% HAMFI	15,705	4,545	20,250
Total	29,660	23,065	52,725
Topeka Housing Problems Overview			
Household has at least 1 of 4 housing problems	5,370	10,825	16,195
Household has none of 4 housing problems	24,165	11,850	36,015
Cost Burden not available - no other problems	130	385	515
Total	29,660	23,065	52,725
Topeka Severe Housing Problems Overview			
Household has at least 1 of 4 severe housing problems	2,325	5,725	8,050
Household has none of 4 severe housing problems	27,210	16,955	44,165
Cost Burden not available - no other problems	130	385	515
Total	29,660	23,065	52,725
Topeka Housing Cost Burden Overview			
Cost Burden <=30%	24,615	12,490	37,105
Cost Burden >30% to <=50%	3,160	5,290	8,450
Cost Burden >50%	1,750	4,890	6,640
Cost Burden not available	130	385	515
Total	29,660	23,065	52,725

Source: CHAS Data - ACS 2012-2016

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities). For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

HOUSING UNIT OVERVIEW

City, County, MSA, Kansas, USA

Housing Unit Overview					
Description	Topeka, KS	Shawnee County	MSA	Kansas	USA
Total Housing Units (2019)	60,336	80,444	105,707	1,290,185	140,954,564
Total Housing Units (2010)	59,583	79,140	103,809	1,233,215	131,704,730
Net Change	753	1,304	1,898	56,970	9,249,834
% Change	1.3%	1.6%	1.8%	4.6%	7.0%
Occupied Housing Units (2019)	53,720	72,970	95,109	1,154,432	125,168,557
Occupancy Rate	89%	91%	90%	89%	89%
Vacancy Rate	11%	9%	10%	11%	11%
Total Vacant Units	5,891	6,780	9,535	121,469	14,018,075
Housing Units by Units in Structure (2013-2017)					
1, Detached	66%	72%	74%	73%	62%
1, Attached	4%	4%	3%	5%	6%
2 to 4 Unit	7%	6%	5%	6%	8%
Smaller-scale Multi-family (5-19 units)	10%	8%	7%	8%	9%
Larger-scale Multi-family (20+ units)	10%	8%	7%	5%	9%
Households by Household Type (2013 - 2017)					
Family Households	57%	62%	64%	65%	66%
Non-Family Households	43%	38%	36%	35%	34%
Median Housing Value (2019)	\$117,000	\$146,000	\$146,000	\$159,000	\$234,000
<i>Source: ESRI 2019</i>					

HOUSING UNIT OVERVIEW (cont.)

Focus Areas

Housing Unit Overview								
Description	Central Topeka	East Topeka	North Topeka	SW Topeka	Westboro	Hi-Crest	Shunga Park	New Build
Total Housing Units (2019)	4,601	634	1,895	1,726	1,777	1,400	346	595
Total Housing Units (2010)	4,507	626	1,891	1,715	1,774	1,400	346	485
Net Change	94	8	4	11	3	0	0	110
% Change	2.1%	1.3%	0.2%	0.6%	0.2%	0.0%	0.0%	22.7%
Occupied Housing Units (2019)	3,656	526	1,613	1,608	1,627	1,172	324	578
Occupancy Rate	79%	83%	85%	93%	92%	84%	94%	97%
Vacancy Rate	21%	17%	15%	7%	8%	16%	6%	3%
Total Vacant Units	751	90	240	110	137	191	21	17
Housing Units by Units in Structure (2013-2017)								
1, Detached	48%	81%	72%	94%	97%	93%	98%	85%
1, Attached	1%	1%	1%	1%	0%	1%	0%	7%
2 to 4 Unit	15%	5%	4%	1%	2%	0%	2%	0%
Smaller-scale Multi-family (5-19 units)	14%	11%	5%	3%	1%	0%	0%	0%
Larger-scale Multi-family (20+ units)	23%	2%	2%	1%	0%	0%	0%	7%
Households by Household Type (2013 - 2017)								
Family Households	44%	72%	55%	59%	59%	72%	70%	81%
Non-Family Households	56%	28%	45%	41%	41%	28%	30%	19%
Median Housing Value (2019)	\$75,000	\$34,000	\$69,000	\$102,000	\$139,000	\$63,000	\$195,000	\$279,000

