

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan regulations combine into a single submission the planning and application elements of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME) programs. The reporting requirements for these programs are also consolidated into one performance report. In addition, the City produces the Consolidated Plan in order to ensure its eligibility for Supportive Housing, Shelter Plus Care, and other federal housing funds. The City of Topeka's Consolidated Plan program year runs from January 1, 2022 through December 31, 2022.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following are the specific objectives and outcomes that the Department of Planning of the City of Topeka expects to achieve through community development activities funded by the CDBG, HOME, and ESG programs.

Objective: Enhance the quality of targeted Topeka neighborhoods

Measure: Increase homeownership; Decrease vacant houses; Stabilize/increase in property value of neighborhoods

Objective: Increase homeownership and rental housing opportunities

Measure: Households benefiting from services performed by KDOC housing rehabilitation; Homebuyers assisted financially; Single-family homes constructed; Housing units rehabilitated; Neighborhood infrastructure finance/started

Objective: Enhance the linkage of housing with supportive services

Measure: Citizens housed through Shelter programs; Homeless persons assisted; Homeless situations prevented; Families achieving self-sufficiency; Citizens receiving supportive services.

Objective: Leveraging Federal Resources

Measure: Home required match provided; CIP neighborhood infrastructure; Debt capital investment generated; Additional Financial opportunities obtained; Non-paid citizen volunteer.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Topeka has monitoring procedures in regards to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Planning. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are monitored by the City's Purchasing Department and its contract compliance officers to ensure compliance with Davis Bacon and all other purchasing requirements.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to HUD.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

Past performance evaluations have demonstrated the need for the projects being funded. The City has met all of its objectives for the 2021 projects: Infill - 1 project completed, Major Rehabilitation - 9 projects, Exterior Rehab - 7 projects, Emergency Rehabilitation, 70 projects, Accessibility - 20 Rental projects and 25 Homeowner projects, Topeka Opportunity to Own (TOTO) - 9 projects and CHDO -1 project. Additionally, the Housing Study has identified the need for the continuation of all current projects for CDBG, HOME, HESG and Continuum of Care. The Citizen's Advisory Council also provides feedback on the need of projects and ensures that the City has met its objectives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In order to comply with the objectives established for the City of Topeka's Citizen Participation Plan, the following policies will be implemented by the Department of Planning:

Staff members will be available to furnish interested citizens with information concerning: The total amount of CDBG, ESG and HOME funds expected to be available for use; and the range of activities that may be undertaken with those funds.

The City of Topeka will publish the one (1) year action plan in the City's official newspaper. The summary will include the content and purpose of the consolidated plan and will contain a list of the locations where copies of the entire plan may be examined. A comment period of no less than thirty (30) calendar days after publication of the summary will be allowed for citizen input. In accordance with established policy, the City of Topeka will respond to written comments on the Consolidated Plan within fifteen (15) working days.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received from citizens are attached to the Con Plan as an attachment in the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were reviewed and considered. Comments received were prioritized based on citizen preference. Recommendations were made based on these preferences and changes in funding were implemented based on the recommendations.

7. Summary

The City of Topeka's 1 year Action Plan for 2022 establishes a unified vision for community and economic development by integrating the issues in a comprehensive and coordinated fashion.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TOPEKA	Department of Planning and Development
HOME Administrator	TOPEKA	Department of Planning and Development
ESG Administrator	TOPEKA	Department of Planning and Development

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Obtaining the input of citizens, professionals, and other governmental entities is of the utmost importance during the draft of the Consolidated Action Plan. Effectively planning for a community would be difficult, if not impossible, without the support of its residents, especially low-income citizens directly affected by community development projects and programs. It is for these reasons that citizen participation is strongly encouraged throughout the processes of community revitalization planning.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Topeka coordinates services for housing with private and public assisted entities.

Health Services are provided by the Shawnee County Health Agency, Veterans Administration, Stormont Vail, Grace Med and Valeo Behavioral Health Care. The range of services provides access to youth up to the elderly. The collaboration is essential in providing health care to those in need to help maximize money and service the community. The child welfare agency is Kansas Department of Children and Families (DCF) and Kansas Children's Service League; they provide runaway youth programs and collaborate with the CoC in efforts to help alleviate homelessness. Additionally, the Shawnee County Health Agency is responsible for youth lead poisoning and gives the City of Topeka updates on the needs in our community.

Positive Connections provides HIV/AIDS services to the community. The collaboration with the City of Topeka continues as they are a part of the CoC.

The Topeka Housing Authority plays a key role in the coordination of services for housing needs in the community. The needs of the THA are key in development of services that the City of Topeka implements. Every effort has been made to reach out to all parties and get feedback on what they see as areas for growth.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Topeka serves as the lead agency for the Continuum of Care. The CoC serves to coordinate efforts of all community stakeholders and service providers. As the lead agency, the city has ongoing constant communication with other providers who serve the chronically homeless, families with children, veterans, and unaccompanied youth. Examples of these providers include: Kansas Service

Children's League, Veterans Administration, Valeo Behavioral Health Care, Topeka Rescue Mission, etc. These agencies also address persons at risk to help alleviate future homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Once the monitoring committee has made recommendations, the reports are provided to the Homeless Task Force, which is the governing body of the CoC.

A request for proposal is sent out to the public to apply for ESG funds. Once the scores are established, a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC.

The City of Topeka manages the HMIS system. ESG agencies report quarterly on the outcomes of their programs and activities. Each agency funded with ESG funds is required to enter services into the system. The City of Topeka has policies and procedures for use of the system that each agency must adhere to. In 2021, the Topeka Rescue Mission began using the HMIS system for direct entry of their services and this added information will be used for reporting purposes and will enable the City of Topeka to have full information on shelter populations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Topeka Housing Authority</p> <p>Housing PHA Services - Housing Services-Children Services-Elderly Persons</p> <p>Housing Need Assessment Public Housing Needs Market Analysis</p> <p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
	<p>What section of the Plan was addressed by Consultation?</p>	
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>YWCA</p> <p>Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims</p> <p>Homeless Needs - Families with children Homelessness Strategy</p>
	<p>What section of the Plan was addressed by Consultation?</p>	

<p>Provides information on the needs of persons experiencing domestic violence and strategies to help woman and children. A research-based program utilizing comprehensive education to empower young people to make healthy responsible decisions to reduce risky adolescent sexual behavior that can result in pregnancy and sexually transmitted infections. Purpose of the Center for Safety and Empowerment Shelter expenses. Provide a confidential emergency shelter, a 24-hour hotline and services to victims of domestic violence. There is also response to after-hours referrals received from law enforcement and hospitals.</p>	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>
<p>Citizen's Advisory Council</p> <p>Business and Civic Leaders</p> <p>Neighborhood Organization</p>	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>
<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p> <p>Economic Development</p>	<p>What section of the Plan was addressed by Consultation?</p>
<p>The Citizen's Advisory Council is an integral part of the consolidated plan and provide essential input for the completion of the plan.</p>	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>

4	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Housing and Credit Counseling, Inc.</p> <p>Housing Services-Education Service-Fair Housing Regional organization</p> <p>Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy</p> <p>Housing and Credit Counseling provides fair housing information and statistics on people experiencing difficulties with their landlord or renter. Provide home ownership training for Topeka Opportunity to Own (TOTO) project clients. Provide services to council clients on their rights and responsibilities under the KS Residential Landlord and Tenant Act, City of Topeka Housing Code and Fair Housing Law. Also to utilize community social service resources to retain housing and avoid homelessness and to help resolve tenant landlord issues.</p>	<p>CORNERSTONE OF TOPEKA</p> <p>Housing Services - Housing Services-Persons with Disabilities Services-homeless</p>
5	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>CORNERSTONE OF TOPEKA</p> <p>Housing Services - Housing Services-Persons with Disabilities Services-homeless</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Cornerstone of Topeka is crucial for the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies.</p>

6	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>Valeo Behavioral Health Care</p> <p>Housing</p> <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services-Education</p> <p>Services-Employment</p> <p>Service-Fair Housing</p> <p>Services - Victims</p> <p>Publicly Funded Institution/System of Care</p>	<p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Valeo Behavioral Health Care is the community mental health center. They work with the Con Plan to improve coordination for the homeless in the community. Their input assisted with the development of social service funds being provided in the community. Social Detoxification Program, Valeo provides a safe, non-medical, therapeutic environment for clients with acute withdrawal from substance abuse.</p>
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7	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Homeless Task Force</p> <p>Services-Education Planning organization Business Leaders Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Homeless Task Force is the governing body of the CoC. The CoC and its members are important to the Con Plan process to help the City address homelessness in the community.</p>

8	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>Stormont Vail Health Care</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services - Victims</p> <p>Publicly Funded Institution/System of Care</p> <p>Business Leaders</p>	<p>What section of the Plan was addressed by Consultation?</p> <p>Non-Homeless Special Needs</p> <p>Anti-poverty Strategy</p>	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Stormont Vail Health Care was consulted about the Con Plan to bring in health care aspects of low-income individuals. The Con Plan addresses these issues with social service funds and other anti-poverty strategies.</p>
9	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>Housing</p> <p>Publicly Funded Institution/System of Care</p> <p>Other government - State</p> <p>Regional organization</p>	<p>What section of the Plan was addressed by Consultation?</p> <p>Non-Homeless Special Needs</p>	<p>Agency/Group/Organization</p> <p>Shawnee County Department of Corrections</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Shawnee County Department of Corrections was consulted to assess the re-entry process. This is ongoing communication since they currently are releasing into homelessness. Ongoing communication will ensure better coordination of people being released from corrections.</p>
10	<p>Agency/Group/Organization</p>	<p>Catholic Charities</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-homeless Service-Fair Housing Publicly Funded Institution/System of Care</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Rapid Re-Housing (primarily for rental and or utility deposits and or first month's rent. Provide rental and utility assistance to establish housing or keep from becoming homeless.</p>

11	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>COMMUNITY ACTION</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Child Welfare Agency Publicly Funded Institution/System of Care</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Provide a youth development program that uses an evidence based curriculum, based within the game of go to instill life and character building skills to children ages 7 through 18.Homeless Prevention (primarily for rental arrears, utility disconnects and staff salaries)Rapid Re-Housing (primarily for rental deposit and or first month's rent).</p>
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12	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care</p>	<p>DOORSTEP INC</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provide prescription/dental assistance and transportation costs for families or individuals in need. Provide rent and utility assistance for families or individuals facing eviction or disconnection of utility services; Rental arrears and rental deposit and/or first month's rent.</p>

13	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Jayhawk Area on Aging</p> <p>Services-Elderly Persons Services-Health Publicly Funded Institution/System of Care</p> <p>Housing Need Assessment Non-Homeless Special Needs Market Analysis</p> <p>Provide unbiased education and assistance to new Medicare recipients informing them of the variety of supplemental insurance policies available to them.</p>
14	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>Let's Help Inc.</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Publicly Funded Institution/System of Care</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provide rental and utility assistance to establish housing or keep from becoming homeless. Homeless Prevention (primarily for rental arrears, utility disconnects). Rapid Re-Housing (primarily for rental deposit and or first month's rent).
15	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provide rental and utility assistance to establish housing or keep from becoming homeless.
16	Agency/Group/Organization	Shawnee County District Court
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A program that combines problem-solving court sessions, community supervision and treatment into a public health approach towards helping substance-using offenders.</p>
17	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Shawnee Medical Society</p> <p>Services - Housing Services-Health Other government - County</p> <p>Non-Homeless Special Needs Market Analysis</p> <p>Provides for assistance for low-income uninsured residents of Shawnee County in finding medical homes/preventative primary care with access to donated specialty care, hospital services and medication.</p>
18	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Shawnee Regional Prevention & Recovery</p> <p>Services-Health Services-Education Publicly Funded Institution/System of Care</p> <p>Non-Homeless Special Needs Market Analysis</p> <p>Conduct activities to prevent crime and substance use through citizen empowerment and mobilization by educating and empowering the community through presentations, trainings and meetings.</p>

19	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>City of Topeka Development Services</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>The Development Services Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
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20	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Department of Children and Families</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Health Agency Publicly Funded Institution/System of Care</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
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21	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Strengthening Equipping Neighborhoods Together</p> <p>Services-Children Publicly Funded Institution/System of Care</p> <p>Non-Homeless Special Needs Market Analysis</p> <p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
22	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>USD 501</p> <p>Services-Children Publicly Funded Institution/System of Care</p> <p>Non-Homeless Special Needs Market Analysis</p> <p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>

23	Agency/Group/Organization	City of Topeka Planning Department
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Education Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.

