

Neighborhood Health 2023 – Executive Summary

Background

Since 2000, the City of Topeka has measured the “health” of its neighborhoods to determine priorities for planning and investment decisions. Based on a medical treatment theme, 5 “vital signs” are used as indicators of the overall “health” classification of a neighborhood. Health ratings provide insight and measure progress which in turn can be used to improve neighborhood conditions. Many investment programs have been based on the health ratings including the Neighborhood Revitalization Program, DREAMS program, Pedestrian Master Plan, and other community initiatives.

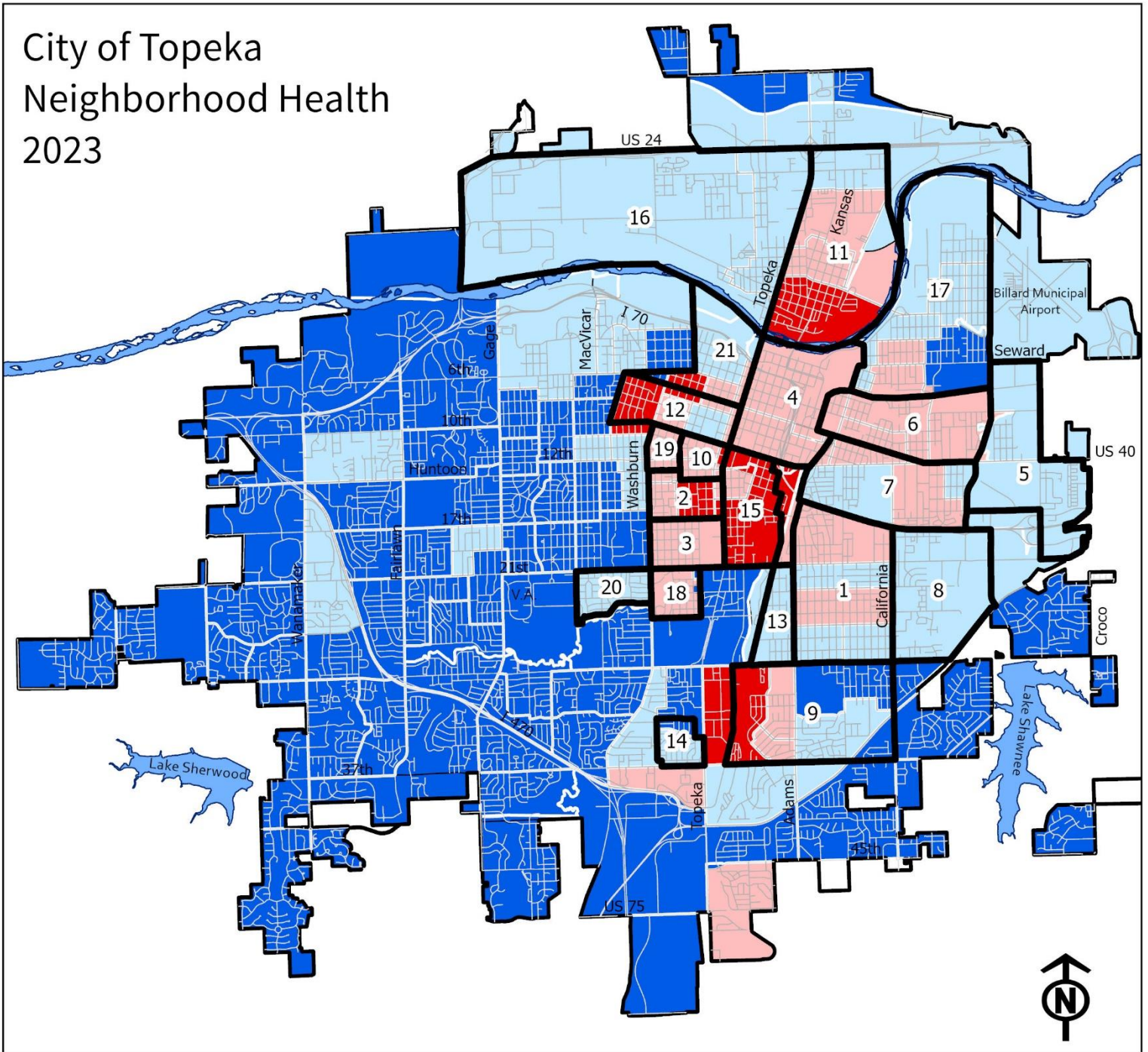
Each vital sign contains a score ranging from the most desirable condition (4 points) to the least desirable conditions (1 point). The average scores for all five vital signs are used to determine the block group/neighborhood’s overall health as shown below:

Health Classifications (Composite)	
Healthy – optimal conditions	(3.4 – 4.0)
Out Patient – favorable conditions	(2.8 – 3.2)
At Risk – emerging negative conditions	(2.0 – 2.6)
Intensive Care – seriously distressed conditions	(1.0 – 1.8)
Vital Signs	Source
Poverty Level	<i>2018-2022 US Census Bureau 5-Year American Community Survey</i>
Public Safety	<i>2022-2023 Topeka Police Department and City of Topeka Planning Department</i>
Residential Property Values	<i>2023 Shawnee County Appraiser’s Office</i>
Single Family Home Ownership	<i>2023 Shawnee County Appraiser’s Office and City of Topeka Planning Department</i>
Unsafe Structures	<i>2023 City of Topeka Property Maintenance Division</i>

The resulting health maps and data show neighborhoods by **Census Block Groups** – Geographic areas used by the U.S. Census Bureau to provide neighborhood-level data. Some block groups overlap established neighborhood boundaries and the neighborhoods may contain more than one block group. Health ratings are calculated for each block group as a composite of all five vital signs.

The original Health Map was established in 2000 and updated in 2003, 2007, 2011, 2014, 2017, 2020, and 2023.

City of Topeka Neighborhood Health 2023



NIAs

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

Health Status

- Healthy
- Out Patient
- At Risk
- Intensive Care

Public Safety (Part 1 Crimes per 100 Residents)

- Healthy (0 - 12)
- Out Patient (13 - 18)
- At Risk (19 - 28)
- Intensive Care (29+)

2022-2023 Topeka Police Dept. & Census Bureau's 2018-2022 American Community Survey

Single-Family Home Ownership

- Healthy (70 - 100%)
- Out Patient (50 - 69%)
- At Risk (34 - 49%)
- Intensive Care (0 - 33%)

2023 Shawnee County Appraiser's Office & Topeka Planning Department

Poverty (% of Persons Below Poverty)

- Healthy (0 - 9%)
- Out Patient (10 - 18%)
- At Risk (19 - 30%)
- Intensive Care (31 - 100%)

Census Bureau's 2018-2022 American Community Survey

Number of secured and unsafe structures per 100 properties

- Healthy (0 - 0.25)
- Out Patient (0.26 - 0.75)
- At Risk (0.76 - 1.75)
- Intensive Care (1.76+)