Source: ESRI 2019

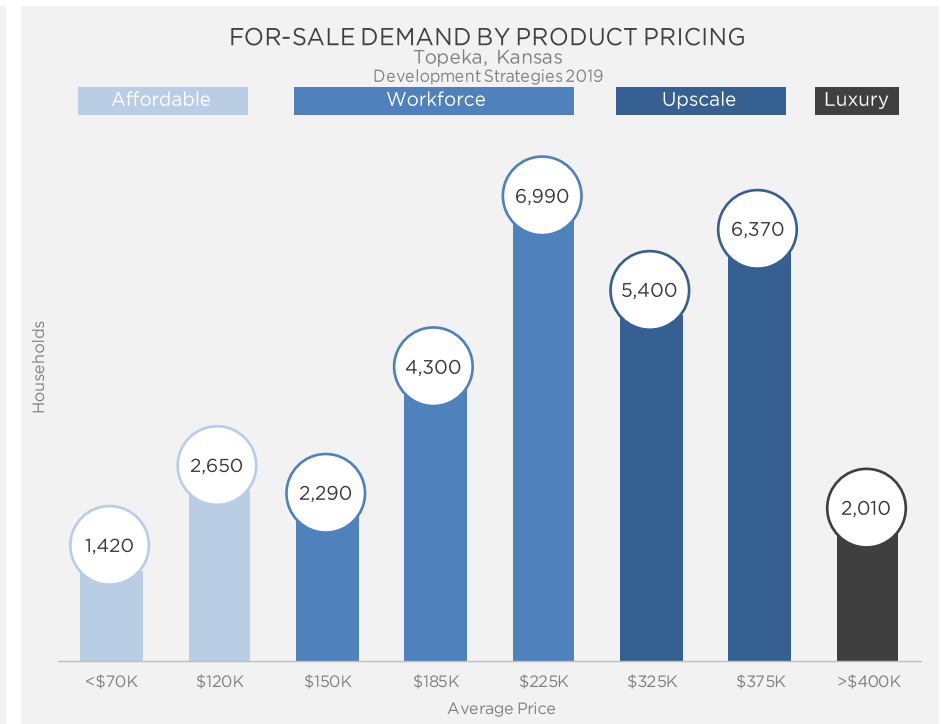
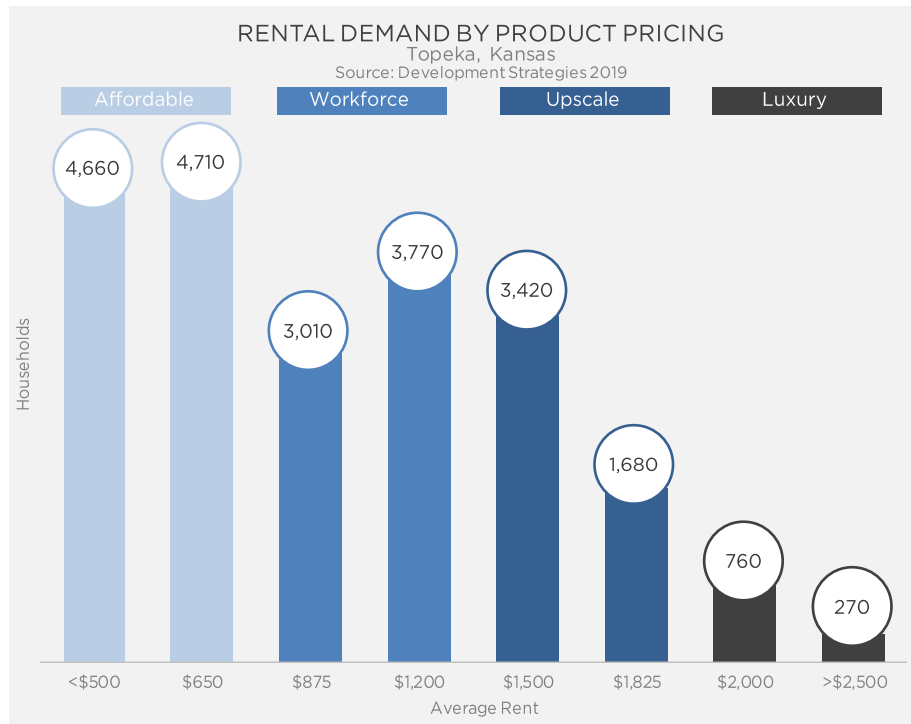




