Housing
(2010)

Purpose

For most people, housing is an investment. Likewise, housing is one of Overland Park's most significant resources as residential development occupies more land than any other use in the city. In Overland Park as in other communities, in addition to providing living quarters to city residents, housing is a source of revenue, a principal focus of community facilities and services, and a draw for other forms of development. Typically, in a suburban setting, housing is the first land use to develop as witnessed by the number of bedroom suburbs surrounding major cities such as Kansas City, St. Louis and Denver. Aside from the most affluent bedroom suburbs, however, suburban cities come to depend on the addition of office and commercial land uses to help finance the cost of services. A mix of land uses, therefore, becomes essential to maintain vitality and low taxes; but residential remains the dominant use.

The Housing Element describes the housing stock in Overland Park, looking at past and present development trends and their implications for the future. Included in this element is a look at the character, age, tenure, vacancy rates, and the cost of the city's housing, lot size and structure size.

Character of the Housing Stock

- Several distinct neighborhood areas, each with somewhat different physical characteristics such as:
    - age of housing
    - street configuration
    - structure size
    - lot size
- The city's Neighborhood Conservation Program (NCP) was initiated to help sustain aging neighborhoods in the northern part of the city.

- In the north part of the city, the mean age of the housing is approximately 48 years:
    - Part of the postwar (after 1945) residential housing boom
    - Characterized by small homes on relatively large lots along streets laid out in a grid pattern
- In the south part of the city, the mean age of the housing is approximately 18 years:
    - Characterized by large homes on less than one-third of an acre, along curvilinear streets
- South of 143rd Street, there are several pockets of large homes on lots of one acre or more.
- Single-family housing was the predominate type of housing built until the late 1960s (see Table HO-1).
- Multifamily housing development has experienced periods of booms followed by periods of busts (Table HO-1 and Graph HO-1):
    - From the late 1960s into the early 1970s, more than one-half of all permits issued were for multifamily units.
        - The recession of the early 1970s resulted in the significant decline in construction of multifamily housing, which occurred after 1972.
    - Multifamily housing dominated permits from 1983 through 1987.
        - The decline which started in 1988 was the result of at least two factors: an abundant supply of units and a change in investment tax laws.

- From 1997 through 2001, with the exception of 1998, multifamily permits again accounted for more than one-half of all permits issued.
    - The resurgence of the multifamily market at this time was the result of high occupancy rates, a favorable change in the tax laws and perhaps the advent of the Sprint campus.
- Between 2002 and 2007, the number of multifamily permits became significantly lower.
    - An abundant supply of units and rising vacancy rates, brought on by 9/11 and the ensuing national economic recession are factors in this decline.
- The national mortgage crisis in 2008 has impacted the construction of single-family housing because of the tightening of credit, whether for construction loans or mortgages.
    - Though multifamily construction did not experience a boom, the decline in single-family construction was so significant that by the end of 2009 multifamily units accounted for almost 88 percent of all units constructed.

- Based on the 2009 Future Development Plan, the potential ultimate composition of the housing stock would be somewhere around 56 percent single-family residential (Table HO-2).
    - The character of multifamily housing developments has changed, however, as townhome, cluster-housing, and condominiums have gained favor with the buying public.
        - As a result, in the future the percentage of multifamily housing that is renter-occupied may decline significantly.

Age of Housing

- The age of the housing stock can be used to identify areas that might need infrastructure improvements as the age of housing usually corresponds with the age of the infrastructure in the neighborhood.

- More than 53 percent of the housing has been built since 1980 (Graph HO-2).

- Comparing Overland Park with other communities in Johnson County and with the Kansas City MO/KS metro area (Table HO-3):

  - Less than 4 percent of the housing in Overland Park was built prior to 1950, compared to approximately 19 percent for the metropolitan area.

  - Almost 14 percent of Overland Park's housing has been built since 2000, and 13 percent metro-wide.

- Comparing Overland Park with Olathe, Shawnee, and Lenexa (Table HO-3):

  - A clear progression outward from the older developed area is noticeable.

    - Overland Park has a larger percentage of housing built during the 1950s and 1960s than do Shawnee, Olathe, and Lenexa where more housing was built during the 1970s.