24	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Topeka Habitat for Humanity, Inc.</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Habitat for Humanity helps in the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies.</p>

25	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>City of Topeka Emergency Management</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>The Emergency Management Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
26	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Shawnee County Parks and Rec</p> <p>Housing Services - Housing Publicly Funded Institution/System of Care</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Market Analysis</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
27	<p>Agency/Group/Organization</p>	<p>City of Topeka Utilities</p>	
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Other government - Local</p>	
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis</p>	
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Utilities Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>	

28	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Shawnee County Community Developmental Disability Organization</p> <p>Services-Persons with Disabilities Publicly Funded Institution/System of Care</p> <p>Housing Need Assessment Non-Homeless Special Needs Market Analysis</p> <p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
29	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Cox Communications</p> <p>Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide</p> <p>Housing Need Assessment Market Analysis</p> <p>Broadband Specific: broadband internet service providers, organizations engaged in narrowing the digital divide</p>
30	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Shawnee County Emergency Management</p> <p>Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis</p>
31	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Resilience Specific: agencies whose primary responsibilities include the management of flood prone areas, public land or water resources and emergency management agencies.</p>
	<p>Agency/Group/Organization Type</p>	<p>UNIVERSITY OF KANSAS MEDICAL PRACTICE ASSOCIATION</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Services-Health Health Agency Housing Need Assessment Homelessness Strategy Market Analysis</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>KU Med provides the community with information on how the City can assist with the low-income population while assisting with health related issues. This collaboration will give the City a more holistic approach to serving clientele.</p>

32	<p>Agency/Group/Organization</p> <p>East Topeka Council of Aging</p>	<p>Agency/Group/Organization Type</p> <p>Services-Elderly Persons Publicly Funded Institution/System of Care</p>
	<p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Market Analysis</p>	
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Provide transportation, check-up phone calls, senior companions, educational and recreational activities to senior citizens and adults with disability, so they may achieve and maintain an optimum level of physical, nutritional, social and mental function in order to maintain their health, dignity and independence.</p>	
33	<p>Agency/Group/Organization</p> <p>KANSAS HOUSING RESOURCES CORPORATION</p>	<p>Agency/Group/Organization Type</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Agency - Management of Public Land or Water Resources Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p> <p>Housing Need Assessment Non-Homeless Special Needs Market Analysis</p>	

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
34	<p>Agency/Group/Organization</p>	<p>City of Lawrence</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Market Analysis</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>

35	Agency/Group/Organization	City of Leavenworth
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
36	Agency/Group/Organization	Shawnee County Health Agency
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
37	Agency/Group/Organization	Greater Topeka Partnership
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
38	Agency/Group/Organization	Economic Recovery Task Force
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
39	Agency/Group/Organization	Community Resources Council
	Agency/Group/Organization Type	Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
40	Agency/Group/Organization	Unified Government of Wyandotte County Kansas City, KS
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
41	Agency/Group/Organization	KANSAS DEPARTMENT OF COMMERCE
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
42	Agency/Group/Organization	KANSAS LEGAL SERVICES INC
	Agency/Group/Organization Type	Other government - State

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Market Analysis</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
43	<p>Agency/Group/Organization</p>	<p>Topeka Rescue Mission</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy</p>
44	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p> <p>BIG BROTHERS & BIG SISTERS OF TOPEKA, INC.</p> <p>Housing Services-Children</p>
45	<p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Housing Need Assessment Market Analysis Anti-poverty Strategy</p> <p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p> <p>Neighborhood Improvement Associations Regional organization</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
46	Agency/Group/Organization	Positive Connections
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
47	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

48	Agency/Group/Organization	Topeka Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
49	Agency/Group/Organization	Washburn University
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
50	Agency/Group/Organization	LULAC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
51	<p>Agency/Group/Organization</p>	<p>Papans Landing</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Market Analysis Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>
52	<p>Agency/Group/Organization</p>	<p>EL CENTRO</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.</p>

53	Agency/Group/Organization	United Way
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

54	Agency/Group/Organization	IBSA, Inc.
	Agency/Group/Organization Type	Services-Education Services-Employment Services-Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development LMI Business Development and Support Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on public services, special needs and employment training.

Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Topeka	The Continuum of Care plan is part of the strategic plan. The CoC partners have identified permanent supportive housing as a need and the city is aware of this need in the community. If grant opportunities present themselves, the City will make every effort to leverage more resources.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All of our community partners are important in the process of obtaining citizen input.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Topeka holds public meetings and public hearings to encourage citizen participation. Newspaper ads are created to announce meetings, hearings and public comment periods. In addition, E-mails are sent to Neighborhood leaders in the community as well as to NIA's.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Citizens Advisory Council	Non-targeted/broad community	Con Plan presented at Citizen's Advisory Council held on June 2, 2021 at 6:00 p.m. and again on July 7, 2021 at 6:00 p.m.			
2	Public Meeting	Non-targeted/broad community	Public Meetings held June 17, 2021 at 9:00 a.m. and June 23, 2021 at 1:00 p.m. and August 10, 2021 at 6:00 p.m.			
3	Homeless Task Force Meeting	Non-targeted/broad community	Homeless Task Force Meeting held on June 9, 2021 at 1:00 p.m.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Non-targeted/broad community	Emails sent to neighborhood leaders in the community.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Department of Planning administers a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City's approved 2021-2025 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, Department of Planning receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Targets.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,903,466	0	0	1,903,466	1,903,466	CDBG funds will be used for administration, housing activities, public improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	569,672	0	0	569,672	HOME funds will be used for homebuyer assistance, homeowner rehabilitation, new construction and tenant based rental assistance.
						569,672	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,813	0	0	160,813	ESG will be used for rapid re-housing, homeless prevention and shelter activity.
						160,813	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing TBRA					Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly- adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals.
			1,695,460	Annual Action Plan	1,695,460	1,695,460	

2022

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Economic Development Public Improvements	2,358,288	0	0	2,358,288	2,358,288	Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods. The General Fund for Social Services. The remainder is match for the HOME program.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The department's Stages of Resource Targeting program leverages \$330,000 in federal housing funds to acquire \$1.7 million investment from the city's capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city's most blighted and lowest income neighborhoods.

The Continuum of Care grant provides \$1.7 million of in-kind match for Shelter Plus Care program. The City also provides \$100,000 of HOME fund matching funds for the HOME HUD grant. The City has been awarded \$750,000 from FHL Bank in prior years and has reapplied for this grant and will use this money in combination with their current Rehab programs to address fixing existing Code Violations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

Discussion

The City is leveraging federal, state, and local funds to enhance affordable housing opportunities in Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable the City's Department of Planning to maximize the HUD objectives.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infill Housing	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$20,000 HOME: \$30,000	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
2	Major Rehabilitation	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$88,890 HOME: \$165,340 General Fund: \$33,500	Homeowner Housing Rehabilitated: 9 Household Housing Unit
3	Exterior Rehabilitation	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$78,000 General Fund: \$33,500	Rental units rehabilitated: 7 Household Housing Unit
4	Emergency Rehabilitation	2021	2025	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$289,347	Homeowner Housing Rehabilitated: 72 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Accessibility Modifications	2021	2025	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$100,000	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
6	Voluntary Demolition	2021	2025	Non-Housing Community Development	At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$85,000	Buildings Demolished: 5 Buildings
7	Homeownership	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$31,000 HOME: \$180,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
8	Homeownership Counseling	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$45,500 General Fund: \$33,000	Other: 220 Other
9	CHDO Housing Development	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$100,000 HOME: \$90,248	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
10	CHDO Operating Subsidy	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$20,590	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Tenant Based Rental Assistance	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$26,527	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
12	Inmate Program	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$120,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
13	Program Delivery	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$297,500	Other: 1 Other
14	Weatherization	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$60,000	Homeowner Housing Rehabilitated: 28 Household Housing Unit
15	NIA Support	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$65,000	Public service activities for Low/Moderate Income Housing Benefit: 44363 Households Assisted
16	Anti-Blight Activities	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$69,000	Public service activities for Low/Moderate Income Housing Benefit: 17816 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Social Service Grants	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	CDBG: \$67,000 General Fund: \$558,288	Public service activities for Low/Moderate Income Housing Benefit: 43495 Households Assisted Homelessness Prevention: 60 Persons Assisted
18	Emergency Solutions Grant	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	ESG: \$160,813	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 100 Persons Assisted
19	Shelter Plus Care	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$1,497,300	Housing for Homeless added: 330 Household Housing Unit
20	Administration for Shelter Plus Care	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$123,411	Other: 1 Other
21	Administration for CDBG	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$299,086	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	HOME Administration	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	HOME: \$56,967	Other: 1 Other
23	SORT Infrastructure	2021	2025	Infrastructure Activities	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	General Fund: \$1,700,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
24	Empowerment	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$60,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2447 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infill Housing
	Goal Description	The CDBG and HOME Grants provide infill housing opportunities in both at-risk and intensive care areas. These funds will be used to increase homeownership and rental housing in these areas for low-moderate income individuals in the community.