City of Topeka Property Maintenance Division

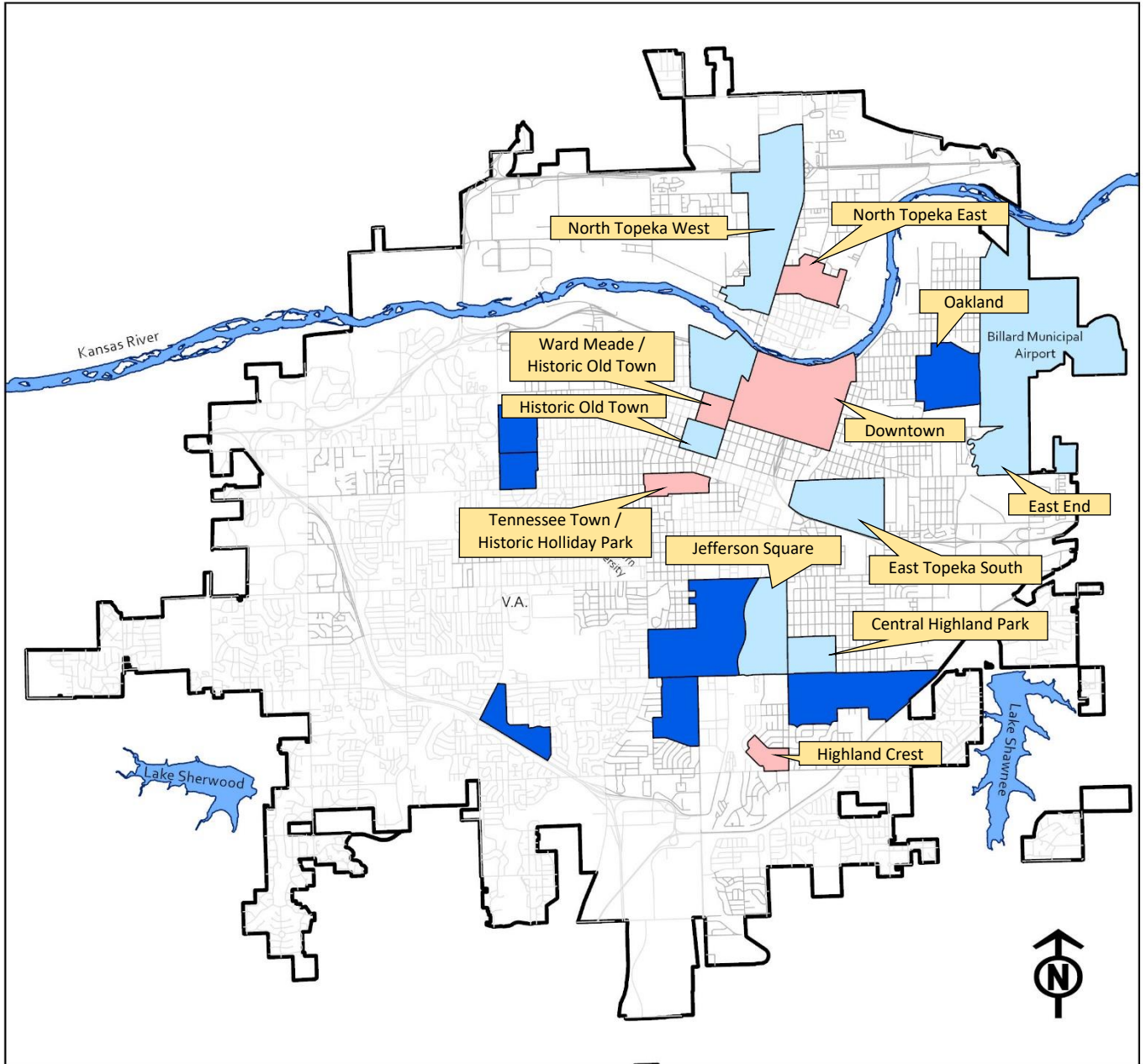
Residential Property Values

- Healthy (\$111,872+)
- Out Patient (\$72,694 - \$111,871)
- At Risk (\$43,195 - \$72,693)
- Intensive Care (\$0 - \$43,194)