- Factors in the timing and sequence of suburban development include:

  - The proximity of existing development and jobs

  - The capacity, maintenance, and expansion of existing public and semipublic facilities and services, especially sanitary sewer access

  - Attractiveness of the school district

  - The size and cost of land tracts available for development

Tenure

Tenure refers to the manner in which a dwelling unit is occupied. In other words, tenure refers to whether a dwelling is owner-occupied or renter-occupied.

- In the past, a particular tenure was closely associated with a specific type of dwelling unit.
    - The single-family detached home was usually identified with owner-occupied homes.
    - A multifamily building was usually considered renter-occupied.
- Today, there are a variety of building types that are regarded by the city's zoning ordinance as multifamily units even though they may be owner-occupied.
- Generalizations can be made about tenure patterns in Overland Park.
    - Most single-family homes in Overland Park are owner occupied.
    - The domination of single-family housing in the city clearly relates to the domination of owner occupancy over other forms of tenure (Table HO-4).
        - In 1970, owner-occupied housing units accounted for 73 percent of all occupied units.
        - In 1980, owner-occupied housing units accounted for 69.9 percent of all occupied units.
        - In 1990, owner-occupied housing units accounted for 64.5 percent of all occupied units.
    - The decline in owner-occupied housing and accompanying increase in renter-occupied housing from 1970 through the 1990 was largely due to the large amount of multifamily housing built during the 1980s.
    - By the time of the **2000** Census, the percentage of all occupied housing units that were owner-occupied had increased to 68.2 percent.

- According to the **2006-2008** American Community Survey 3-Year Estimates, the percentage of all occupied housing units that were owner-occupied has declined only slightly to 66.6 percent (Table HO-4).

- Changes in tenure patterns may be a partial reflection of the maturing of Overland Park from a bedroom community to a full-fledged city with a variety of housing opportunities and more recently a reflection of changes in the economy.

Vacancy Rates

- Vacancy rates, derived by comparing the number of vacant units to occupied units, identify the proportion of units available to persons seeking housing (Table HO-5).

  - If the vacancy rate is small, it usually means that the housing situation is tight and that fewer dwelling choices are available.

  - A high vacancy rate can be a sign of a troubled economy.

- According to the **1970** Census of Housing, the overall vacancy rate was 4.1 percent.

  - The vacancy rate for rental units, however, was 10 percent compared to only 1.1 percent for homeowner units (based on units offered "for sale" as opposed to "for rent").

- By **1980**, the overall vacancy rate was 5.1 percent.

  - The vacancy rate for rental units was 6 percent. Units "for sale" brought the homeowner vacancy rate up to 3.5 percent at the time of the 1980 Census.

- The addition of almost 17,000 housing units to the total housing stock drove the overall vacancy rate up to 6.5 percent by the time of the **1990** Census.

  - This increase in the vacancy rate over 1980 was a symptom of rapid growth, rather than a sign of a poorer economy.

- By 1990, the rental vacancy rate rose to 9.3 percent, largely as a result of the great number of multifamily units that were constructed during the 1980s.

- In contrast, the demand for single-family units remained high and absorbed some of the existing supply so that by 1990, the homeowner vacancy rate dropped to only 2.4 percent of the housing stock.

- At the time of the **2000** Census, the overall vacancy rate was only 4.7 percent.

  - Both the homeowner vacancy rate (1 percent) and the rental vacancy rate (8.1 percent) had declined since the 1990 census, despite the considerable number of multifamily units that were constructed in the late 1990s.

- According to the **2006-2008** American Community Survey 3-Year Estimates, the overall vacancy rate has reached 6.9 percent.

  - The homeowner vacancy rate (1.5 percent) increased by 50 percent between the 2000 Census and the 2006-2008 American Community Survey.

  - In contrast the rental vacancy rate (9.1 percent) increased by only 12.3 percent.

Cost of Housing Stock

- Changes in tenure patterns, noted above, are in part a reflection of what has happened to the cost of home ownership in the city over time (Table HO-6).

- The cost of housing noted below and in Table HO-6 excludes land costs and builder profit.

  - In 1980, the average construction cost of a new single-family home in Overland Park was $85,235.

- In 1990, the average construction cost of a new single-family home in Overland Park was $125,228.

- In 2000, the average construction cost of a new single-family home in Overland Park was $226,562.