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CONVENTIONAL RENTAL & FOR-SALE DEMAND



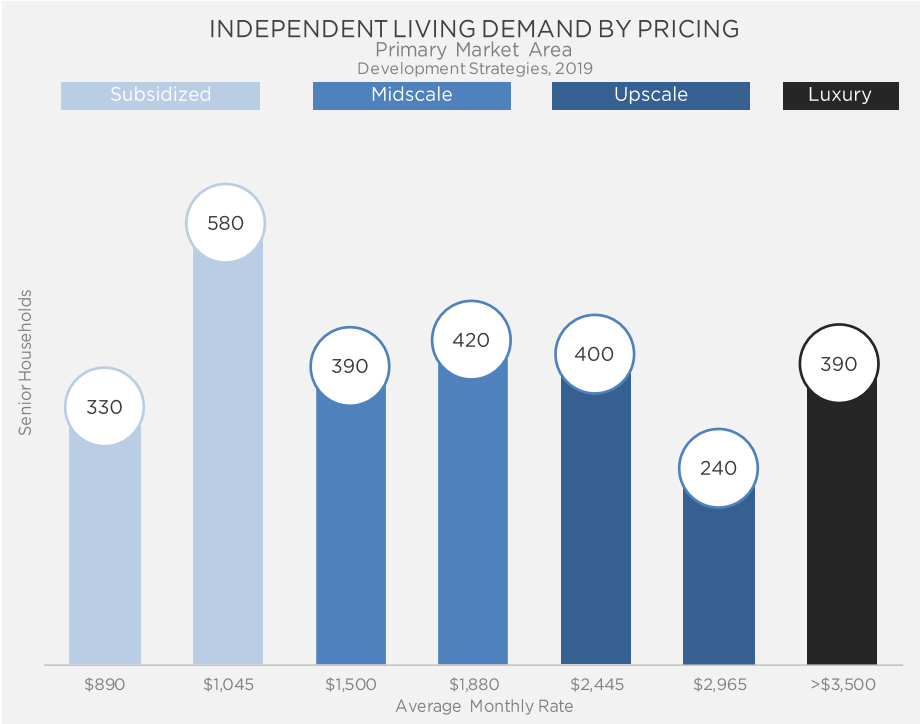
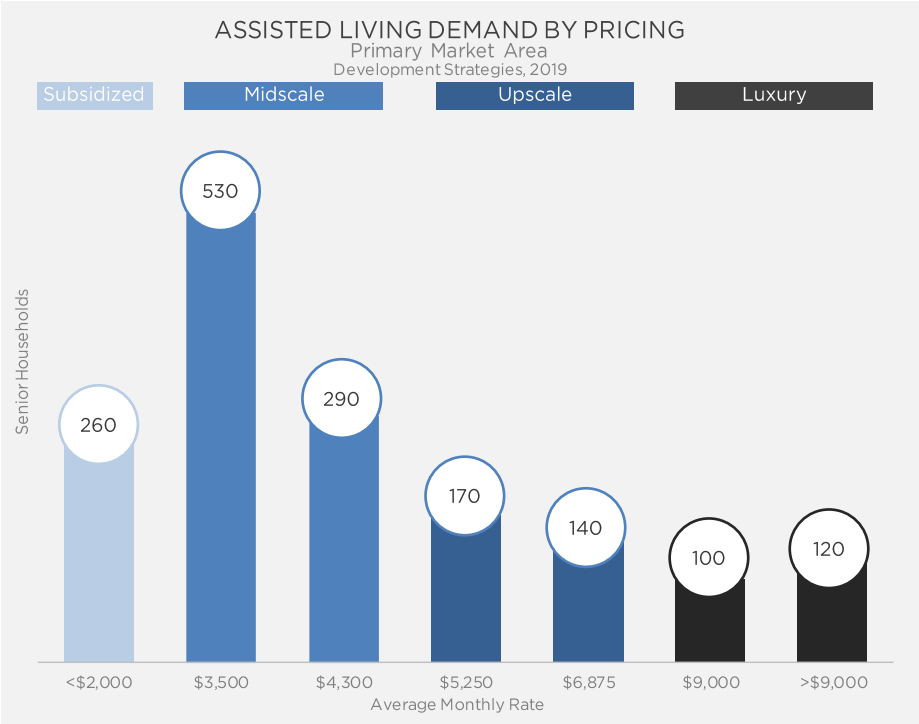
TAPESTRY DEMAND