2	<p>Goal Name Major Rehabilitation</p> <p>Goal Description The CDBG, HOME Grants and City of Topeka's General Fund provide opportunities for Major Rehabilitation of existing homes in both at-risk and intensive care areas. These funds will be used for Major Rehabilitation projects for low-moderate income individuals in the community. Major Rehabilitation provides up to \$30,000 in grant funding for home rehabilitation for owner occupied housing. After 7 years living in the home, 50% of the loan is forgiven.</p>
3	<p>Goal Name Exterior Rehabilitation</p> <p>Goal Description The CDBG Grant and The City of Topeka's General Funds provide opportunities for Exterior Rehabilitation of existing rental units and homes in both at-risk and intensive care areas. These funds will be used for Exterior Rehabilitation projects for low-moderate income individuals in the community. Exterior Rehab provides up to \$15,000 in grant funding to rehabilitate rental units occupied by low-income individuals and families. A 10% match is required. After 7 years living in the home, 60% of the loan is forgiven.</p>
4	<p>Goal Name Emergency Rehabilitation</p> <p>Goal Description The CDBG Grant provides opportunities for Emergency Rehabilitation of existing homes in both at-risk and intensive care areas. These funds will be used for Emergency Rehabilitation projects for low-moderate income individuals in the community. Emergency Rehabilitation provides repair for major life-safety concerns, like repairs and replacements for the roof, furnace and sewer and water lines, in low-income, owner-occupied housing.</p>
5	<p>Goal Name Accessibility Modifications</p> <p>Goal Description The CDBG Grant provides opportunities for Accessibility Modifications of existing rental units and homes in both at-risk and intensive care areas. These funds will be used for Accessibility projects for low-moderate income individuals in the community. The Accessibility Program funds modifications, like installing ramps and widening doors, to homes and rental units occupied by low-income individuals.</p>
6	<p>Goal Name Voluntary Demolition</p> <p>Goal Description The CDBG Grant provides opportunities for Voluntary Demolition of blighted structures as part of the voluntary demolition program. These funds will be used for Demolition of existing buildings within the At-risk and Intensive Care Areas.</p>

7	<p>Goal Name Homeownership</p> <p>Goal Description The Topeka Opportunity to Own (TOTO) Homeownership Program is intended to help first time homebuyers purchase a home of up to the value of \$65,000. The homeowner will pay a \$500 down payment and receive homebuyer counseling from Housing and Credit Counseling, prior to purchasing their home. The homeowner finds the home they want to purchase and then the City inspects the home with the intention to make improvements to bring the appraisal value of the home up at closing. With the rehabilitation, that will be completed after closing, the home is appraised at a higher value and the home is then affordable to the homeowner. The rehabilitation is done after closing but the after rehab value is used to make the home affordable to the homeowner. The closing of the home is done simultaneously with the bank, whom the City works closely. Topeka Opportunity to Own (TOTO) Home Ownership Program provides up to \$30,000 for low-income home buyers for rehabilitation of their newly acquired property. After 7 years of living in the home, 50% of the loan is forgiven.</p>
8	<p>Goal Name Homeownership Counseling</p> <p>Goal Description The CDBG Grant and the City of Topeka's General Fund provides the opportunity for The City of Topeka to partner with Housing and Credit Counseling to provide homeownership and credit counseling to low-income buyers in the TOTO program, and to provide fair housing information and statistics on people experiencing difficulties with their landlord or renter; provide home ownership training for Topeka Opportunity to Own (TOTO) project clients and to provide services to council clients on their rights and responsibilities under the KS Residential Landlord and Tenant Act, City of Topeka Housing Code and Fair Housing Law. These funds also utilize community social service resources to retain housing and avoid homelessness and to help resolve tenant landlord issues.</p>
9	<p>Goal Name CHDO Housing Development</p> <p>Goal Description The HOME grant allows the City of Topeka to partner with Community Housing Development Organizations like Cornerstone and Habitat for Humanity to purchase and rehabilitate housing to make it more affordable and to develop new rental units. They are the affordable housing providers in Topeka that focus on low/moderate income individuals and families. They provide low rents to make homes affordable in the At Risk and Intensive Care areas.</p>

10	Goal Name	CHDO Operating Subsidy
	Goal Description	The HOME Grant funds the CHDO Operating Subsidy to increase home ownership and rental housing through Community Housing Development Organizations. The City of Topeka has partnered with Cornerstone and Habitat for Humanity for this purpose.
11	Goal Name	Tenant Based Rental Assistance
	Goal Description	The HOME grant provides funds for the Tenant Based Rental Assistance Program for deposit assistance for low income households.
12	Goal Name	Inmate Program
	Goal Description	The Inmate Program utilizes CDBG funds to provide approximately 8,000 hours of service by two inmate crews. The Inmate Program also utilizes the City of Topeka's General Funds to fund five inmate crews, Neighborhood Action Team A & B, Concrete, Affordable Housing and Code inmate crews, as well as the Neighborhood Relations Inmate Coordinator. These five crews provide approximately 29,194 hours of services.
13	Goal Name	Program Delivery
	Goal Description	CDBG Grant funds are utilized for program delivery for all CDBG programs, Infill, Major Rehab, Exterior Rehab, Emergency Repair, Accessibility, Voluntary Demolition, Homeownership and Homeownership Counseling, KDOC Affordable Housing, NIA Support, Empowerment Activities, and Anti-blight Activities.
14	Goal Name	Weatherization
	Goal Description	These funds will be spent on Insulation and high efficiency furnaces for LMI households for weatherization.
15	Goal Name	NIA Support
	Goal Description	NIA – Neighborhood Improvement Association – entities created by the City and tied to our HUD funding and Consolidated Action Plan – must be formed by residents in areas with at least 51% low-moderate income residents (based on census data). The CDBG Grant funds Neighborhood Improvement Associations (NIA) support. NIA support will provide assistance to 21 NIAs in the form of newsletters and operational support.

16	Goal Name	Anti-Blight Activities
	Goal Description	The CDBG Grant funds the Anti-Blight Program. Anti-Blight will assist the clean-ups of the 21 NIAs and remove approximately 15,000 bags of trash and debris.
17	Goal Name	Social Service Grants
	Goal Description	The City of Topeka utilizes their general funds and some CDBG funds for social service grants to fund agencies to provide contractual services to assist an estimated 25,000 individuals. Social Service programs are provided by YWCA, Valeo Behavioral Health Care, CASA, Catholic Charities, Community Action, Doorstep, East Topeka Council on Aging, Jayhawk Area on Aging, Let's Help, the Salvation Army, Shawnee County District Court, Shawnee County Medical Society and Shawnee County Regional Prevention and Recovery.
18	Goal Name	Emergency Solutions Grant
	Goal Description	The ESG Grant provides shelter and essential services to households who are or may be at-risk of homelessness. In addition, the ESG Grant provides rental deposit assistance and supportive services to low income households.
19	Goal Name	Shelter Plus Care
	Goal Description	Continuum of Care: Dedicated to rent assistance for low income individuals who have been diagnosed with chronic mental illness or substance abuse. The City of Topeka serves as the lead agency for the Continuum of Care to provide affordable housing through the Shelter Plus Care Program. The Shelter Plus Care Program offers rental and utility assistance to Extremely low income households. The CoC serves to coordinate efforts of all community stakeholders and service providers. As the lead agency, the city has ongoing constant communication with other providers who serve the chronically homeless, families with children, veterans, and unaccompanied youth. Examples of these providers include: Kansas Service Children's League, Veterans Administration, Valeo Behavioral Health Care, Topeka Rescue Mission, etc. These agencies also address persons at risk to help alleviate future homelessness.
20	Goal Name	Administration for Shelter Plus Care
	Goal Description	The Shelter Plus Care Grant funds Administration costs for personnel salary, benefits and expenses to administer the Shelter Plus Care program.

21	Goal Name	Administration for CDBG
	Goal Description	The CDBG Grant funds Administration costs for personnel salary, benefits and expenses to administer all CDBG programs.
22	Goal Name	HOME Administration
	Goal Description	The HOME Grant funds Administration costs for personnel salary, benefits and expenses to administer all HOME programs.
23	Goal Name	SORT Infrastructure
	Goal Description	The City of Topeka's General Funds provide Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods. Stages of Resource Targeting (SORT): Provides housing rehabilitation funds over two years in targeted neighborhoods.
24	Goal Name	Empowerment
	Goal Description	Empowerment Dreams Program: The CDBG grant funds the Dreams program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

The City of Topeka anticipates the estimate for providing low-income affordable housing for the 2022 Con Plan for Emergency Rehab, Exterior Rehab, Major Rehab, Topeka Opportunity to Own (TOTO) and Accessibility will be 106 low-income homeowners and an additional 27 for rental housing. The City of Topeka is beginning a new Weatherization program in 2021 and it is anticipated that 28 low-income households will be helped with new high efficiency furnaces and insulation. It is anticipated these will all be low-income families. In addition, the City of Topeka anticipates Infill and CHDO projects will create new construction of 2 home and 1 Rental units. It is anticipated these will all be low-income families. Homeownership counseling is estimated at 220 households through HCCI. The City of Topeka anticipates helping 21 Neighborhood Improvement Associations with a population of 53,304 with Anti-Blight, NIA Support and Social Service projects. The City of Topeka anticipates helping 330 Homeless persons through Shelter Plus Care and an additional 190 Homeless persons through the Emergency Solutions Grant for Deposit assistance, Shelter, Homelessness Prevention and Rapid Rehousing programs. It is anticipated all of these Homeless persons will be in the extremely low income category.

The table below has been added with these estimates:

Type	Rental	Homeowner
Homeless	520	NA
Extremely Low Income	535	320
Low Income	13	36
Moderate Income	NA	NA

Rental assistance is provided to prevent homelessness for rentals, but no rental assistance is provided to homeowners so it is not applicable. Estimates are determined for extremely low income and low income, but estimate are not used for Moderate income as those are not generally used in the City's programs, so those are not applicable for estimate purposes.

Projects

AP-35 Projects – 91.220(d)

Introduction

Consolidated Action Plan projects to be carried out in 2022.

Projects

#	Project Name
1	2022-Infill Housing and Development
2	2022-Major Rehabilitation
3	2022-Exterior Rehabilitation
4	2022-Emergency Rehabilitation
5	2022-Accessibility
6	2022-Voluntary Demolitions
7	2022-Homeownership
8	2022-Homeownership Counseling
9	2022-CHDO Housing Development
10	2022-CHDO Operating Subsidy
11	2022-Tenant Based Rental Assistance
12	2022-Inmate Program
13	2022-Program Delivery
14	2022-Weatherization
15	2022-NIA Support
16	2022-Anti-Blight
17	2022-Social Services
18	2022-Emergency Solutions Grant
19	2022-Shelter Plus Care
20	2022-Administration for CDBG
21	2022-Shelter Plus Care Administration
22	2022-Home Administration
23	2022-SORT Infrastructure
24	2022-Empowerment Dreams Program

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities are given to rehabilitation of homes in target areas with emergency and accessibility programs

to supplement efforts.

Allocations were made based on the Citizen’s Advisory Council, City Council and the results of a Housing Study performed to show community needs. The only obstacles to addressing underserved needs were related to the need for increased funding.

AP-38 Project Summary
Project Summary Information

Annual Action Plan
2022

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1	Project Name	2022-Infill Housing and Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Infill Housing
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$20,000 HOME: \$30,000
	Description	Construction of new housing
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Activity will facilitate and support new housing and subdivision development. These funds may undertake demolition and reconstruction or new construction costs.
	Location Description	The City will partner with Habitat for Humanity to construct a new home. The City will do the foundation and Habitat will place a home on it. Address locations will be defined upon completion of Accomplishments for individual IDIS Activities.
	Planned Activities	The City will partner with Habitat for Humanity to construct a new home. The City will do the foundation and Habitat will place a home on it.
2	Project Name	2022-Major Rehabilitation
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Major Rehabilitation
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$88,890 HOME: \$165,340 General Fund: \$33,500
	Description	Rehabilitation on homes that are owner-occupied in target areas.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will rehabilitate owner-occupied housing units in selected areas with a plan to help 9 households.

	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Owner-occupied homes will be rehabbed in target areas.
3	Project Name	2022-Exterior Rehabilitation
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Exterior Rehabilitation
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$78,000 General Fund: \$33,500
	Description	Rental properties will be rehabbed in target areas.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Rental properties will be rehabbed in target areas with a goal of helping 7 families. Project will rehabilitate existing owner-occupied housing units and LMI occupied rental units in designated areas that are in need of significant exterior repairs.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Rental properties will be rehabbed in target areas.
4	Project Name	2022-Emergency Rehabilitation
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Rehabilitation
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$289,347
	Description	Owner-occupied homes will be rehabbed that have concerns of immediate health and safety.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard with a goal of serving 72 families.