- From 2005 to 2008, the average construction cost of a new single-family home in Overland Park increased substantially on a year to year basis, reaching $477,872 by the end of 2008.

- Reasons for the escalation in the cost of a new single-family home included:

  - The increased size of the homes that were built.

    - In 2008 the average square footage of a new single-family home constructed in Overland Park, including garages and finished basements, reached 6,614 square feet.

  - Inflation

    - After 1980, the increase in the average construction cost of a home in Overland Park is not as significant when the portion of price escalation due to inflation is removed.

    - Discounting for inflation, the average construction cost of a single-family home in Overland Park rose approximately 40 percent between 1980 and 1990, 36.8 percent between 1990 and 2000, and 10.3 percent between 2000 and 2009.

- By the end of **2009**, however, the average construction cost of a new single-family home in Overland Park had declined to $301,580 and the average size had declined to 5,544 square feet.

- The average construction cost, in current dollars, of a new single-family home first topped $100,000 in 1987, topped $200,000 in 2000, $300,000 in 2005, and $400,000 in 2008.

  - Annual fluctuations between 1987 and 1991 reflect the development of several exclusive subdivisions in the late 1980s

and the introduction of small-lot single-family housing in the early 1990s.

- A consumer's housing costs rose even more during the 1980s when the cost of financing is considered.

- The cost of financing decreased equally as dramatically in the first years of this century:

  - Reducing this portion of the total monthly housing payment and offsetting somewhat other cost increases.

  - More of the monthly housing dollar is available for principal payment and a more expensive home is, therefore, more affordable.

- Because the comparison in constant dollars excludes the impact of inflation, the price escalation can probably best be explained by the increase in size of structure being built and the types of amenities selected by the home buyer.

- According to the 2006-2008 American Community Survey 3-Year Estimates, the median value of an owner-occupied housing unit (single- or multifamily) was $223,100 with 59.3 percent of the units valued at $200,000 or more (Table HO-7).

- In 2010, the average appraised value of a single-family residence in Overland Park was $247,329, down from a high of $250,663 in 2008 (Table HO-8).

  - The decline in average appraised value is a reflection of the economy's impact on the housing market.

Lot and Structure Size

- Since 1990, the average size of a new single-family home has increased by approximately 1,200 square feet to 5,544 square feet (Table HO-9).

- Unlike the size of single-family homes, the number of units per acre in subdivisions has changed very little.

- Prior to 1991, the average number of lots per acre platted each year fluctuated little as both cluster housing and exclusive home developments were built.

- Starting in 1991, the first subdivisions were developed under the new R-1A (Small-Lot Single-Family Residential) zoning district, which allows the average lot size to decrease somewhat.

- The minor change in lot size allowed in the R-1A zoning district has had little overall impact on the character of the city, however, as R-1, Single-Family Residential, has remained the dominant development type:

  - In 1991, when the first permits were issued in R-1A subdivisions, those permits accounted for 5 percent of all permits issued for single-family housing in the city.

  - By year-end 1993, permits for homes in R-1A developments accounted for 19.1 percent of all single-family permits issued that year.

  - By year-end 1995, permits for homes in R-1A developments accounted for 37.5 percent of all single-family permits issued that year.

  - In 2001, permits for homes in R-1A developments accounted for only 10 percent of all single-family permits.

  - In 2009, permits for homes in R-1A developments accounted for only 1.8 percent of all single-family permits.

  - The last new R-1A subdivision was approved in 2004.

- In the future the lot and structure size of single-family homes could change noticeably as developments occur which utilize the new PRN, Planned Residential Neighborhood District, zoning.

  - This district allows for a variety of single-family housing types and smaller lots than allowed by the R-1, Single-Family Residential District, or the R-1A, Small-Lot Single-Family Residential District.

- The impact of the MXD, Mixed-Use District, zoning district on the extent and character of multifamily housing remains undetermined as no mixed-use development has been completed.

Summary

- Housing has always been and will continue to be one of Overland Park's most significant resources.

- Over time, the new housing has become larger and consequently more costly to build and though this trend was somewhat reversed in 2009 it is too early to consider this the new norm.

- Increased land costs have led to a tendency in some locations to build more house on less lot, but not necessarily at a lower price.