2023 Shawnee County Appraiser's Office

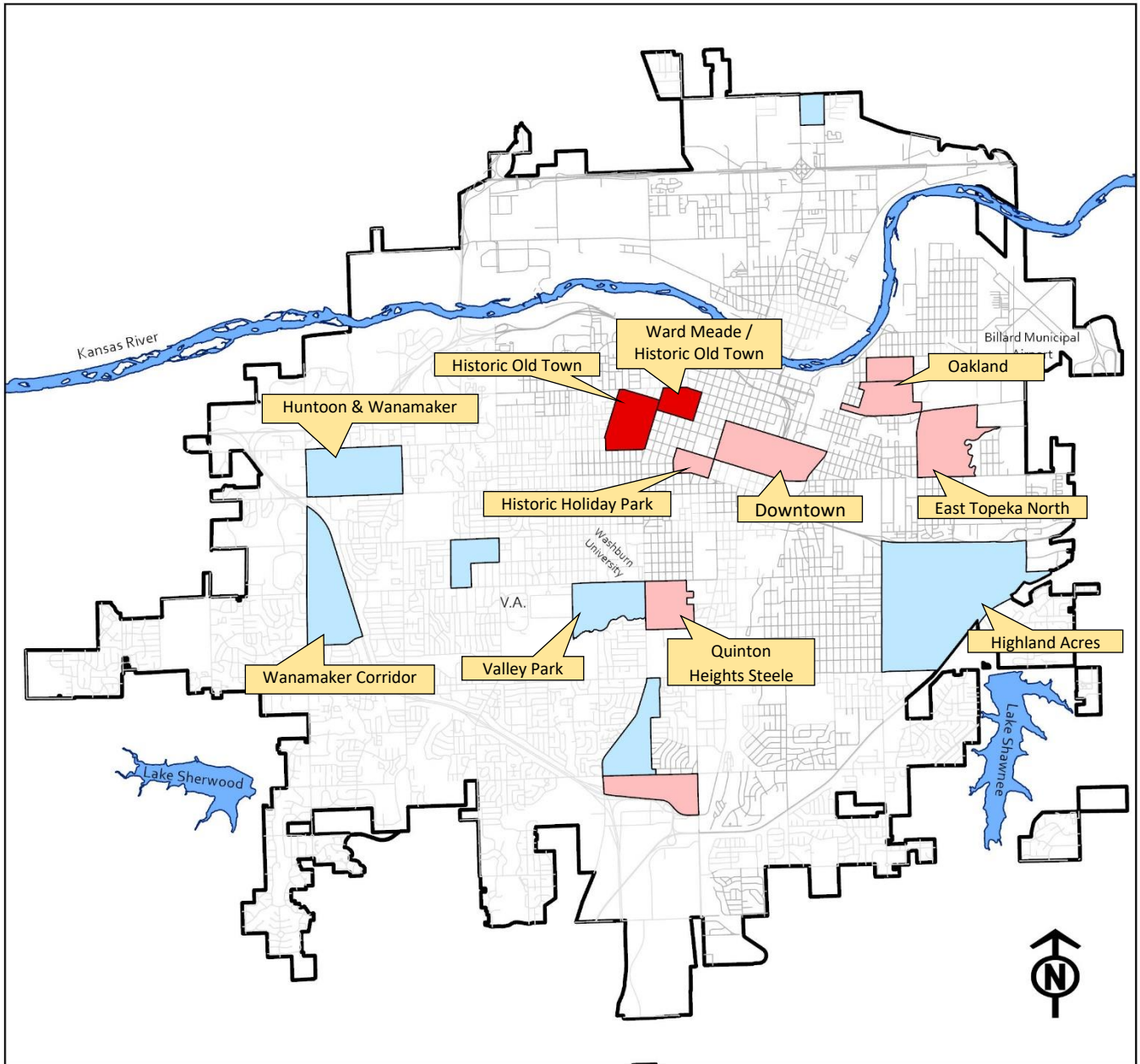
"Better" Health Rating 2020 - 2023

(Color Change)



Healthy Out Patient At Risk Intensive Care

"Worse" Health Rating 2020 - 2023 (Color Change)



Healthy Out Patient At Risk Intensive Care

Neighborhood Highlights

The 2023 Neighborhood Health Ratings showed improvement in 15 block groups and a decline in 10 block groups which impacted 16 Neighborhood Improvement Associations (NIAs). Block groups do not perfectly overlap with NIA's and this can result in multiple Health Ratings being associated with an NIA. The following highlights some of those neighborhoods that changed their health rating for "better" or "worse", since the last update in 2020.