	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard.
5	Project Name	2022-Accessibility
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Accessibility Modifications
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$100,000
	Description	Homes will be rehabbed to help families gain access to their home or modifications to their bathroom.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will provide disability modifications to single family housing units with the goal of helping 20 families renting their homes and 25 families that own their home.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Project will provide disability modifications to single family housing units.
6	Project Name	2022-Voluntary Demolitions
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Voluntary Demolition
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$85,000
	Description	Blighted structures will be demolished.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will demolish substantially deteriorated, vacant housing structures primarily located within the City's at-risk and intensive care neighborhoods with a goal of 5 households.

	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Homes will be demolished to remove blight from the neighborhoods.
7	Project Name	2022-Homeownership
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$31,000 HOME: \$180,000
	Description	Low income families will be assisted with rehabilitation on their newly purchased home.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will rehab newly purchased homes with a goal of helping 10 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Project will assist with homeownership by providing deferred 2nd mortgages to subsidize the rehabilitation of newly purchased homes for LMI households.
8	Project Name	2022-Homeownership Counseling
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership Counseling
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$45,500 General Fund: \$33,000
	Description	Counseling will be provided in regards to homeownership.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Homeownership counseling with a goal of helping 220 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Project will support the Homeownership project and assist LMI households with pre-ownership and post-ownership training in English and Spanish.
9	Project Name	2022-CHDO Housing Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Housing Development
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$100,000 HOME: \$90,248
	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will work with CHDO organizations Cornerstone and Topeka Habitat for Humanity with a goal of building 2 family unit.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Project provides funds for costs directly associated with administering the HOME programs that rehabilitate residential housing units.
10	Project Name	2022-CHDO Operating Subsidy
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Operating Subsidy
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	HOME: \$20,590

	Description	Project will help support CHDO in housing development.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist CHDO Set Aside with Operational Costs.
	Location Description	Operational costs for CHDO Set Aside project.
	Planned Activities	Project will assist the CHDO with operational costs.
11	Project Name	2022-Tenant Based Rental Assistance
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$26,527
	Description	Deposit assistance to LMI families.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify with a goal of helping 100 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify.
12	Project Name	2022-Inmate Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Inmate Program
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$120,500
	Description	The inmate program assists with sidewalk repair and construction, as well as rehabilitation of housing units in LMI neighborhoods.

	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Project will provide two crews of five to seven minimum security women prisoners for the rehabilitation of affordable housing units and/or the rehab of sidewalks. Funds will be used for supervisor's salaries as well as materials and supplies needed for the project with a goal of serving 400 people.
	Location Description	Inmate services will be provided in LMI areas identified in AP-50 Geographic Areas.
	Planned Activities	Project will provide two crews minimum security women prisoners for the rehabilitation of affordable housing units and rehab sidewalks.
13	Project Name	2022-Program Delivery
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Program Delivery
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$325,143
	Description	Provide funds for administering the CDBG programs.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Operational costs for CDBG program.
	Location Description	Operational costs for CDBG program in all at risk areas identified in AP-50 Geographic areas.
	Planned Activities	Project provides funds for costs directly associated with administering the CDBG programs that rehabilitate residential housing units.
14	Project Name	2022-Weatherization
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Weatherization
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000
	Description	These funds will be spent on Insulation and high efficiency furnaces for LMI households for weatherization.

	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	These funds will be spent on Insulation and high efficiency furnaces for LMI households for weatherization with an estimate of helping 28 households.
	Location Description	All at risk areas identified in AP-50 Geographic areas.
	Planned Activities	Provide Weatherization for 28 households.
15	Project Name	2022-NIA Support
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	NIA Support
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$65,000
	Description	Support for neighborhood groups to improve capacity.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities for the 12 LMI areas.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	This fund will assist in the operations of NIA's for newsletter mailings and other qualified activities.
16	Project Name	2022-Anti-Blight
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Anti-Blight Activities
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$69,000
	Description	Project will help support the cleanup of LMI areas.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Takeover/Makeover provides removal of 150 tons of trash in low income neighborhoods, by the Inmate Crews helping a population of 17,816 people.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	
17	Project Name	2022-Social Services
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Social Service Grants
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	CDBG: \$67,000 General Fund: \$558,288
	Description	
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	The social service money helps with public services to address a variety of needs for LMI clientele by funding agencies to help with youth, seniors, mentally ill, victims of domestic violence and other social services. Numbers served will be documented in accomplishments of Activities attached to this project with a goal helping the NIA population of 43,495 and to help 60 households with Homeless Prevention.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	Social Service grants will be issued to agencies to help LMI families with supportive services based on their needs.
18	Project Name	2022-Emergency Solutions Grant
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Solutions Grant
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	ESG: \$160,813
	Description	Project will help agencies provide emergency services.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Provides rent and deposit assistance to both homeless and at-risk of homeless households with a goal of rapid rehousing 30 families and homeless prevention for 100 families.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Provides rent and deposit assistance to both homeless and at-risk of homeless households.
19	Project Name	2022-Shelter Plus Care
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Shelter Plus Care
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$1,572,049
	Description	Rent subsidy to homeless individuals.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist with a rent subsidy in the Shelter Plus Care program with a goal of helping 330 families.
	Location Description	This project will assist with a rent subsidy in the Shelter Plus Care program assisting families in the AP-50 Geographic Areas.
Planned Activities	Rent and utility assistance is provided to homeless families who have a disability.	
20	Project Name	2022-Administration for CDBG
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for CDBG
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$299,086
	Description	Assist with Administration for all CDBG Projects.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	CDBG Administration cost to administer all CDBG Activities.
	Location Description	CDBG Administration cost to administer all CDBG Activities.
	Planned Activities	Administration will assist with all CDBG projects.
21	Project Name	2022-Shelter Plus Care Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for Shelter Plus Care
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$123,411
	Description	Administration cost for the Shelter Plus Care Program.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Administration cost to support Shelter Plus Care Program.
	Location Description	Administration for the Shelter Plus Care program.
	Planned Activities	Administration support to help with Shelter Plus Care grant.
22	Project Name	2022-Home Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	HOME Administration
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	HOME: \$56,967
	Description	Funds to administer the HOME grant funds
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Operational costs to administer all HOME activities.
	Location Description	Operational costs to administer all HOME activities.

	Planned Activities	Operational costs to administer all HOME activities.
23	Project Name	2022-SORT Infrastructure
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	SORT Infrastructure
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	General Fund: \$1,700,000
	Description	CIP Infrastructure
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	This funding will help in specific target areas with infrastructure to help improve the area with a goal of serving 2,000 people.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	This funding will help in specific target areas with infrastructure to help improve the area.
24	Project Name	2022-Empowerment Dreams Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Empowerment
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000
	Description	The CDBG grant funds the Dreams program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	The CDBG grant funds the Empowerment Dreams Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations population of 2,447.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.

	Planned Activities	Public facility grants will be issued to neighborhoods to do small infrastructure projects.
--	---------------------------	---

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As adopted by the Neighborhood Element of the Comprehensive Plan, the City's goal is to commit up to 60% of annual Consolidated Plan funding for neighborhood development activities into high priority *intensive care* or *at risk* neighborhoods or areas. Neighborhood development is defined as any combination of housing, economic, or capital investment that substantially leverages outside resources to advance the long-term revitalization of a neighborhood or portion thereof. Five-year funding targets are established to implement adopted neighborhood revitalization plans for each planning area. At a minimum, the total funds spent for housing development in high priority areas will be as indicated during the five-year period of this plan. With minor exceptions, spending in these areas will be concentrated in multi-block areas that have been strategically identified through a neighborhood/area plan process for multi-faceted housing in-fill development and rehabilitation. Efforts will also be made to substantially accelerate housing activities in one or more high priority neighborhoods in 2020 by drawing on unspent funds.

At Risk Areas include:

NIA	Census Tracts
1 North Topeka East	8,40,7,10
2 North Topeka West	8,40,22,6,7,35
3 Central Park	40,4,18
4 Lykins Foster	29,28
5 Oakland	9,8,40,10,11
6 Eastend	9,10,11,31
7 Old town	40,5,22,6,21
8 East Topeka North	9,40,10,11,31
9 Tennessee Town	4,5,18,21
10 Ward Meade	40,22,6,7,21,
11 East Topeka South	40,11,12,31
12 Monroe	40,4,15
13 Central Highland Park	15,12,31,13,30.01
14 Chesney Park	40,4,15,18
15 Jefferson Square	40,15,12,13,29
16 Highland Crest	15,31,13,29,30.01,30.02
17 Quinton Heights Steel	4,15,16.01
18 Historic Holliday Park	40,4,5
19 Valley Park	4,15,16.01,18
20 Highland Acres	12,31,13,30.01
21 Downtown Topeka	8,40,10

Geographic Distribution

Target Area	Percentage of Funds
Intensive Care Areas	30
At-Risk Areas	30

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on the neighborhood health model of *intensive care*, *at risk*, *out patient*, and *healthy* neighborhoods, treatment for neighborhoods should be based on a “continuum of care” approach. Those neighborhoods that are most distressed (*intensive care*) require the most intervention and therefore, will require sizeable resources and attention. But if all relevant resources are devoted to an *intensive care* area, an *at risk* neighborhood or an unstable *outpatient* neighborhood may fall prey to blighting influences themselves. To avoid “pushing the blight around”, a four-pronged approach, or continuum of care, should be employed (the neighborhoods below are not inclusive of all neighborhoods in Topeka and do not represent an absolute commitment to funding).

Discussion

Based on the Strategic Plan, the City allocates its non-administrative CDBG and HOME to projects and activities that benefit low to moderate income people. Geographic distribution is used to determine where disasters are most likely to occur. With the increase of disasters due to climate change, the City has a plan in place to leverage dollars for future savings by building client resilient homes that will stand up to disasters, including going above building patterns for roofs with better nails to resist wind and rain, using energy efficiency and stud reinforced room design to withstand tornadoes.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Introduction: The City of Topeka develops annual goals for rehabilitating homes through major rehabilitation, Infill and CHDO activities. The City also provides Home Buyer Rehabilitation through their TOTO program. The Home program also provides Deposit assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	15
Special-Needs	30
Total	75

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	2
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	67

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Topeka has recognized the need of homeless services based on information gathered from the Topeka/Shawnee County Homeless Task Force (HTF) and census data. The HTF involves agencies who are sub recipients of ESG funds and others who are funded by the Continuum of Care. There has always been a level of assistance provided to address homelessness in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Topeka Housing Authority's mission is to successfully provide accessible, affordable housing. Success is defined as: Putting applicants, tenants and participants first; market competitiveness; and fiscal strength and integrity.

In general, THA is well respected in the Topeka community by elected officials, staff and provider agencies. In the past 5 years the stock of THA owned/supported housing has increased from 1,739 units to 2,079 units or 19.6%.

Actions planned during the next year to address the needs to public housing

Over the next year the Topeka Housing Authority hopes to increase the total number of Section 8 vouchers. Additionally, the THA hopes to increase their landlord base so participants have a better chance of finding affordable housing.

Another goal of the THA is to increase the number of employed adults by 5%, while taking affirmative measures to insure fair and equal access to affordable housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Topeka Housing Authority just received a grant from the Kansas Health Foundation which requires a resident lead initiative. This will be a new goal for the THA and one that will increase participation from the public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Topeka Housing Authority is not designated as troubled.

Discussion

Currently THA has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains our properties to the best of their ability with the funding that is available. Some of the older designed units are in need of being redeveloped and we are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Topeka has implemented many successful strategies to prevent homelessness, encourage individuals living on the street to moving to housing, and provide services to those living in emergency shelters with the goal of successful permanent housing placements.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka has a partnership with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the community. Once individuals have been identified as homeless an assessment of their needs is completed and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process when possible.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, in which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Topeka uses Emergency Solutions Grant funds to help provide Rapid Re-Housing to eligible participants for deposit and first month's rent. The City of Topeka allows 100% of the cost to be funded through ESG funds. No funds are spent beyond the deposit and first month's rent. When participants apply for homeless prevention, the City can pay up to 100% of the eligible costs to prevent homelessness. The participant can receive ESG assistance only one time a year to be eligible.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$430,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies

in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing. Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issues related to prevention and best practices for reaching other mainstream resources.