- Based on the present Future Development Plan, single-family homes will ultimately account for approximately fifty-six percent of all residential units in the city and it is anticipated that the majority of these units will be owner-occupied.

- The character of multifamily housing developments has changed, as townhome, cluster-housing, and condominiums have gained favor with the buying public and this trend will likely be reinforced as mixed-use developments increase in number and popularity.

- The city's new stream corridor requirements have changed the look, if not the actual density, of developments in southern Overland Park.

- The city's new Planned Residential Neighborhood Future Development Plan land use category will likely result in increased density in at least some areas of southern Overland Park.

- The combined impact of the nationwide crisis in mortgage finance and the economic recession is being felt in Overland Park as elsewhere.

    - The low number of new permits issued for single-family housing in 2009 has never been seen before.

Table HO-1

Number of Single and Multifamily Dwelling Units For Which Building Permits Were Issued (1945-2009)

Year	Single-Family		Multifamily		Total
	Number	Percent	Number	Percent	# of Units
1945	165	100.00%	0	0.00%	165
1946	1,023	100.00%	1,023	0.00%	1,023
1947	966	100.00%	0	0.00%	966
1948	903	100.00%	0	0.00%	903
1949	1,498	100.00%	0	0.00%	1,498
1950	2,515	100.00%	0	0.00%	2,515
1951	1,437	100.00%	0	0.00%	1,437
1952	1,262	100.00%	0	0.00%	1,262
1953	633	100.00%	0	0.00%	633
1954	1,126	100.00%	0	0.00%	1,126
1955	1,072	N/A	N/A	N/A	N/A
1956	1,010	100.00%	0	0.00%	1,010
1957	468	N/A	N/A	N/A	N/A
1958	888	N/A	N/A	N/A	N/A
1959	980	N/A	N/A	N/A	N/A
1960	648	N/A	N/A	N/A	N/A
1961	939	N/A	N/A	N/A	N/A
1962	880	N/A	N/A	N/A	N/A
1963	877	77.00%	262	23.00%	1,139
1964	823	56.80%	626	43.20%	1,449
1965	990	61.88%	610	38.13%	1,600
1966	661	52.17%	606	47.83%	1,267
1967	927	61.64%	577	38.36%	1,504
1968	756	34.44%	1,439	65.56%	2,195
1969	395	35.68%	712	64.32%	1,107
1970	268	34.01%	520	65.99%	788
1971	323	24.30%	1,006	75.70%	1,329
1972	302	32.44%	629	67.56%	931
1973	218	62.82%	129	37.18%	347
1974	214	80.15%	53	19.85%	267
1975	282	51.27%	268	48.73%	550

Table HO-1 continued

Number of Single and Multifamily Dwelling Units For Which Building Permits Were Issued (1945- 2009)

Year	Single-Family		Multifamily		Total
	Number	Percent	Number	Percent	# of Units
1976	329	61.15%	209	38.85%	538
1977	507	69.36%	224	30.64%	731
1978	491	49.90%	493	50.10%	984
1979	602	75.63%	194	24.37%	796
1980	366	61.51%	229	38.49%	595
1981	311	55.64%	248	44.36%	559
1982	363	70.08%	155	29.92%	518
1983	810	30.78%	1,822	69.22%	2,632
1984	760	27.62%	1,992	72.38%	2,752
1985	626	22.46%	2,161	77.54%	2,787
1986	1,018	47.37%	1,131	52.63%	2,149
1987	977	36.28%	1,716	63.72%	2,693
1988	860	79.56%	221	20.44%	1,081
1989	920	94.55%	53	5.45%	973
1990	827	66.05%	425	33.95%	1,252
1991	1,025	96.61%	36	3.39%	1,061
1992	1,305	96.52%	47	3.48%	1,352
1993	1,345	94.39%	80	5.61%	1,425
1994	1,225	90.94%	122	9.06%	1,347
1995	932	51.21%	888	48.79%	1,820
1996	1,142	58.32%	816	41.68%	1,958
1997	1,178	47.14%	1,321	52.86%	2,499
1998	1,273	75.91%	404	24.09%	1,677
1999	1,172	42.66%	1,575	57.34%	2,747
2000	736	33.61%	1,454	66.39%	2,190
2001	847	35.31%	1,552	64.69%	2,399
2002	706	77.50%	205	22.50%	911
2003	728	52.37%	662	47.63%	1,390
2004	640	63.49%	368	36.51%	1,008
2005	469	46.12%	548	53.88%	1,017
2006	446	51.03%	428	48.97%	874