Target Market Segment Methodology - Implied Product Pricing (City of Topeka)

Tapestry Group/Segment	Total Households	Implied Owner Households	Units Captured	Implied Average Price	Implied Renter Households	Units Captured	Implied Average Rent
	19,886	12,379		\$110,000	7,507		\$1,360
Old & Newcomers	9,856	4,435	44	\$170,000	5,421	54	\$1,120
Traditional Living	5,498	3,244	162	\$130,000	2,254	113	\$850
Hardscrabble Road	4,532	1,813	544	\$120,000	2,719	816	\$820
Rustbelt Traditions	4,066	2,887	87	\$200,000	1,179	35	\$1,300

Sources: ESRI, Development Strategies 2016

SENIOR DEMAND





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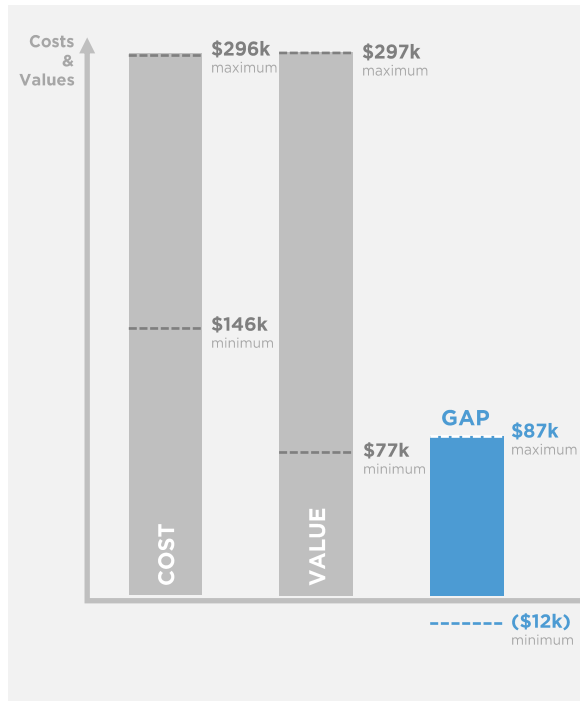


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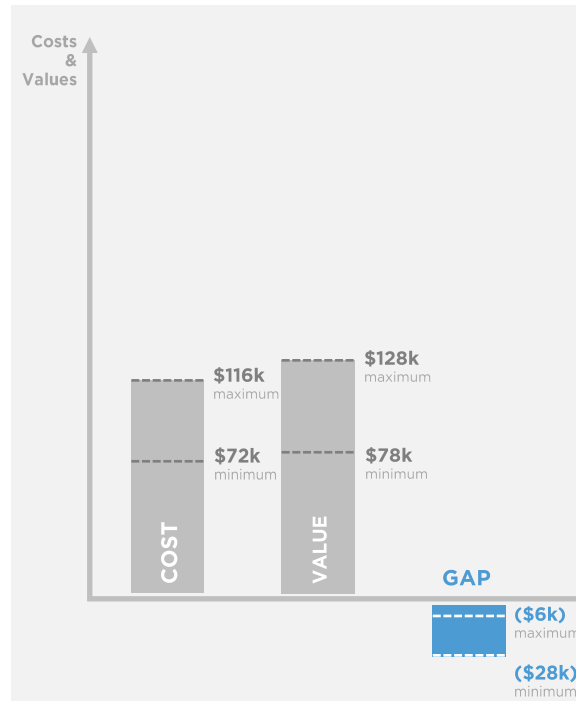
FEASIBILITY ANALYSIS ASSUMPTIONS