"Better" Health Rating Highlights

Healthy

Hi-Crest (30:11)

- First time receiving a "Healthy" health rating
- Reduction in number in poverty and secured/unsafe structures
- Appraised home values increased nearly \$30,000 since 2020 health rating

Oakland (10:1)

- Returned to "Healthy" for first time since 2014
- \$20,000 increase in appraised home value
- Reduction in number of secured/unsafe structures

Out Patient

Central Highland Park (13:4)

- Southwest section of the neighborhood, bounded by Indiana, 26th, Adams, and 29th
- Returned to "Out Patient" after dipping to "At-Risk" in 2020
- Reduction in secured/unsafe structures and crime

East End (9:2)

- Block group 9:2 shifted from Oakland to East End
- Returned to "Out Patient" for the first time since 2014
- Reduction in the number of individuals in poverty

East Topeka South (12:1)

- First-ever "Out Patient" health rating
- Reduction in poverty rate and crimes per 100 people

Historic Old Town (5:1)

- First-ever "Out Patient" health rating
- Average appraised residential property values increased nearly \$40,000
- Reduction in the number of persons in poverty and crimes per 100 people

Jefferson Square (15:3)

- Returned to "Out-Patient" for the first time since 2007
- Average appraised residential property value increased by \$28,000
- Reduction in the number of crimes per 100 people

North Topeka West (7:1)

- First-ever "Out Patient" health rating
- Reduction in the number of secured/unsafe structures

Ward Meade (6:1)

- Returned to “Out Patient” for the first time since 2014
- Reduction in the number of secured/unsafe structures

At Risk

Downtown (40:1)

- Returned to “At-Risk” after “Intensive Care” in 2020
- Reduction in the number of secured/unsafe structures
- Small reduction in the number in poverty

Central Park/Historic Holiday Park/Tennessee Town (4:1)

- Returned to “At-Risk” after “Intensive Care” in 2020
- Reduction in the number of secured/unsafe structures
- Reduction in the number of crimes per 100 people

Hi Crest - West (29:2)

- First time with an “At-Risk” health rating since 2003
- Reduction in number of part 1 crimes per 100 people
- Reduction in the number of secured/unsafe structures

Historic North Topeka East (8:3)

- Generally, this is the area between Morse and Soldier Creek
- Reduction in the number of persons in poverty and crimes per 100 people

Ward Meade/Historic Old Town (6:2)

- Returned to “At-Risk” for the first time since 2014
- Reduction in the number of individuals in poverty and secured/unsafe structures

“Worse” Health Rating Highlights

Intensive Care

Old Town (21:1)

- First time falling into the “Intensive Care” health rating
- Increase in crime per 100 people and secured/unsafe structures

Old Town/Ward Meade (6:3)

- First time falling into the “Intensive Care” health rating since 2000
- Increase in number of secured/unsafe structures
- Percent of people in poverty doubled

At Risk

37th and Topeka Boulevard (28:3)

- Instances of crime per 100 people remains high
- Large increase in the number of secured/unsafe structures

Downtown (40:2)

- Returned to “At-Risk” after one cycle in Intensive Care

- Decrease in single-family homeownership
- Increase in secured/unsafe structures

East Topeka North (11:1)

- Appraised average residential values grew at a faster rate than other block groups within the NIA
- Increase in the number of secured/unsafe structures

Historic Holliday Park (5:2)

- Significant increase in the percentage of people in poverty
- Appraised average residential values out paced other block groups within the NIA
- Increase in the number of secured/unsafe structures

Oakland (10:2 & 10:3)

- First time falling into “At-Risk” for both block groups
- Both experienced an increase in the percent of people in poverty
- All other variables remained consistent

Quinton Heights Steele (28:2)

- Significant increase in the percent of people in poverty
- This block group has cycled between “At-Risk” and “Out-Patient” since the development of neighborhood health mapping.