Table HO-1 continued

Number of Single and Multifamily Dwelling Units For Which Building Permits Were Issued (1945- 2009)

Year	Single-Family		Multifamily		Total
	Number	Percent	Number	Percent	# of Units
2007	312	53.89%	267	46.11%	579
2008	152	32.07%	322	67.93%	474
2009	114	12.14%	825	87.86%	939

Note: Accuracy of this information is questionable prior to the city's incorporation in May of 1960.

Source: City of Overland Park, Building Permit Records

Table HO-2

Potential Ultimate Composition of the Housing Stock

Residential Category	Potential Ultimate Land Use By Acres	Estimated Units Per Acre	Total Number Of Units	Percentage Of Housing Stock
Single-Family	21,237	2.5	53,093	55.6%
Multifamily	3,388	12.5	42,350	44.4%
Total	24,625		95,443	

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey and 2009 Future Development Plan.

Table HO-3

Number of Housing Units Built by Decade
Overland Park, Selected Cities, Johnson County and
The Kansas City MO/KS Metro Area

Metro Area

Decade	Number	Percent
1939 or earlier	115,838	13.5%
1940 to 1949	43,878	5.1%
1950 to 1959	110,606	12.9%
1960 to 1969	104,992	12.2%
1970 to 1979	138,880	16.1%
1980 to 1989	110,452	12.8%
1990 to 1999	123,604	14.4%
2000 or later	111,681	13.0%

Johnson County

Decade	Number	Percent
1939 or earlier	5,402	2.5%
1940 to 1949	7,213	3.4%
1950 to 1959	24,169	11.3%
1960 to 1969	23,130	10.8%
1970 to 1979	35,871	16.7%
1980 to 1989	39,083	18.2%
1990 to 1999	43,974	20.5%
2000 or later	35,562	16.6%

Overland Park

Decade	Number	Percent
1939 or earlier	858	1.2%
1940 to 1949	1,720	2.4%
1950 to 1959	6,887	9.5%
1960 to 1969	11,242	15.5%
1970 to 1979	9,888	13.6%
1980 to 1989	14,624	20.1%
1990 to 1999	17,337	23.9%
2000 or later	10,042	13.8%

Olathe

Decade	Number	Percent
1939 or earlier	958	2.2%
1940 to 1949	558	1.3%
1950 to 1959	1,436	3.4%
1960 to 1969	1,857	4.3%
1970 to 1979	7,347	17.2%
1980 to 1989	9,061	21.2%
1990 to 1999	11,405	26.6%
2000 or later	10,211	23.8%

Shawnee

Decade	Number	Percent
1939 or earlier	449	1.9%
1940 to 1949	559	2.3%
1950 to 1959	1,978	8.2%
1960 to 1969	2,641	10.9%
1970 to 1979	5,151	21.4%
1980 to 1989	3,546	14.7%
1990 to 1999	4,383	18.2%
2000 or later	5,410	22.4%

Lenexa

Decade	Number	Percent
1939 or earlier	145	0.8%
1940 to 1949	142	0.8%
1950 to 1959	549	3.0%
1960 to 1969	958	5.3%
1970 to 1979	5,745	31.6%
1980 to 1989	5,087	28.0%
1990 to 1999	2,834	15.6%
2000 or later	2,701	14.9%

Source: U.S. Census Bureau's 2006-2008 American Community Survey 3-Year Estimates

Table HO-4

Housing Tenure in Overland Park
1970, 1980, 1990, 2000, and 2008*

Year	No. of Units	Number of Occupied Units	Number of Owner-Occupied Units	Percentage of Occupied Units
1970	23,082	22,136	16,168	73.0%
1980	31,237	29,646	20,718	69.9%
1990	48,043	44,936	28,962	64.5%
2000	62,686	59,744	40,732	68.2%
2008	72,598	67,610	45,031	66.6%

Year	No. of Units	Number of Occupied Units	Number of Renter-Occupied Units	Percentage of Occupied Units
1970	23,082	22,136	5,968	27.0%
1980	31,237	29,646	8,928	30.1%
1990	48,043	44,936	15,974	35.5%
2000	62,686	59,744	19,012	31.8%
2008	72,598	67,610	22,579	33.4%