SINGLE-FAMILY FEASIBILITY



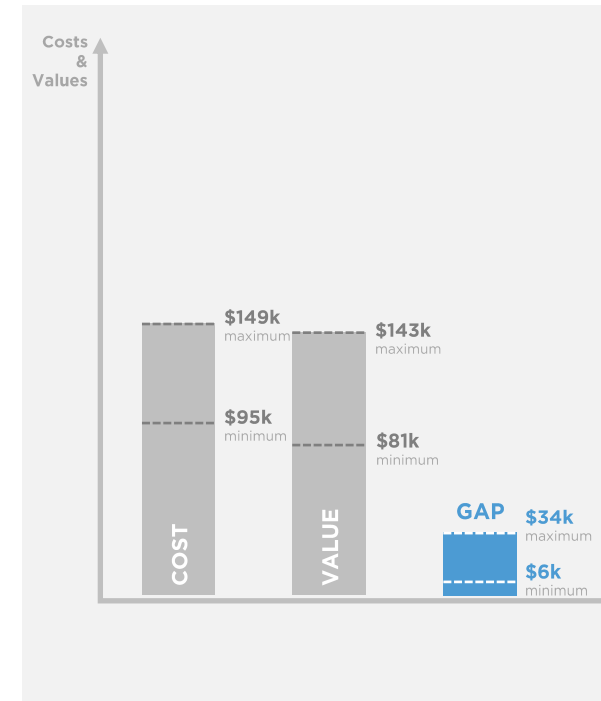
New Construction

	Cost	Value	Gap/ (Equity)
North Topeka	\$190,600	\$118,800	\$71,900
Central Topeka	\$230,800	\$180,000	\$50,800
East Topeka	\$152,400	\$77,800	\$74,600
Hi-Crest	\$145,900	\$77,000	\$68,900
Westboro	\$286,200	\$212,900	\$73,300
SW Topeka	\$159,100	\$121,700	\$37,500
Knollwood	\$296,100	\$209,000	\$87,100
New Build	\$284,600	\$297,000	(\$12,400)



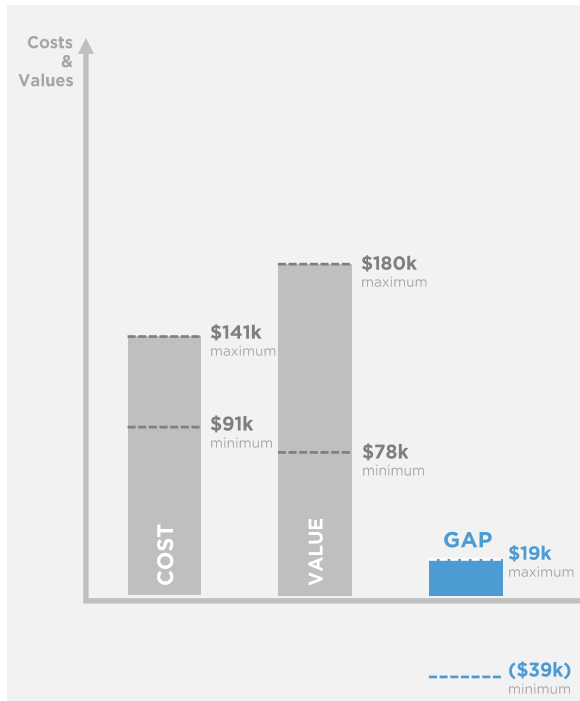
Renovation - Low

	Cost	Value	Gap/ (Equity)
North Topeka	\$90,800	\$118,800	(\$28,000)
Central Topeka	\$115,500	\$127,500	(\$12,000)
East Topeka	\$71,600	\$77,800	(\$6,200)
Hi-Crest	\$84,700	\$98,000	(\$13,300)

