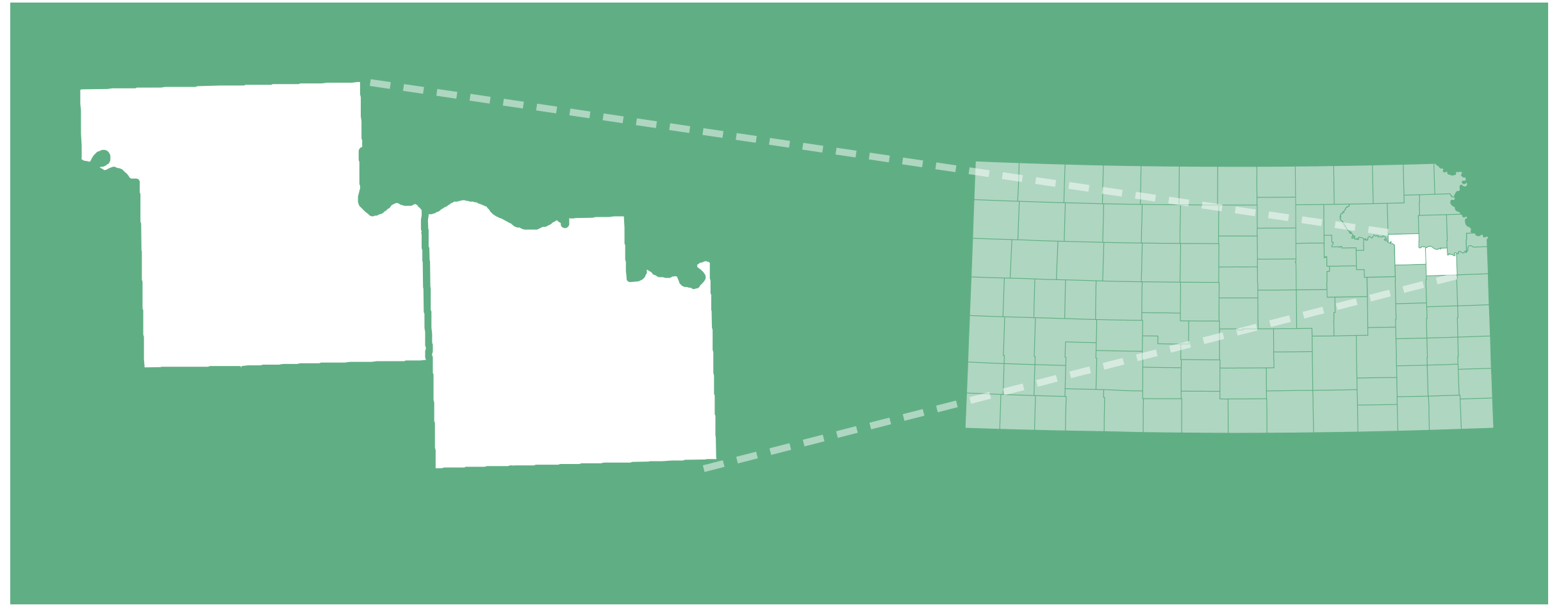


# Shawnee/Douglas County Themes

## DOUGLAS

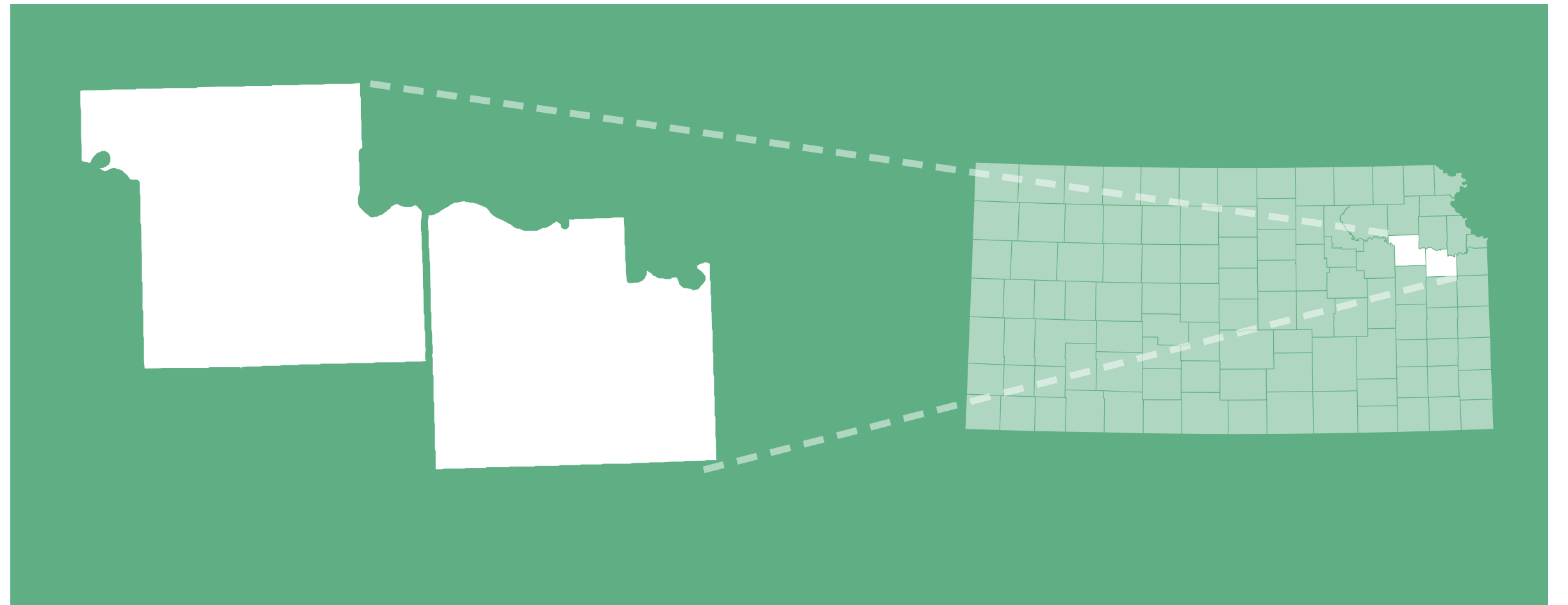
- » Inconsistent review and approval process at times.
- » There can be a mis-match between the cost of an approval process to the desired outcomes of the process.
- » High cost of site development - topography and utility service.
- » Unmet demand for smaller and lower maintenance options.