Discussion

The City of Topeka continues to monitor its goal to end homelessness in our community. It is well understood that this is a community effort and everyone must work together to maximize resources and to offer the best possible services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Barriers To Affordable Housing are as follows:

Public policies affect the low to moderate income households more dramatically. An increase in the sales tax rate has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Demographics of the Community - The City of Topeka has a large majority of low to moderate income individuals. 18.3% of household are living in poverty.

Quality Housing Stock- Homes of quality sell and rent at higher rates that are not affordable to our low to moderate income constituents.

Lending Practices and Qualified Applicants - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has excessive credit problems that limit their ability to obtain private financing on the open market.

Lack of a down payment is also a problem.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Despite new challenges associated with local and state economic conditions, the major Obstacles to comprehensively meeting the needs of a primarily low-income population are continuing underinvestment, and lack of job center locations.

The City of Topeka recognizes the need for more economic growth. Its collaboration with the Chamber of Commerce in getting new companies to locate in Topeka could help our low income constituents obtain and maintain employment. This effort will continue this year in an effort to lower the unemployment rate.

Additionally, the City of Topeka will continue conversations with the Topeka Metro, the transportation agency, in helping low income individuals receive low fair pricing to ride the bus. Conversation is continuing and the city recognizes that a larger transportation route could be beneficial to the low income constituents.

Discussion:

Although lending practices and qualified applicants are one of the toughest barriers to overcome, the City of Topeka will continue its efforts to help first time homebuyers with homeownership assistance.

AP-85 Other Actions – 91.220(k)

Introduction:

To help remove obstacles to meeting underserved needs and improve service delivery, the City of Topeka will facilitate the existing relationships with social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.

The City of Topeka will continue to support the use of HMIS technology by all homeless service providers as a way to link the various categories of services provided in the community and has taken on the administration of HMIS from the CRC. Finally, Department of Planning will work with its various departments and divisions to find opportunities for collaboration between programs to leverage resources.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting the identified needs is the lack of funding resources. Significant funding cuts in previous years have had an impact on all programming. The City of Topeka will continue to maintain existing, ongoing efforts to meet the underserved needs of the community.

Actions planned to foster and maintain affordable housing

The City of Topeka will continue to support our CHDO and nonprofits, such as Habitat for Humanity, and Cornerstone. These organizations provide affordable housing to the constituents. The City will provide funding for owner occupied and renter occupied rehabilitation to assist low income families with maintaining their homes.

Actions planned to reduce lead-based paint hazards

Rehabilitation projects require the use of formal paint testing, risk assessment and planning. Additionally, the paint repair work requires the use of “trained workers”. Since the city has a very large amount of homes that were built before 1970. It is imperative that we combat the issue of lead based paint within the scope of our work. The City collaborates with the state that has a grant for lead remediation. The city will continue this collaboration and explore other options.

Actions planned to reduce the number of poverty-level families

The City of Topeka will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses. Additionally, the city will support organizations and programs that provide job training, education, and placement services.

Actions planned to develop institutional structure

The City of Topeka staff will continue to coordinate with various social service agencies, government departments, and businesses, to find opportunities to better serve the citizens within the city. These relationships are integral in streamlining the implementation of our CDBG and HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The City of Topeka will continue to foster these relationships to improve the success rate of our programs.

Actions planned to enhance coordination between public and private housing and social service agencies

Although the City of Topeka does not own or operate any public housing development, it collaborates with the Topeka Housing Authority on housing issues. Additionally, the City contributes general fund money to support the social service agencies to meet the needs of the community.

Discussion:

The City of Topeka will continue to coordinate with social service partners and consultant agencies and organizations to better serve client constituents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City will adhere to all referenced regulations.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Topeka does not provide a Direct Subsidy for down payment assistance or purchasing assistance to Homebuyers. Once the home is purchased by the homebuyer, the City provides Rehabilitation of the home. Therefore, the City goes by the Recapture Provisions for its HOME Major Rehab and CHDO Programs.

The City of Topeka limits the amount subject to recapture to the net proceeds available from the sale of the home.

The City is using a Pro-rate option and all the appreciation in the value of HOME is retained by the homebuyer.

The recapture provisions for a regulatory period in accordance with the "HOME Affordability Period" table are included in all funding contracts for homebuyer activities. The recapture provision happens if the housing does not continue to be the principle residence of the buyer for the duration of the HOME period of affordability then the HOME investment amount shall be recaptured on a prorate basis for the time the homeowner has owned and occupied the housing, following project completion, measured against the required affordability period. For the homebuyer program the mortgage is a deferred loan, payable upon sale according to the following conditions. The Borrower agrees to repay the principal under the following method:

The Second Mortgage shall be partially forgiven by **Five thousand No/100 dollars (\$5,000.00)**, upon the conclusion of the first year of ownership, The Second Mortgage, less the amount above, shall also be partially forgiven by fifty-percent (50%) upon the conclusion of the homeowner's seventh year of ownership, with the balance due and payable upon sale. The annual reduction on a percentage basis shall be implemented as 7% per year up until 50% has been forgiven.

If all or any part of the property or interest is sold or transferred by Borrower, payment shall be made in the original amount of the note less a credit for the forgivable portion of the loan as indicated above. Funds will only be recaptured from net proceeds available from the sale of the property.

A Fair Return on investment will be determined through a before and after value determined for the

home based on fair market value before rehab and after rehab.

The City will ensure that homebuyers maintain the housing as their principal residence for the duration of the applicable affordability period through a City Mortgage against the property to ensure it is not sold and by verifying utility services are maintained up to the time of payoff of the mortgage. If continued service cannot be verified, payoff will be calculated to the date services were shut off demonstrating the residence was unoccupied.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The homeowners must meet income guidelines and not pay more than 30% of their income towards housing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Topeka has many standards in regards to ESG assistance. Homeless Prevention is provided to individuals who are not yet homeless but are near homelessness. Rapid Re-Housing assistance is provided to those who are already homeless. ESG funds are given to multiple agencies and they disperse funds based on the required qualifications and on a first-come basis at each agency. Written ESG standards are attached to the 2021 to 2025 Consolidated Action Plan in attachments 1 through 34.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The HMIS is administered by the City of Topeka, Department of Planning. Department of Planning uses ESG funds for administration to enter services into the system. The City of Topeka has policies and procedures for use of the system that each agency must adhere to. The City of Topeka is monitored by the Homeless Task Force and any administrative procedures are created at this meeting. The City of Topeka currently is using the HMIS to make referrals to other agencies and to

assess individual's needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

A request for proposal is sent out to the public to apply for ESG funds. The applications are reviewed by a committee and scored. Once the scores are established a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC. The HTF members vote on whether or not to fund the ESG agencies. Once approved by the HTF, the recommendation is made to the full city council for approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Topeka is governed by an elected body; it is not possible to provide for the participation of a homeless individual or formerly homeless individual. However, the City of Topeka is the lead agency of the Topeka/Shawnee County Homeless Task Force which is the governing body of the CoC. The HTF is responsible for all aspects of the CoC including the ESG policies and procedures. This body has several formerly homeless individuals in attendance and they have the opportunity to vote on matters.

5. Describe performance standards for evaluating ESG.

The Chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Additionally, the monitoring committee meets quarterly to conduct on-site monitoring and establish the CoC funding priorities.

The City of Topeka has a designated staff person to make sure the Department of Planning is following all the federal and local regulations.



Analysis of Impediments to Fair Housing Choice

City of Topeka

August 24, 2020
Topeka, Kansas

Prepared for
City of Topeka

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I. INTRODUCTION & EXECUTIVE SUMMARY

A. WHO CONDUCTED

Development Strategies, Inc., assisted the City of Topeka Department of Neighborhood Relations with the preparation of the Analysis of Impediments. Development Strategies recently completed a Citywide Housing Market Study and Strategy (“2020 Housing Strategy”) for the city, and much of that information is used to support this document.

B. PARTICIPANTS

Development Strategies and city staff discussed impediments to fair housing with various city departments, including Municipal Court, the Prosecutor’s Office, Development Services, and Code Enforcement. State officials at Kansas Housing Resources Commission and the Kansas Human Rights Commission were contacted, as well as HUD officials at the Kansas City district office. Housing and Credit Counseling, Inc., which works with tenants, landlords, and homeowners on a variety of housing related issues, provided valuable information on barriers to quality and fair housing in Topeka.

Broader public engagement occurred through a series of focus group and larger group presentations and discussions over a 10-month period during the Housing Study process. A list of participants is included in Appendix A. The City of Topeka included a community survey with water bills in February 2020 that asked specific questions about housing needs in the community and if respondents experienced any discrimination in housing. The city received 1,871 responses from 21 zip codes and valuable information about needs and priorities. Results from the survey are summarized under “Other Relevant Data” in the Jurisdictional Background Data section.

C. METHODOLOGY

A variety of methodologies were used:

- Data retrieved and compiled from:
 - U.S. Census Bureau
 - Census 2000
 - Census 2010
 - ACS 5-year Data 2013-2017 and 2014-2018
 - OnTheMap
 - U.S. Department of Commerce, Bureau of Economic Analysis
 - U.S. Department of Labor, Bureau of Labor Statistics
 - City of Topeka GIS datasets, building permit data, and code enforcement data
 - Kansas Labor Market Information Service
 - Other sources as needed
 - City of Topeka 2020-2024 HUD Consolidated Plan
 - Housing Mortgage Disclosure Act Data
- GIS analysis to visualize the geographic distribution of:
 - Housing cost burden
 - Household income
 - Housing affordability
 - Housing conditions
 - Housing year built
 - History of redlining
 - Concentration of minorities and various races
 - Rental and owner housing costs
 - Transportation routes and concentrations of major employers
 - Conversations with city staff, City Council Members, the Mayor of Topeka, realtors, social service providers, neighborhood leaders, developers, lenders, and other community members

D. FUNDING

Community Development Block Grant funds were used to fund this effort.

E. CONCLUSIONS

1. Impediments Found

This analysis found a limited number of impediments to fair housing choice caused by current city policies and procedures. Most impediments to fair housing are caused by broader socio-economic challenges. This analysis found the following impediments to fair housing choice in Topeka:

- 30 percent of all households in Topeka are cost-burdened and 44 percent of rental households are cost-burdened, indicating a need for more affordable housing options.
- Minority households, particularly African-American households, are more likely to be cost-burdened, indicating a need for more equitable housing choices across Topeka.
- Historic policies, such as Redlining, that are no longer in place contributed to the concentration of poor housing conditions, poverty, and decreased access to opportunity in many of Topeka's core neighborhoods.
- Minorities are more likely to have mortgage applications denied based on income and creditworthiness compared to the population as a whole.
- Accessible housing is not always available when needed for those with physical and mental disabilities.
- There is not enough affordable housing to meet current demand.
- There is not enough senior housing to meet current demand.
- There is not enough transitional and post-transitional housing for homeless, formerly homeless, or vulnerable households.
- The current transportation system does not adequately serve second- and third-shift workers, and affordable housing is not always conveniently located relative to employment centers.
- Discrimination in housing may be under-reported because individuals hold the opinion that nothing will be done to address the problem.