Source: U.S. Department of Commerce, Bureau of the Census
1970, 1980, 1990, & 2000 Census and *2006-2008 American Community Survey 3-Year Estimates

Table HO-5

Vacancy Rates in Overland Park
1970, 1980, 1990, 2000, and 2008*

Year	No. of Units	Number of Occupied Units	Number of Vacant Units	Vacancy Rate
1970	23,082	22,136	946	4.1%
1980	31,237	29,646	1,591	5.1%
1990	48,043	44,936	3,107	6.5%
2000	62,686	59,744	2,942	4.7%
2008	72,598	67,610	4,988	6.9%

Year	Homeowner Vacancy Rate	Rental Vacancy Rate
1970	1.1%	10.0%
1980	3.5%	6.0%
1990	2.4%	9.3%
2000	1.0%	8.1%
2008	1.5%	9.1%

Source: U.S. Department of Commerce, Bureau of the Census
1970, 1980, 1990, & 2000 Census and *2006-2008 American Community Survey 3-Year Estimates

Table HO-6

Average Construction Cost of a New Single-Family Home

Year	Current Dollars*	Constant Dollars**
1980	$85,235	$71,257
1981	$92,484	$83,698
1982	$88,217	$88,217
1983	$86,997	$86,564
1984	$87,692	$83,916
1985	$89,316	$82,930
1986	$95,354	$87,722
1987	$114,407	$101,156
1988	$135,242	$115,198
1989	$136,236	$112,036
1990	$125,228	$99,387
1991	$113,146	$86,239
1992	$114,008	$84,891
1993	$124,060	$89,833
1994	$136,628	$95,278
1995	$145,206	$99,935
1996	$151,072	$99,652
1997	$164,271	$105,437
1998	$165,592	$104,938
1999	$186,838	$116,701
2000	$226,562	$135,992
2001	$243,473	$141,390
2002	$255,922	$147,082
2003	$268,972	$151,962
2004	$283,884	$157,102
2005	$309,900	$167,242
2006	$347,602	$182,852
2007	$397,217	$204,225
2008	$477,872	$237,511
2009	$301,580	$150,040

* Not including land and builder profit

** Constant dollar figure arrived at by using the annual average Consumer Price Index, Kansas City Missouri- Kansas for all urban consumers with 1982 as the base year.

Source: City of Overland Park building permit records and U.S. Department of Labor, Bureau of Labor Statistics

Table HO-7

Value of Owner-Occupied Units in Overland Park
2006-2008 American Community Survey
3-Year Estimates

Value	Number of Units	Percentage of All Owner-Occupied Units
Less than $50,000	329	0.7%
$50,000 to $99,999	932	2.1%
$100,000 to $149,999	6,354	14.1%
$150,000 to $199,999	10,703	23.8%
$200,000 to $299,999	15,684	34.8%
$300,000 to $499,999	8,691	19.3%
$500,000 to $999,999	2,064	4.6%
$1,000,000 or more	274	0.6%
Median (dollars)	$223,100	

Source: U. S. Census Bureau's 2006-2008 American Community Survey 3-Year Estimates

Table HO-8

Average Appraised Value of a Single-Family Home

Year	Appraised Value
1991	$108,573
1992	$110,382
1993	$112,938
1994	$117,478
1995	$127,314
1996	$129,625
1997	$135,753
1998	$149,325
1999	$160,101
2000	$176,673
2001	$195,103
2002	$202,863
2003	$215,074
2004	$220,722
2005	$230,095
2006	$238,172
2007	$247,827
2008	$250,653
2009	$248,800
2010	$247,329