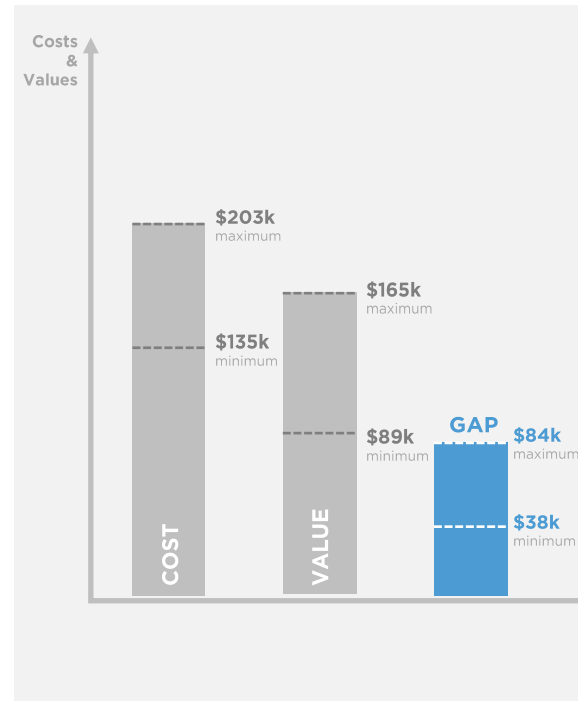


Renovation - High

	Cost	Value	Gap/ (Equity)
North Topeka	\$118,300	\$100,000	\$18,300
Central Topeka	\$148,500	\$142,500	\$6,000
East Topeka	\$94,700	\$81,900	\$12,800
Hi-Crest	\$115,500	\$81,200	\$34,300



Rehabilitation - Low			
	Cost	Value	Gap/(Equity)
North Topeka	\$113,000	\$118,800	(\$5,800)
Central Topeka	\$140,700	\$180,000	(\$39,300)
East Topeka	\$91,400	\$77,800	\$13,600
Hi-Crest	\$117,100	\$98,000	\$19,100



Rehabilitation - High			
	Cost	Value	Gap/(Equity)
North Topeka	\$165,000	\$112,500	\$52,500
Central Topeka	\$203,400	\$165,000	\$38,400
East Topeka	\$134,800	\$89,300	\$45,600
Hi-Crest	\$174,700	\$91,000	\$83,700





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SUMMARY

<i>Organization</i>	<i>Housing Programs</i>	<i>Target Population-AMI Levels</i>	<i>Organizational Funding (Source)</i>
Affordable Housing Provider			
Cornerstone of Topeka Inc.	Long-term affordable housing including single-family homes, duplexes and quadplexes; transitional housing for homeless families	30%, 50%, 60% and 80%	\$1,039,932 (Donations, grants for Kansas Housing Resources Corporation and Topeka Department of Housing, Rents from properties)
Habitat for Humanity of Topeka	Affordable single-family homes; home repair; financial literacy; home maintenance training; tool lending	Low/medium income	\$906,462 (Donations, community sponsors)
Community Action Inc.	Affordable housing program; weatherization resources; utility payment assistance	Low income	\$5,224,517 (HOME; Federal Affordable Housing Program; LIHTC; Donations; Grants)
Veteran's Administration	Housing vouchers for homeless veterans; high-quality health care for veterans	Low income veterans	(Donations; Government funding)
Topeka Housing Authority	Affordable and Section 8 housing	THA housing for 80% AMI; Section 8 for 50% AMI	(HUD grants)
Pioneer Group	LIHTC development; neighborhood redevelopment	Low/moderate income	(LIHTC)
Banking and Finance			
U.S. Bank	Home grants for housing related non-profits; 'Community Possible' grant program supports causes that create stable jobs, better homes and vibrant communities.	All income groups	-
Federal Home Loan Bank	Housing grant program; down payment assistance; below market-rate loans for commercial development, community and economic initiatives	All income groups	\$12,129,800 approved in grant awards in 2019

<i>Organization</i>	<i>Housing Programs</i>	<i>Target Population-AMI Levels</i>	<i>Organizational Funding (Source)</i>
Chamber of Commerce			
Greater Topeka Partnership	Long-term affordable housing including single-family homes, duplexes and quadplexes; transitional housing for homeless families	30%, 50%, 60% and 80%	\$879,989 (Donations, grants)
City			
City of Topeka	Home Buyer Assistance Program - helps Topeka residents become homeowners; provides education, financing, and home rehabilitation; partners with Housing Credit and Counseling Inc.	People buying home within Topeka city limits	Up to \$30,000 for low-income buyers for rehabilitation of their newly acquired property. 50% of the loan is forgivable after 7 years of living in the home
City of Topeka	Housing Rehabilitation Program - assists with home repairs for low-income homeowners; The Emergency Home Repair Program - assists with repairs to bring homes of low-income homeowners up to code	People buying home within Topeka city limits; household income 60% or less than the Topeka area median family income (MFI)	Up to \$30,000 in grant funding for home rehabilitation. 50% of the loan is forgivable after 7 years of living in the home (CDBG, HOME grants, City of Topeka General Fund)
City of Topeka	Shelter Plus Care Program - provides rental assistance to homeless persons with disabilities, primarily those with severe mental illness, chronic problems with alcohol and/ or drugs	People suffering from a severe disability	-
City of Topeka	Hearth Emergency Solutions Grant (HESG) - funds may be used for homeless prevention; rapid rehousing; shelter operations	Homeless	-