2. Actions to Address Impediments

The City of Topeka is undertaking multiple actions to address the listed impediments through new actions and through the continuation of existing programs. First, the Topeka City Council voted to adopt the 2020 Housing Strategy in July 2020, which recommended six strategies and 27 tactics to address the city's housing challenges. Priority actions include:

- Funding the Affordable Housing Trust Fund, which will focus on accelerating the preservation of existing and development of new affordable housing options.
- Create a strategic land bank to proactively acquire vacant property, including land and structures, clear any title or legal issues, and sell/transfer the properties to developer's with strong track records to return the properties to productive use, including rehabbing vacant and dilapidated homes.
- Expand the community development ecosystem to create a more holistic system to support neighborhood development and service provision.
- Expand the key programs of weatherization and home repair.

The City also identified key action steps in its 2021 to 2025 Consolidated Plan:

- Provide funds for homebuyer assistance (i.e., credit counseling, down payment assistance, etc.) programs.
- Provided funds for home-owner rehabilitation programs, multi-family rehabs, new construction (rental and for-sale), and tenant-based home ownership.
- Continue emergency shelter grant activities for rapid re-housing, homeless prevention, and shelter activity.
- Expand Shelter Plus Care program as funding is available to provide more rental assistance to low-income households.
- Align capital improvements with housing investments in neighborhoods.
- Provide funds for infill housing (new construction) in targeted neighborhoods.
- Provide funds for accessibility modifications for disabled individuals.
- Provide housing services targeted to former inmates.

II. JURISDICTIONAL BACKGROUND DATA

A. DEMOGRAPHIC DATA

Total Population

The Topeka MSA has grown slowly since 2010, but the city has captured none of that growth and is instead declining. Overall, the MSA grew 0.5 percent over the last nine years, while the city lost 0.4 percent of its population. Consequently, the MSA outside of the city grew 1.5 percent. Compared to the state, which grew by four percent, the entire region is falling behind. Topeka’s population slowly declined from 2010 to 2019 by 0.1 percent per year, decreasing by 550 people. The area in the MSA but outside the city added 1,600 people, most of which were still within Shawnee County. The rest of the state has fared better, as Kansas overall grew 0.4 percent annually in the same period.

A declining population means more vacant properties falling into disrepair and fewer opportunities for the residents who stay to improve their communities.

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
Annual 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

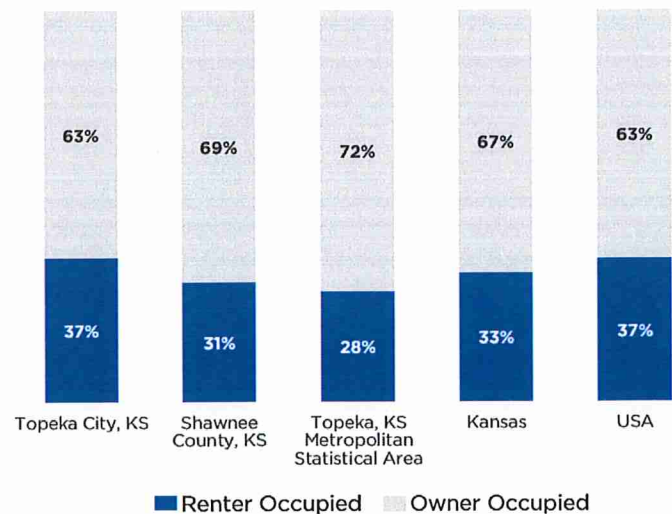
Source: ESRI 2019

Household Overview

Household sizes in the Topeka area are small relative to the state, which has around 2.50 persons per households. The city has the smallest households, with 2.29 people, while the MSA has 2.42. The number of households has increased at the same rate as population, leading to no change in household sizes since 2010.

Smaller households allow for smaller, more affordable homes without overcrowding. The city also has proportionally more households which are not families. Around 43 percent of households are non-family, compared to around 37 percent in the county and MSA. These non-family households are likely to be renters and are a growing group nationwide

Occupied Housing by Tenure, 2019



Household Overview

Description	Shawnee		MSA	Kansas	USA
	Topeka, KS	County			
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
Annual 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

Age

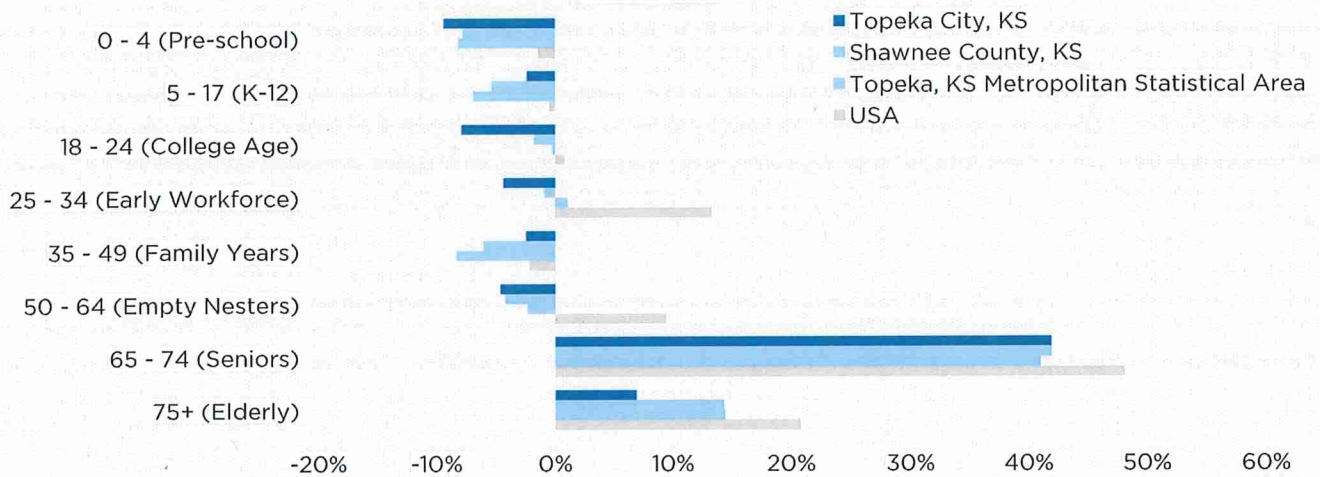
The age distribution between Topeka, the county, and MSA are mostly similar. Topeka is younger overall (median age of 37.6) and has slightly larger Preschool (ages four and below) and Early Workforce (ages 25 to 34) cohorts, whereas the MSA (median age of 40.3) is older and has slightly larger Empty Nesters (ages 50 to 64) and Seniors (ages 65 to 74) cohorts.

Growth is projected in the Seniors and Elderly (ages 75 and up) cohorts, while much of the population loss is from the Early Workforce and Empty Nester cohorts. Consequently, the median age is projected to increase to 38.3.

The projections suggest that younger households are losing interest in the amenities and lifestyle of the city and the older cohorts are replacing them.

Change in Population by Age, 2010-2019

Source: ESRI



The overall population in Topeka is declining; however, the senior (65+) population continues to grow. It has increased 2.4 percent every year since 2010 in the city and 2.8 percent in the MSA. The senior population in Topeka grew by 2,000 in that time. The median income for seniors is 29 percent less than the general population. However, senior incomes are increasing at a higher rate than for the general population.

An increasing senior population paired with a lack of new senior housing options suggest housing costs will be rising in the future.

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

Race

Topeka’s core neighborhoods continue to show the lasting impacts of historic policies like Redlining. Redlining systematically encouraged disinvestment in certain areas of cities on the basis of racial distribution. This practice restricted where residents could get a bank loan or buy a house by limiting access to insurance in “Declining” and “Hazardous” areas. This policy severely impacted the residents of these neighborhoods and their ability to acquire wealth. The resulting lack of investment in the housing stock in these areas contributes to many of the challenges present today.

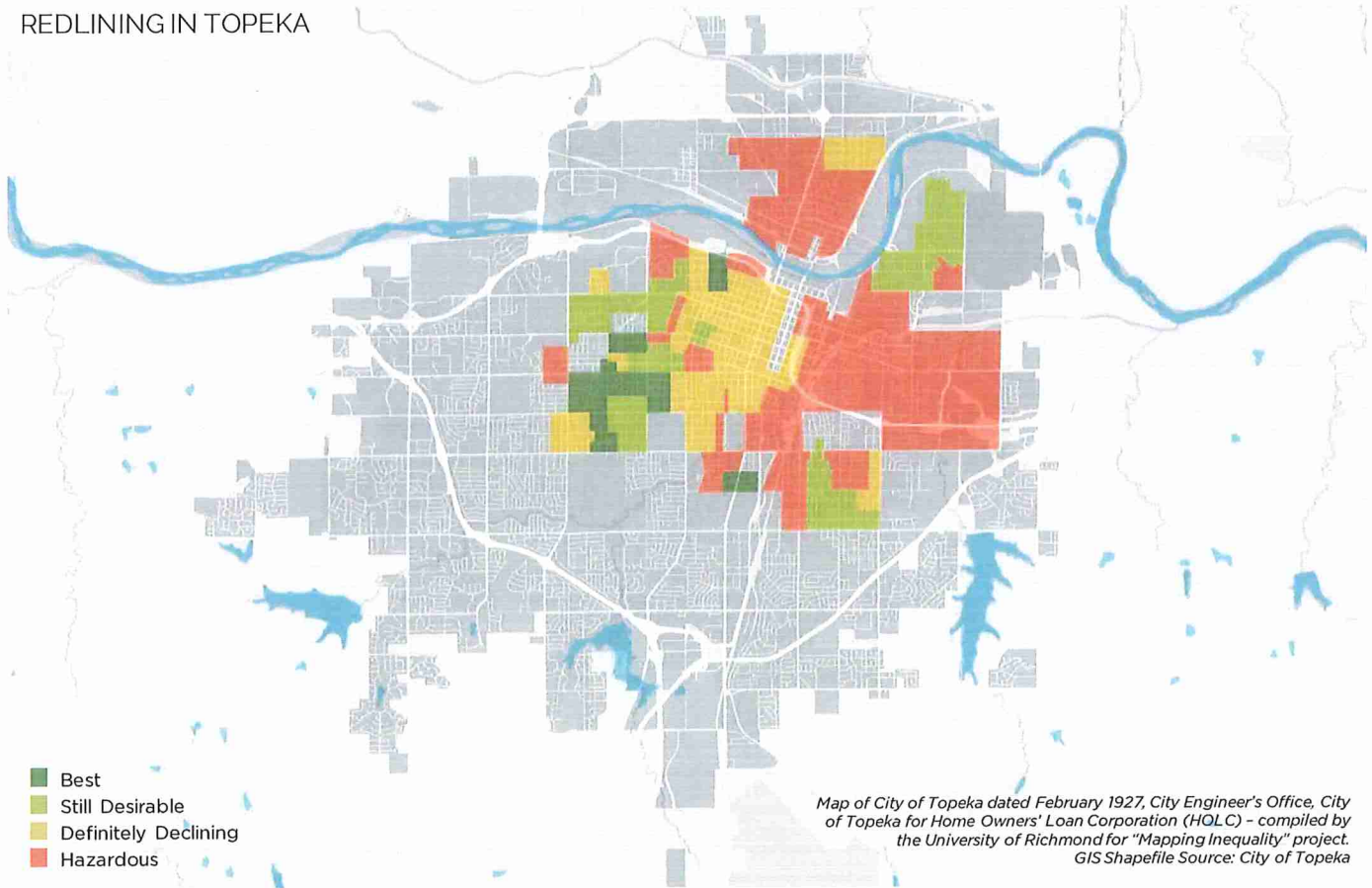
As of 2019, approximately 10 percent of the city’s population is African-American, and 16 percent is of Hispanic origin. Minority households are concentrated in the older areas of the city, many of which were the historically redlined “declining” and “hazardous” areas.