Out Patient

Highland Acres (31:4)

- New Block was created that removed land area east of I-470.
- Total population declined and total number in poverty increased
- Average residential home values stagnated, owner-occupancy dropped, and secured/unsafe structures increased

Valley Park (16:11)

- Increase in the percent of people in poverty
- The number of secured/unsafe structures dropped

DREAMS I

Since 2003, the City of Topeka has used a targeted approach for reinvestment in its most distressed neighborhoods. Previously SORT (Stages of Resource Targeting), and what is now DREAMS I and DREAMS II, annually combines \$300,000 to \$500,000 of the City’s federal housing allocation with \$1.4 to \$1.7M of local infrastructure funds to strategically reinvest into a 4-5 block target area, primarily within an *At Risk/Intensive Care* neighborhood. The funding implements neighborhood plans developed by the City and Neighborhood Improvement Associations (NIA). Below are the neighborhoods and their census block group Target Areas that have been selected for SORT/DREAMS I between 2000 and 2023 and composite scores over the same period.

SORT Year	NIA	Target Area Block Group	Health Score							
			2000	2003	2007	2011	2014	2017	2020	2023
2003	East Topeka South	11:3	1	1.4	1.4	1.8	2.2	2.2	2.2	2
		12:1	1.4	2.2	2.0	2.0	1.8	2.4	2.6	3
2003	Monroe	40:3	1.6	1.4	1.4	1.8	1.4	1.4	1.8	1.6
2003/2017	Tennessee Town	4:1	1.8	1.4	1.8	2.0	2.4	2.2	1.4	2
		5:3	1.4	1.8	2.0	2.8	2.6	2.2	2.4	2.2
2005/2009	Chesney Park	4:4	1.6	1.6	1.8	2.4	2.4	2	2.4	2.4
2005/2020	East Topeka North	11:2	2	2.0	2.0	1.8	1.8	2.2	2.2	2.2
		11:3	1	1.4	1.4	1.8	2.2	2.2	2.2	2
2005/2011/ 2015	Hi-Crest	29:1	1.4	1.0	1.4	1.6	1.6	1.8	2	2.2
		29:2	1.4	2.2	1.6	1.8	1.8	1.6	1.6	2.2
		29:4	1.4	1.6	1.4	1.8	1.6	1.2	1.2	1.6
2005	Old Town	5:1	2	2.2	2.0	2.0	1.8	2.2	2.2	2.8
		5:3	2	1.8	2.0	2.8	2.6	2.2	2.4	2.2
2007/2019	Central Park	4:2	2	2.4	2.2	2.4	2.6	2.4	2.4	2.2
		4:3	2.2	1.6	1.6	2.2	1.8	1.6	1.4	1.6
2008/2023*	Historic Holliday Park	4:1	1.8	1.4	1.8	2.0	2.4	2.2	1.4	2
		5:2	2.2	2.2	2.2	2.4	2.6	2.8	2.8	2.4
2009	Ward Meade	6:1	2	2.2	2.6	2.8	3.0	2.4	2.4	2.8
		6:3	1.8	2.0	2.0	2.0	2	2.4	1.6	
2011	Central Highland Park	13:3	2.2	2.6	2.4	2.8	2.6	2.6	3	3
2013	Historic North Topeka East	8:4	1.8	1.4	1.4	1.4	1.6	1.4	1.8	1.8
2013	Oakland	10:1	3	3.2	2.8	3.2	3.4	3.2	3	3.4
		10:2	3	3.0	3.2	3.0	2.8	3	2.8	2.6
		10:3	2.8	3.0	3.2	2.8	2.8	3.4	3	2.6
2015	North Topeka West	7:1	2.6	2.2	2.2	2.0	2.0	2.2	2.6	2.8
2017	Quinton Heights-Steele	15:1	2.8	2.6	3.0	2.4	2.0	3	2.8	2.4
2021	Valley Park	16:11	3.2	3.6	3.6	3.2	3.2	3.2	3.4	3
Average Score			2.0	2.1	2.1	2.3	2.2	2.3	2.3	2.3

*2023 DREAMS I – Planning phase completed; no implementation yet

** Census Tract Block Groups 4:1,5:3, and 11:3 are duplicated in neighborhoods. Block Group 5:3 had a different boundary alignment in the year 2000.