SUMMARY (CONTINUED)

<i>Organization</i>	<i>Housing Programs</i>	<i>Target Population-AMI Levels</i>	<i>Organizational Funding (Source)</i>
Non-Profit			
Topeka JUMP	Helping City of Topeka in creating Affordable Housing Trust Fund; helps marginalized groups in fields like predatory lending, public transportation, and mental health	Low-income/ workforce	\$170,420 (Donations)
SENT Topeka	Purchases and repairs homes in challenged neighborhoods; partners with Christ First counselling center	Low-income	-
Housing and Credit Counselling	Topeka Opportunity to Own Program (TOTO) and HCCI DPA Program; Down payment/ closing costs assistance for homebuyers; counselling on tenant/ landlord rights; credit/ finance counselling	Below 80% AMI	\$840,322 (Donations, government grants)
Philanthropy			
Catholic Charities of Northeast Kansas	Utility payment assistance; homeless shelter; food pantries	Low-income	\$24,931,737 (Donations, Grants, United Way)
Social Services			
Doorstep	Rent payment assistance; gas vouchers/ bus tickets; utility payment assistance	People in need of short-term assistance	\$442,453 (Donations, Grants)
Valeo Behavioral Healthcare	Helps with coordination of homeless services; counselling; psychotherapy; diagnosis for people with mental illness and substance abuse disorder	All income groups	\$21,532,441 (Donations, federal grants, funding from City and County)
Topeka Rescue Mission Ministries	Operates homeless shelter; rehousing	Low-income/in extreme poverty	\$4,601,406 (Donations, Grants)
State of Kansas			
Kansas Housing Resources Corporation	Down payments for homebuyers; rent assistance and security deposits for renters; improves homeless shelters; helps with rapid rehousing	Homeless, low/moderate-income	(Federal HOME funds, HUD)





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SUMMARY

Organization	Overview	Key Efforts
Community Development Corporations <i>Community Development Corporations (CDCs) are nonprofit, community-based organizations focused on revitalizing the areas in which they are located, typically low-income, underserved neighborhoods that have experienced significant disinvestment. While they are most commonly celebrated for developing affordable housing, they are usually involved in a range of initiatives critical to community health such as economic development, sanitation, streetscaping, and neighborhood planning projects, and oftentimes even provide education and social services to neighborhood residents. CDCs play a critical role in building community wealth for several key reasons:</i> <i>-They anchor capital in communities by developing residential and commercial property, ranging from affordable housing to shopping centers and even businesses.</i> <i>-At least one-third of a CDC's board is typically composed of community residents, allowing for the possibility of direct, grass-roots participation in decision-making.</i> <i>-CDCs' work to enhance community conditions oftentimes involves neighborhood organizing, a process critical for empowering residents and gaining political power.</i> Source: Community-wealth.org		
Atlanta Neighborhood Development Partnership	Founded in 1991 and certified as a CDFI in 1998, the Atlanta Neighborhood Development Partnership (ANDP) works to promote, create, and preserve mixed-income communities and the equitable distribution of affordable housing throughout the metropolitan Atlanta region.	Through its loan fund, it has provided \$36 million in financing to nonprofit and for-profit housing developers, supporting nearly \$270 million in housing projects. These efforts have resulted in: 1,000+ Homebuyers connected to down payment assistance •5,689 units of housing financed through our loan fund •11,355 homes created through development and financing •28,387 Atlantans provided with affordable rental and homeownership
Source: andpi.org		
Southeast Neighborhood Development, Inc. (SEND)	SEND is a non-profit community development corporation created by residents to revitalize the near southeast side of Indianapolis and to enhance the quality of life of its diverse spectrum of residents.	To date, SEND has: •Transformed more than 130 deteriorated and vacant houses into affordable homes. •Repaired more than 400 homes to make them safer and more energy efficient for the homeowners, some of whom have been in their homes for over 50 years. •Developed 135 affordable apartments for residents ranging from senior citizens, to families, to artists. •Renovated and leased more than 150,000 square feet of commercial space. •Helped train more than 300 youth to help rebuild their community. •Created or improved six parks and planted hundreds of trees along roads throughout the neighborhood.
Source: sendcdc.org		