Source: Johnson County Appraiser's Office

Table HO-9

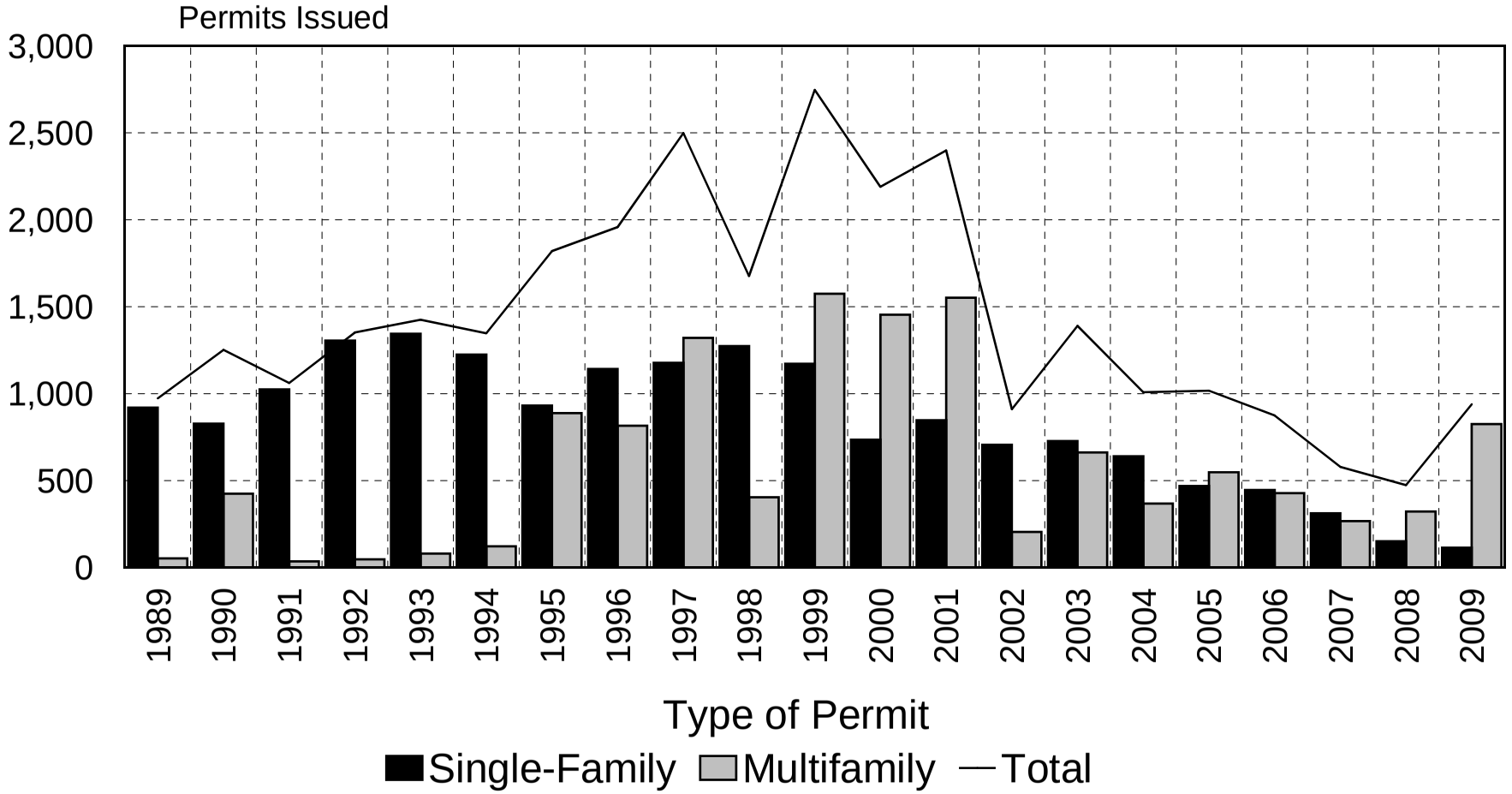
Average Square Footage* of a Single-Family Home

Year	Size
1990	4,336 sq. ft.
1991	4,320 sq. ft.
1992	4,342 sq. ft.
1993	4.417 sq. ft.
1994	4,482 sq. ft.
1995	4,575 sq. ft.
1996	4,595 sq. ft.
1997	4,656 sq. ft.
1998	4,535 sq. ft.
1999	4,685 sq. ft.
2000	5,006 sq. ft.
2001	5,140 sq. ft.
2002	5,488 sq. ft.
2003	5,493 sq. ft.
2004	5,618 sq. ft.
2005	5,745 sq. ft.
2006	5,772 sq. ft.
2007	6,136 sq. ft.
2008	6,614 sq. ft.
2009	5,544 sq. ft.