- » Large special assessments and expenses to develop (some perception, some reality).



# Shawnee/Douglas County Themes

## SHAWNEE

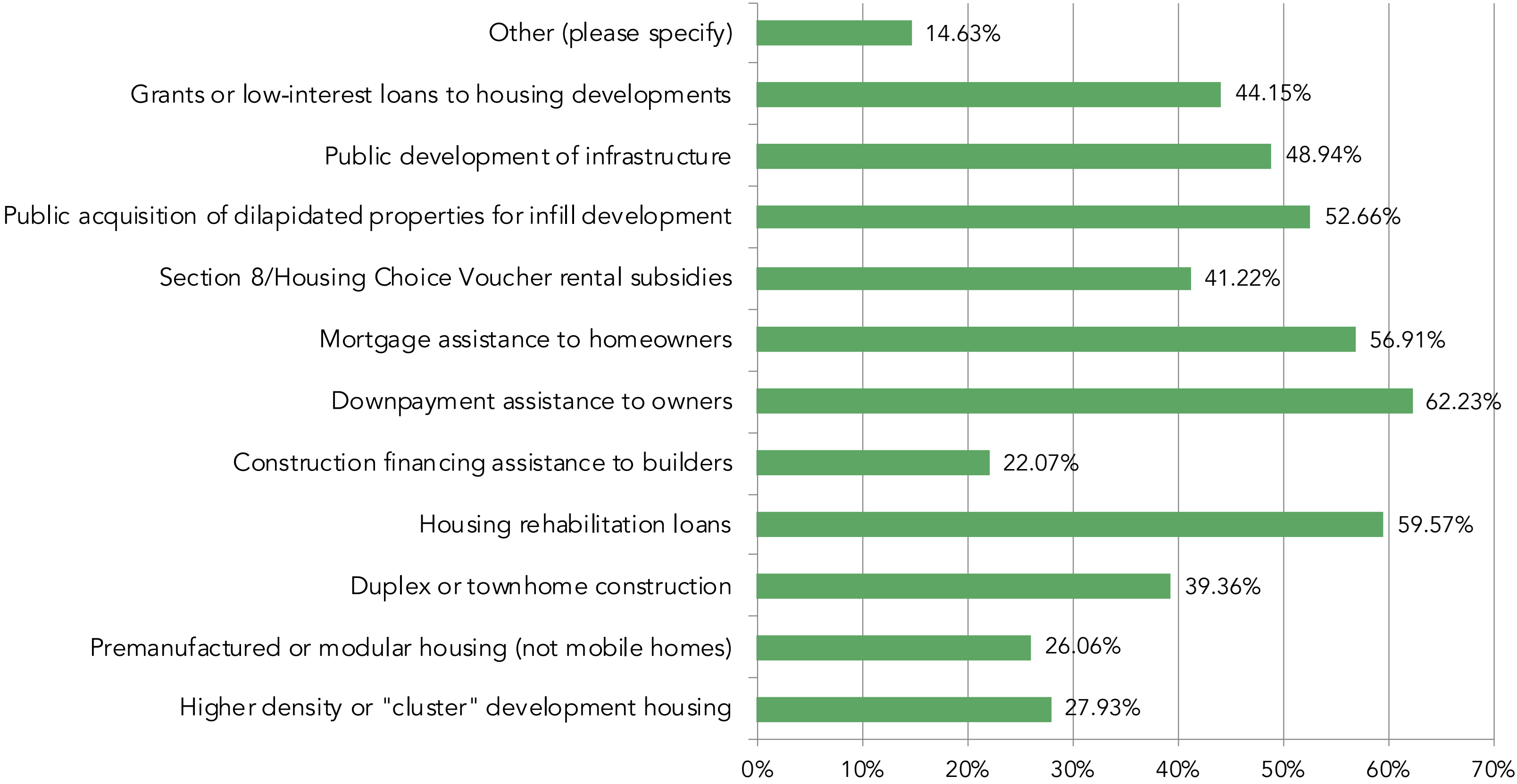
- » Appraisal gap within older neighborhoods.
- » Unmet demand for smaller and lower maintenance options.
- » A trending preference for people that work in Shawnee County (Topeka) to live in Douglas County (Lawrence).
- » Increased needs for social services and associated housing.