<i>Organization</i>	<i>Overview</i>	<i>Key Efforts</i>
Community Development Corporations		
Cincinnati Center City Development Corporation (3CDC)	Formed in July, 2003, Cincinnati Center City Development Corporation (3CDC) is a private, non-profit real-estate development and finance organization focused on strategically revitalizing Cincinnati's downtown urban core in partnership with the City of Cincinnati and the Cincinnati corporate community. Its work is specifically focused on the central business district and in the Over-the-Rhine (OTR) neighborhood.	In 2004, 3CDC accepted responsibility for overseeing Cincinnati New Markets Fund and Cincinnati Equity Fund. These loan funds are geared toward downtown redevelopment and spurring economic development in distressed and struggling neighborhoods. Today those funds total over \$250 million and have resulted in over \$1.3 billion invested in downtown and Over-the-Rhine real estate projects.
Source: 3cdc.org		

SUMMARY (CONTINUED)

<i>Organization</i>	<i>Overview</i>	<i>Salient Features</i>
Rental Occupancy Permit Programs		
Lawrence, KS	<p>The Rental Licensing and Inspection Program requires interior and exterior inspections of dwelling units to ensure minimum code standards are met to protect the life, health, safety and the general welfare of occupants. Effective January 1, 2015, all rental properties in Lawrence are required to maintain a valid rental license in compliance with City Ordinance 9110, as amended on October 2, 2018.</p> <p>Website: https://lawrenceks.org/pds/rental-licensing/</p>	<p>Dwelling units are inspected following a 3-year cycle, on a periodic schedule based on 10% of all dwelling units owned by a landlord. In absence of a required inspection by the City, tenants are advised to work with their landlord to address maintenance issues that need to be corrected. If these issues remain, tenants can request an inspection of their dwelling unit at any time.</p> <p>Tenants have the right to refuse consent to inspect, however, the city may seek an administrative search warrant or other lawful means by which to complete the inspection.</p> <p>Annual Budget, 2019: \$326,046</p> <p>Fees: Yearly</p> <ul style="list-style-type: none"> •1-50 Dwelling units: \$17 per Dwelling unit •51-100 Dwelling units: \$850 or \$16 per Dwelling unit, whichever amount is more •101-150 Dwelling units: \$1,600 or \$15 per Dwelling unit, whichever amount is more •151+ Dwelling units: \$2,250 or \$14 per Dwelling unit, whichever amount is more

<i>Organization</i>	<i>Overview</i>	<i>Salient Features</i>
Rental Occupancy Permit Programs		
Kansas City KS	<p>The objective of the Rental License/ Inspection division while conducting interior inspections is to ensure the life, health and safety of the resident(s). The purpose of exterior inspections is to ensure the life, health and safety of the tenant(s) and neighboring community as well as improve the aesthetics of the neighborhoods.</p> <p>In the past the Rental Licensing/ Inspection division primarily dealt with the landlord to schedule and allow inspections. Since the Kansas state law has been changed, the right to allow or refuse an interior inspection of occupied rental property is in the hands of the tenant.</p> <p>More Information: https://www.wycokck.org/WycoKCK/media/Neighborhood-Resource-Center/Documents/Landlord-Brochure.pdf</p>	<p>All residential rental property in Kansas City, Kansas are required to be licensed. The license year runs from May 1st through April 30th. Once licensed, we mail renewals each April. Rental licenses are non transferable, a license is required for each rental unit that you own.</p> <p>If the owner of record resides outside of the Kansas City metropolitan area, they must provide a Registered Agent to the Rental License/Inspection division.</p> <p>Fee: Yearly, \$32 for a building and \$23 for each unit</p>
Overland Park, KS	<p>This program began in July 2017, when the city's community services division identified all potential rental properties in the city. It is an exterior-only inspection program. All property owners who rent their properties out should now have a valid rental license.</p> <p>Website: https://www.opkansas.org/city-services/permits-licenses-inspections-directory/rental-licensing-inspection/</p>	<p>The rental license program runs on a two-year cycle. Each rental property is inspected and permitted once during a two-year period, unless additional inspections are required. Rental permits expire in the same month they were issued, two years after they were issued.</p> <p>Fee: Yearly, \$120 per building</p>