While the SORT/DREAMS I Planning Process begins in the SORT Year, implementation of infrastructure projects and housing investment does not happen until two years after. Due to this, improvements to the Health Score should not be expected until several years after the SORT/DREAMS I Year. In years where the SORT/DREAMS I year falls between Neighborhood Health Scores; the implementation may not be reflected in the Health Score for two Neighborhood Health cycles.

Neighborhood Improvement Associations and Other “At Risk” and “Intensive Care” Block Groups

Block Group		2000	2003	2007	2011	2014	2017	2020	2023
45th & Topeka	37:13*	3.6	2.6	3.4	3.4	2.6	2.2	2.4	2.2
Central Highland Park	12:2	2.4	2.0	2.0	2.2	2.2	2.8	2.6	2.4
Central Highland Park	13:1	2.5	3.0	3.4	3.2	2.8	3	3	3
Central Highland Park	13:2	2.4	2.4	2.8	2.6	2.6	2.6	2.4	2.6
Central Highland Park	13:3	2.2	2.6	2.4	2.8	2.6	2.6	3	2.8
Central Highland Park	13:4	2.6	3.0	2.8	2.8	2.8	3.2	2.6	2.8
Central Park	4:2	2.0	2.4	2.2	2.4	2.6	2.4	2.4	2.2
Central Park	4:3	2.2	1.6	1.6	2.2	1.8	1.6	1.4	1.6
Chesney Park	4:4	1.6	1.6	1.8	2.4	2.4	2	2.4	2.4
College Hill	18:1	Out Patient	3.2	3.6	3.2	2.8	2.4	2.8	3.2
College Hill	18:2	Healthy	3.4	3.6	4.0	3.4	3.2	3.6	3.4
College Hill	18:3	Healthy	3.8	4.0	3.6	3.6	3.6	3.4	3.6
College Hill	18:4	Healthy	3.6	3.8	3.4	3.8	3.6	3.6	3.4
Downtown	40:1	1.6	1.6	1.4	2.0	2.4	2	1.8	2.2
Downtown	40:2	1.8	2.2	2.0	2.4	2.0	2.2	2.8	2.6
East End	9:2*	3.2	3.2	3.0	2.8	2.8	2.6	2.6	3
East End	31:01	2.4	2.6	2.2	2.8	2.8	2.4	3	3
East Topeka North	11:1	1.6	2.2	2.2	2.0	2.2	2.2	2.8	2.6
East Topeka North	11:2	2.0	2.0	2.0	1.8	1.8	2.2	2.2	2.2
East Topeka North	11:3	1.0	1.4	1.4	1.8	2.2	2.2	2.2	2
East Topeka South	11:3	1.0	1.4	1.4	1.8	2.2	2.2	2.2	2
East Topeka South	12:1	1.4	2.2	2.0	2.0	2.0	2.4	2.6	3
East Topeka South	31:2	2.0	2.2	1.8	2.0	2.0	2.2	2.6	2.4
Elmhurst	18:1	Out Patient	3.2	3.6	3.2	2.8	2.4	2.8	3.2
Elmhurst	21:1	At Risk	2.8	2.6	2.4	2.4	2.2	2	1.8
Elmhurst	21:2	Out Patient	2.8	3.4	3.4	2.6	3	3	3.2
Highland Acres	31:4*	2.8	3.2	2.8	3.0	2.6	3	3.4	2.8
Highland Crest	29:1	1.4	1.0	1.4	1.6	1.6	1.8	2	2.2
Highland Crest	29:2	1.4	2.2	1.6	1.8	1.8	1.6	1.6	2.2
Highland Crest	29:4	1.4	1.6	1.4	1.8	1.6	1.2	1.2	1.6
Highland Crest	30:011	3.2	2.6	2.6	3.0	2.6	3.2	2.8	3.4
Highland Crest	30:012	3.2	2.6	2.6	2.8	2.8	2.8	3	3
Historic Holliday Park	4:1	1.8	1.4	1.8	2.0	2.4	2.2	1.4	2
Historic Holliday Park	5:2	2.2	2.2	2.2	2.4	2.6	2.8	2.8	2.4