# Shawnee/Douglas - Input

- » A public forum online on May 18, 2021.
- » Community survey *responses from 417 individuals* who live in the Shawnee/Douglas County.
- » Listening sessions with city staff, officials, economic development experts, Realtors, housing service providers, and major employers throughout the region.

Which types of housing solutions would you support to reduce the cost of housing in your county (select all that apply)?



# Shawnee/Douglas Region - Profile

## POPULATION PROFILE

- » Douglas County grew by over **7% versus about 0.55%** in Shawnee County since 2010.
- » Enrollment at **the University of Kansas remained constant** between 2010 and 2020.
- » **Douglas County became more diverse** since 2010 but is still **less diverse than the state** overall.
- » The **region has one of the youngest populations** but still experienced an increase in population over 55 years old.

	SHAWNEE/ DOUGLAS	AVE. GROWTH RATE SINCE 2010	STATE OF KANSAS	AVE. GROWTH RATE SINCE 2010
2020 Population	297,694	0.3%	2,937,880	0.3%
2020 Minority Population	72,602	3.7%	715,418	4.5%
2019 55+ Population Percent*	27.5%	1.9%	28.2%	1.7%

Source: U.S. Census Bureau; American Community Survey (5-Year Estimates); \*2020 age data not available at the time of this study

# Shawnee/Douglas Region - Profile

## HOUSEHOLD PROFILE

- » *Median household income for owners and renters did increase* in each county since 2010, even when adjusting for inflation.
- » *Vacancy rates tend to be lower* than other parts of the state.
- » The share of *cost-burdened owners decreased* in both Douglas and Shawnee County since 2010.
- » The share of *cost burdened renters increased* in Shawnee County since 2010. This is correlated with lower incomes in the county.

	SHAWNEE/ DOUGLAS	2010-2019 % POINT CHANGE	STATE OF KANSAS	2010-2019 % CHANGE
2019 Median Household Income Range	\$56,762 - \$59,435	-	\$62,087	24.1%
2019 % Owner Occupied	59.3%	+2.7%	66.3%	-2.2%
2019 Percent Homeowners 65+	31.2%	-2.7%	29.59%	+5.1%
2019 % Cost Burdened Owners	19.4%	-7.37%	25.00%	-0.4%
2019 % Renter Occupied	40.7%	+2.7%	33.8%	+3.2%
2019 % Cost Burdened Renters	45.7%	-2.8%	40.3%	-0.4%

Source: American Community Survey (5-Year Estimates)

# Shawnee/Douglas Region - Profile

## HOUSING STOCK

- » Compared to other regions, *Shawnee/Douglas has the newest housing stock.*
- » *Newer rental construction*, especially in Douglas County result in *slightly higher rents* compared to other regions.
- » A newer housing stock results in *fewer homes being in poor condition.*

	SHAWNEE / DOUGLAS	STATE OF KANSAS
2019 Median Home Value Range	\$132,500 - \$199,400	\$151,900
2019 Median Gross Rent Range	\$825 - \$926	\$862
Average Year Built of Residential*	1960	1949
Average Year Built of Multi-Family*	1976	1970
Percent Homes Poor Condition	3.9%	8.0%

Source: American Community Survey (5-Year Estimates); \*Kansas Department of Revenue, Property Valuation Division