* Including garages and finished basements

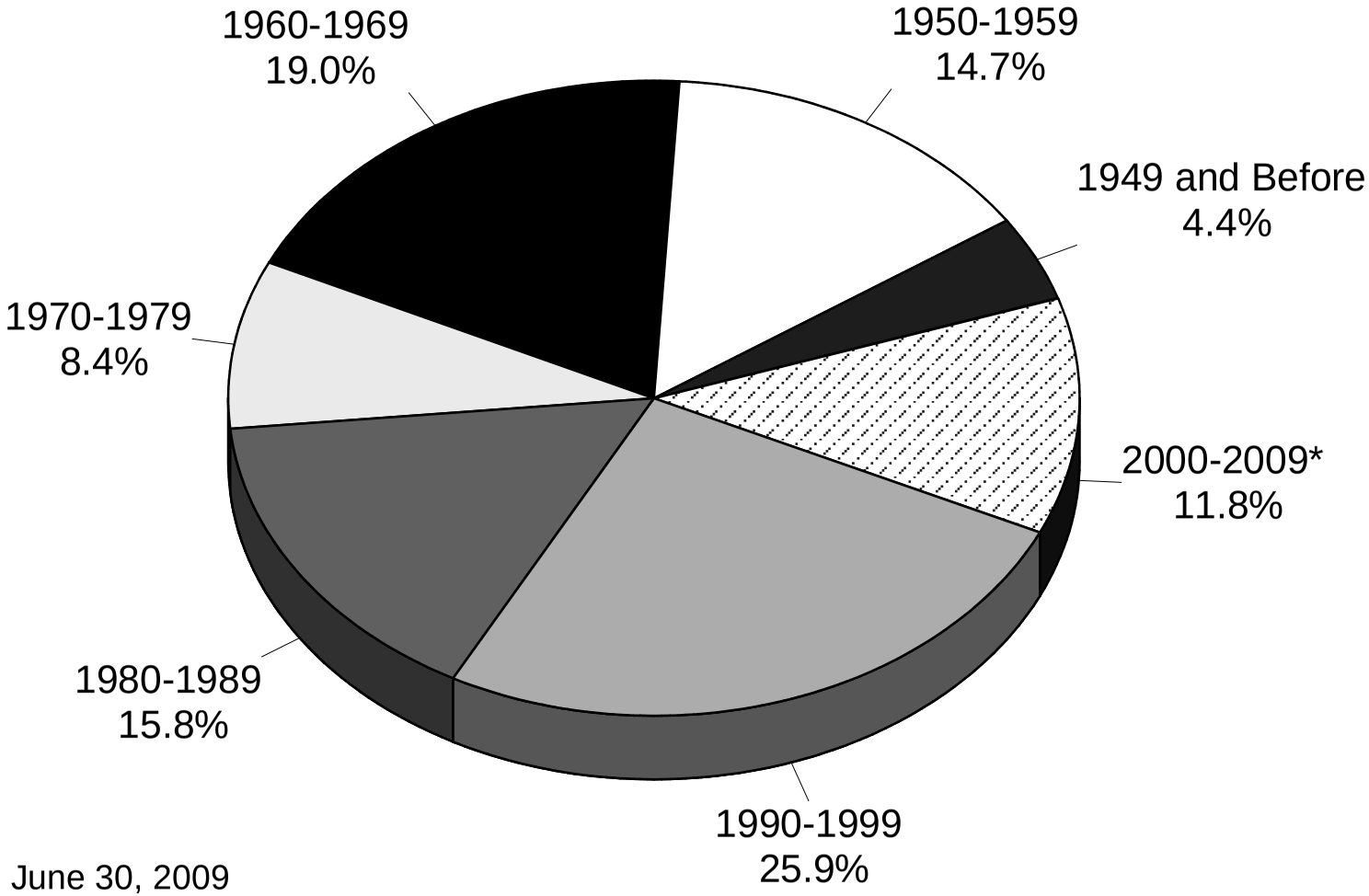
Source: City building permit records

Graph HO-1
Housing Building Permits
1989 to 2009



Source: City Building Permit Records

Graph HO-2
Percentage of Single-Family Homes
Built by Decade



* Through June 30, 2009
Source: Johnson County Appraiser's Office