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

REDLINING IN TOPEKA

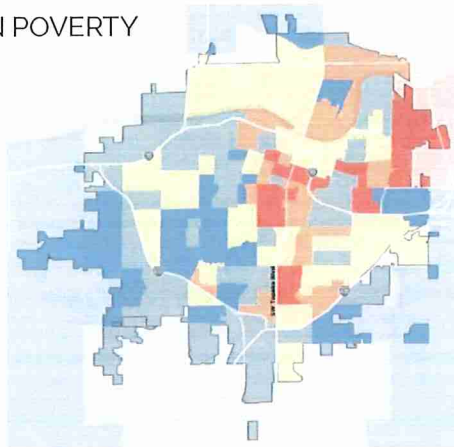
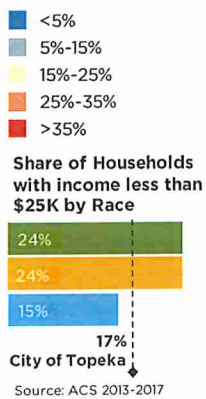


The median household income for African-American households in Topeka (\$30,500) is approximately two-thirds of the citywide median (\$46,100). This has broad implications regarding housing affordability and the need for equitable housing strategies.

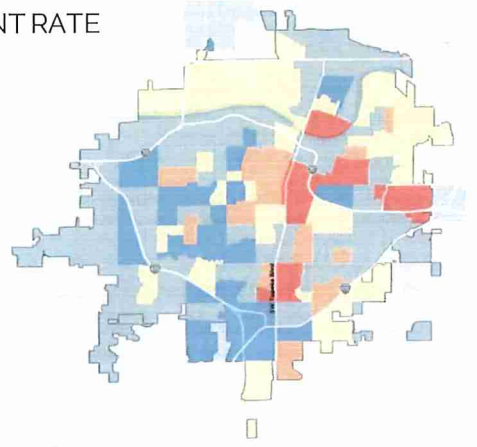
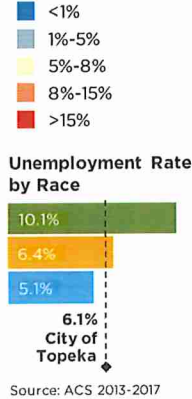
Households belonging to minority groups in Topeka are experiencing poverty at a higher rate than White households (15 percent). Almost a quarter of both African-American and Hispanic households in Topeka are below poverty level, which significantly impacts access to quality housing.

In 2017, the City of Topeka registered an unemployment rate of 6.1 percent. During that time, African-American households in the city had the highest unemployment rate (10.1 percent), double the rate being experienced among White households (5 percent). Closer to the citywide rate, Hispanic households experienced an unemployment rate of 6.4 percent.

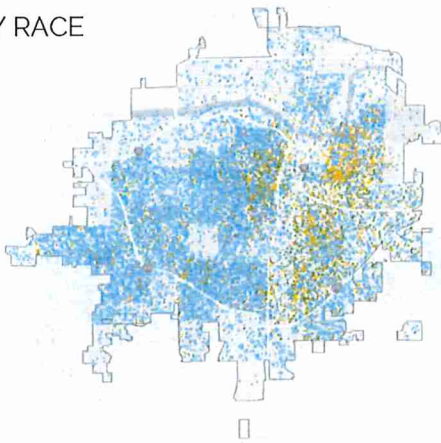
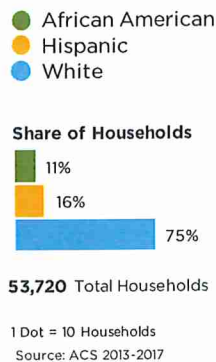
HOUSEHOLDS IN POVERTY



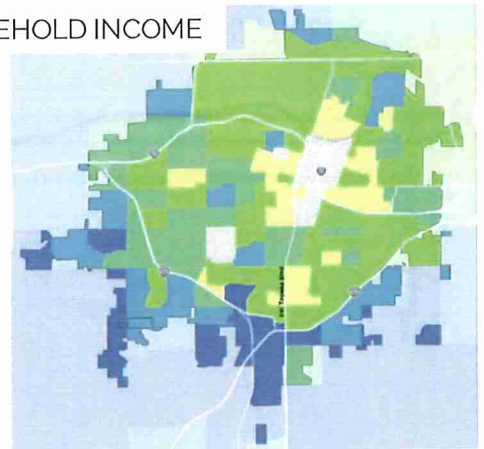
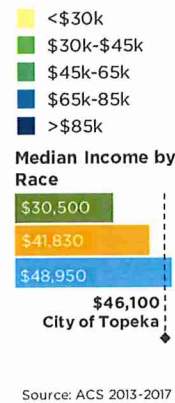
UNEMPLOYMENT RATE



HOUSEHOLDS BY RACE



MEDIAN HOUSEHOLD INCOME



Disability

According to ACS data, approximately 15 percent of Topekans have a disability of some type. Individuals aged 65 or older are significantly more likely to have a disability (37 percent) than all other age groups. The most common disability types are ambulatory disabilities (8 percent of residents), independent living disabilities (6 percent), and cognitive disabilities (6 percent).

There is limited current data on the accessibility of the existing housing stock in Topeka. Anecdotally, we heard from community members that finding accessible housing can be difficult. Nationally, nearly 15 percent of households have a physical disability and only 6.4 percent of units are accessible. Nearly 20 percent of accessible units are occupied with a household with a physical disability (U.S. Census Bureau, 2011 American Housing Survey). In other words, many accessible units are frequently occupied by individuals without a disability.

There are no current provisions to require a set-aside of accessible units in any building codes or ordinances. New multi-family development, particularly affordable units utilizing LIHTCs, include a few accessible units, but do not restrict occupancy to disabled individuals. The city of Topeka earmarks CDBG funds (\$500,000 from 2021 to 2015) for accessibility modifications. The Accessibility Modification program has a goal of providing “disability modifications to single family housing units to enable people to remain in their home independently.” Modifications include exterior access improvements, doorway modifications, and features like grab bars in bathrooms. Other accessibility modifications are also allowed.

Overall, access to suitable accessible housing is a barrier for many households, but there are no formal impediments to accessing this housing. Currently, the Topeka Housing Authority has more accessible units in their portfolio than they have need on their waiting list. Although, they do house a great number of people with disabilities, not all people that have physical disabilities require an accessible unit.

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

B. INCOME DATA

Median household incomes are relatively low in Topeka at \$50,066, eleven percent lower than the MSA at around \$56,500. This translates to an affordable rent (assuming 30 percent of income goes toward housing costs) of \$1,250 or a \$227,000 mortgage for city residents. According to HUD, a decent two-bedroom market-rate apartment in the Topeka MSA costs \$785 (with \$200 in utilities), which would be unaffordable to the quarter of Topekans who earn less than \$25,000. They can only afford a \$625 apartment (with \$200 in utilities) without being overburdened. Household incomes across the region are expected to grow 2.0 percent each year, keeping up with statewide growth, but not with nationwide growth at nearly 3.0 percent.

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

C. EMPLOYMENT DATA

As the capital of Kansas, many Topekans are employed by the state government. Downtown Topeka still has large companies like BNSF Railroad, Evergy, Blue Cross Blue Shield, and several banks. Stormont Vail Hospital and Washburn University are both located east of Downtown, while Advisors Excel, a marketing consultant, and Security Benefit, an investment company, have offices along the highway.

The largest industry in Topeka by far is health care/social assistance. The industry employs 18 percent of workers. The next largest industry is retail trade, which employs eleven percent. Public administration, manufacturing and educational services make up around nine percent each. As the state capital, the city has a large public administration industry, but it has relatively small manufacturing and educational services industries.

While high paying jobs like registered nurses and software developers are seeing some job growth, the fastest growing occupation is expected to be food preparation, which has a median wage of \$19,000. Many of the projected top growing jobs pay \$20,000 to \$30,000, which converts to a housing affordability range of approximately \$550 to \$750 per month..

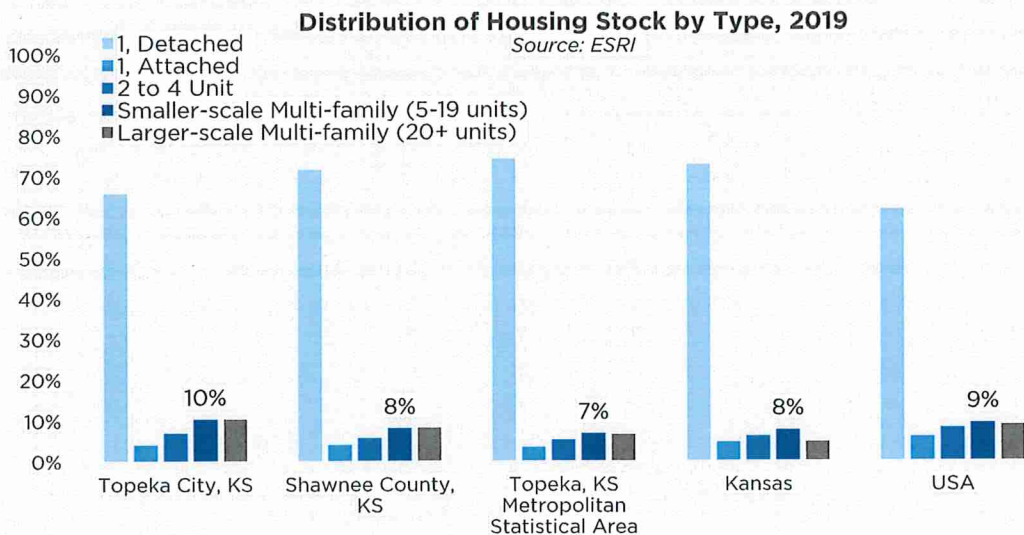
Industry	Topeka City, KS	Shawnee County, KS	Topeka, KS Metropolitan Statistical Area	Kansas	USA
Total	61,482	88,368	116,176	1,480,864	160,548,951
Health Care/Social Assistance	18%	18%	22%	15%	14%
Retail Trade	11%	11%	14%	11%	11%
Public Administration	10%	10%	12%	5%	5%
Educational Services	9%	10%	13%	11%	9%
Manufacturing	9%	9%	12%	12%	10%
Construction	6%	7%	10%	7%	7%
Finance/Insurance	6%	6%	7%	5%	5%
Accommodation/Food Services	7%	6%	7%	6%	7%
Prof./Scientific/Tech Services	4%	4%	5%	6%	7%
Other Services	4%	4%	5%	4%	5%
Transportation/Warehousing	4%	4%	5%	4%	5%
Admin./Support/Waste Mgmt	3%	3%	4%	3%	4%
Wholesale Trade	1%	2%	3%	3%	3%
Utilities	1%	2%	2%	1%	1%
Information	2%	2%	2%	2%	2%
Real Estate/Rental/Leasing	2%	2%	2%	1%	2%
Artz/Entertainment/Recreation	1%	1%	2%	2%	2%
Agriculture/Forestry/Fishing	0%	0%	2%	2%	1%
Mining & Extraction	0%	0%	0%	1%	1%
Management	0%	0%	0%	0%	0%

ESRI, 2019

D. HOUSING PROFILE

There has been limited new multi-family construction in Topeka during the last decade. Due to age and a lack of modern amenities, many apartments are affordable, and quality varies considerably. Topeka has only a handful of large apartment properties. While many of them are affordable, none are new. Only one property, Echo Ridge managed by Topeka Housing Authority, has been built since 2010. Other apartment properties are garden-style with breezeways or townhomes.