Healthy 3.4 – 4.0

Out Patient 2.8 – 3.2

At Risk 2.0 – 2.6

Intensive Care 1.0 – 1.8

Historic North Topeka East	8:2	2.8	2.6	2.8	2.6	2.4	3.2	2.6	2.6
Historic North Topeka East	8:3	2.2	2.2	1.8	2	2.2	2.2	1.8	2.4
Historic North Topeka East	8:4	1.8	1.4	1.4	1.4	1.6	1.4	1.8	1.8
Historic Old Town	5:1	2.0	2.2	2.0	2.0	1.8	2.2	2.2	2.8
Historic Old Town	5:3	2.0	1.8	2.0	2.8	2.6	2.2	2.4	2.2
Historic Old Town	21:1	2.6	2.8	2.6	2.4	2.4	2.2	2	1.8
Jefferson Square	15:3	3	2.8	2.8	2.6	2.4	2.6	2.6	3.2
Likins Foster	28:2	2.2	3	3.2	3.2	2.8	2.8	2.8	3
Monroe	40:3	1.6	1.4	1.4	1.8	1.4	1.4	1.8	1.6
Monroe	40:4	2.4	2.2	2.2	2.8	2	2.6	2.2	2.4
North Topeka West	7:1	2.6	2.2	2.2	2.0	2.0	2.2	2.6	2.8
Norton	18:1	Out Patient	3.2	3.6	3.2	2.8	2.4	2.8	3.2
Norton	18:3	Healthy	3.8	4	3.6	3.6	3.6	3.4	3.6
Norton	18:4	Healthy	3.6	3.8	3.4	3.8	3.6	3.6	3.4
Norton	21:1	At Risk	2.8	2.6	2.4	2.4	2.2	2	1.8
Norton	21:2	Out Patient	2.8	3.4	3.4	2.6	3	3	3.2
Norton	21:3	Healthy	3.4	3.2	3	2.6	2.6	3	3.2
Norton	21:4	Out Patient	3.6	3.2	3	3.2	3.6	3.6	3.4
Oakland	9:1	3.6	3.8	3.8	3.0	2.6	3	3.2	3.2
Oakland	9:3	3.0	3.4	3.4	2.8	3.4	3	3	3.2
Oakland	10:1	3.0	3.2	2.8	3.2	3.4	3.2	3	3.4
Oakland	10:2	3.0	3.0	3.2	3.0	2.8	3	2.8	2.6
Oakland	10:3	2.8	3.0	3.2	2.8	2.8	3.4	3	2.6
Oakland	10:4	3.0	2.8	3.0	3.0	3.0	2.8	3	3
Quinton Heights Steele	15:1	2.8	2.6	3	2.4	2	3	2.8	2.4
Randolph	18:4	Healthy	3.6	3.8	3.4	3.8	3.6	3.6	3.4
Randolph	21:3	Out Patient	3.4	3.2	3.0	2.6	2.6	3	3.2
Randolph	21:4	Out Patient	3.8	3.2	3.0	3.2	3.6	3.6	3.4
Tennessee Town	4:1	1.8	1.4	1.8	2.0	2.4	2.2	1.4	2
Tennessee Town	5:3	1.4	1.8	2.0	2.8	2.6	2.2	2.4	2.2
Valley Park	16:11	3.2	3.6	3.6	3.2	3.2	3.2	3.4	3
Ward Meade	6:1	2.0	2.2	2.6	2.8	3.0	2.4	2.4	2.8
Ward Meade	6:2	1.0	1.4	1.6	2.2	2.0	1.6	1.6	2
Ward Meade	6:3	1.8	2.0	2.0	2.0	2.0	2	2.4	1.6
* indicates a change in block group numbering from previous years									

Healthy 3.4 – 4.0

Out Patient 2.8 – 3.2

At Risk 2.0 – 2.6

Intensive Care 1.0 – 1.8

City of Topeka Neighborhood Health 2023

Block Groups