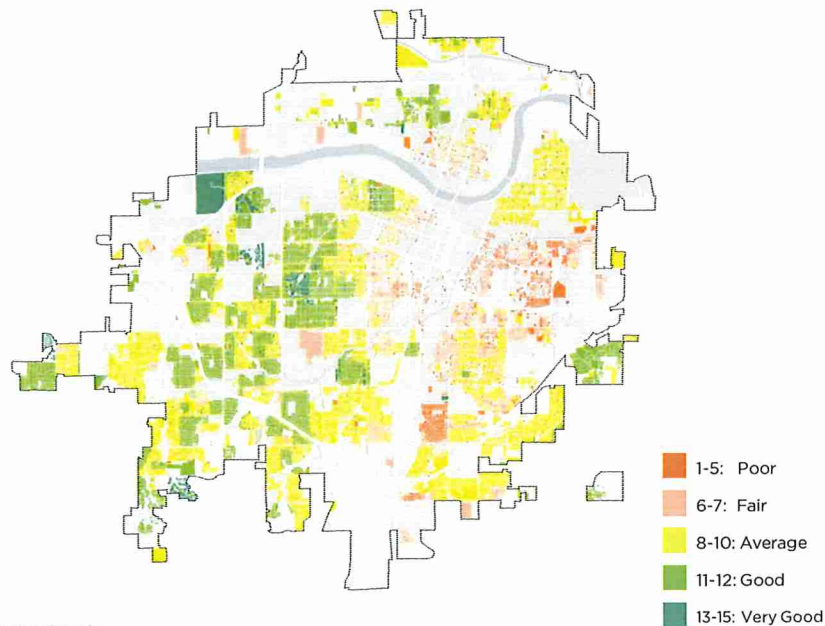
Most households (70 percent) live in single-family structures, but a sizable portion (16 percent) live in large, ten unit or more buildings. The city, county, and MSA have vacancy rates of around ten percent, which is normal for areas in Kansas.



E. ADDITIONAL MAPS

Building Condition

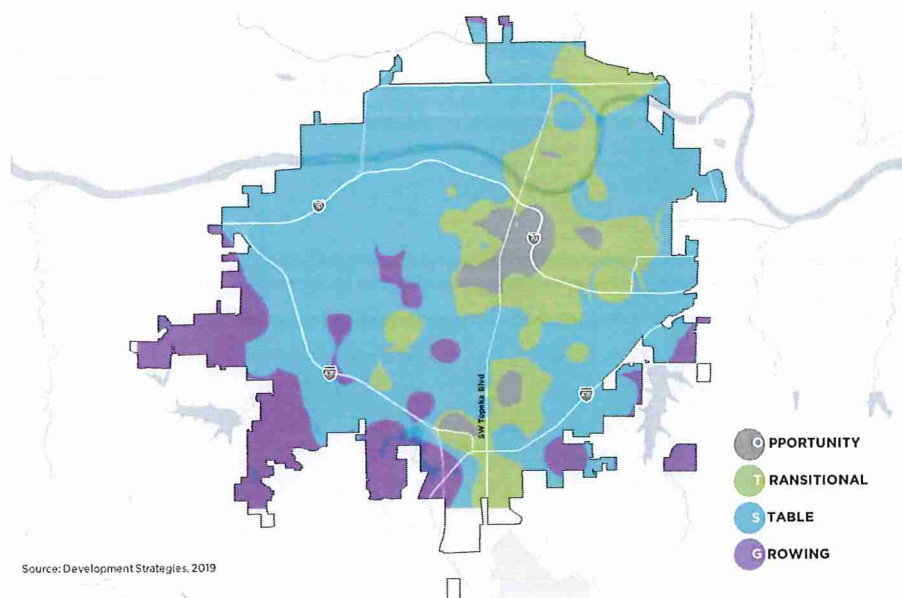
Downtown Topeka and North Topeka have the oldest housing stock and many buildings are in poor condition. East Topeka has very few buildings in above average condition, while the Southern Boundary has mostly average to good building conditions. The neighborhoods west of Downtown, the Westboro neighborhood in particular, are in the best condition citywide, despite their age.



Source: Parcel Data, City of Topeka

Neighborhood Cycles in Topeka

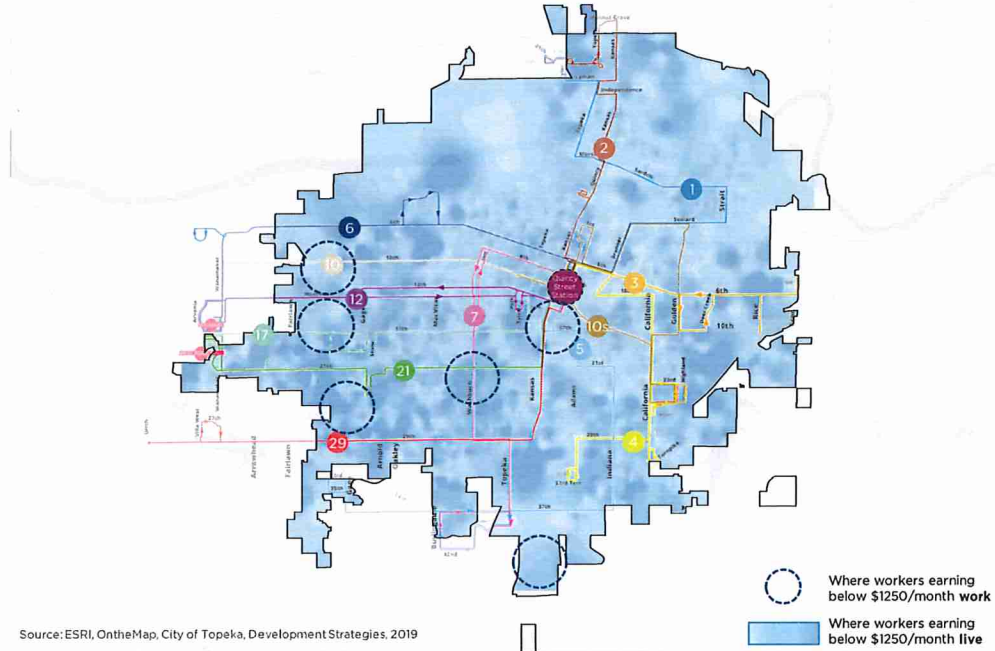
Neighborhood Cycle Analysis tool uses available demographic and market data to classify geographical areas into four different neighborhood cycles; opportunity, transitional, stable, and growing, each representing its own unique opportunities and challenges. Weighting demographic and development factors results in the neighborhood cycle classifications shown in the map below.



Source: Development Strategies, 2019

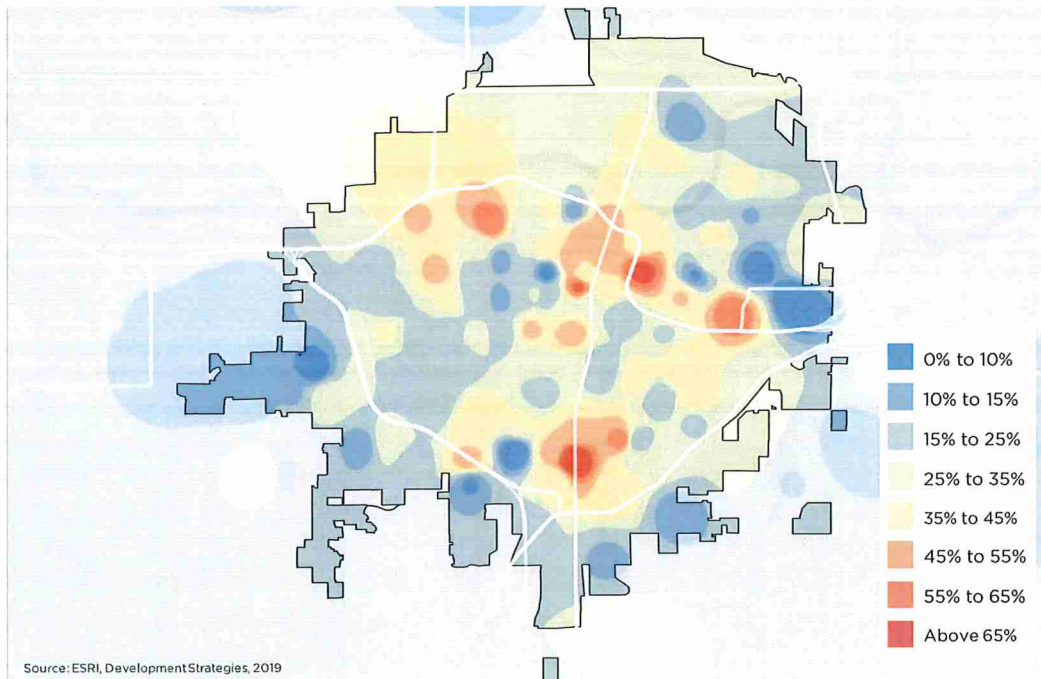
Employment & Public Transportation

While Topeka's transit system connects most of the city, lower paying jobs are concentrated in the west, south and southwestern parts of the city. The areas from where the lower income workers work are as well served as other employment centers in the city. However, lower income neighborhoods are connected to the transit system.



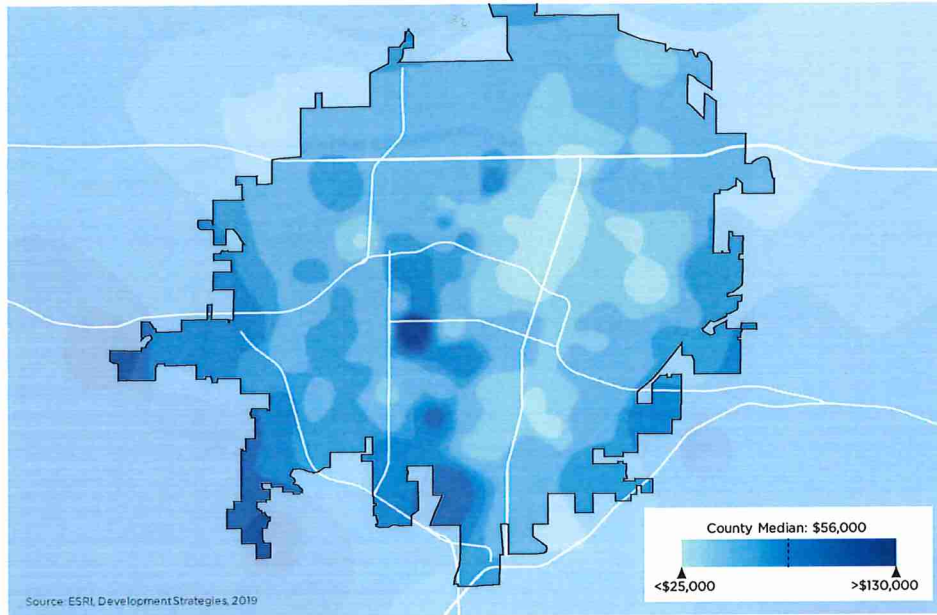
Share of Households Cost-Burdened

Housing cost burden is a real challenge across the City of Topeka. Thirteen percent of households in the city are severely cost-burdened, paying more than 50 percent of their income toward housing costs (rent and/or mortgage). Map below shows the concentrations of cost-burdened households in the city.



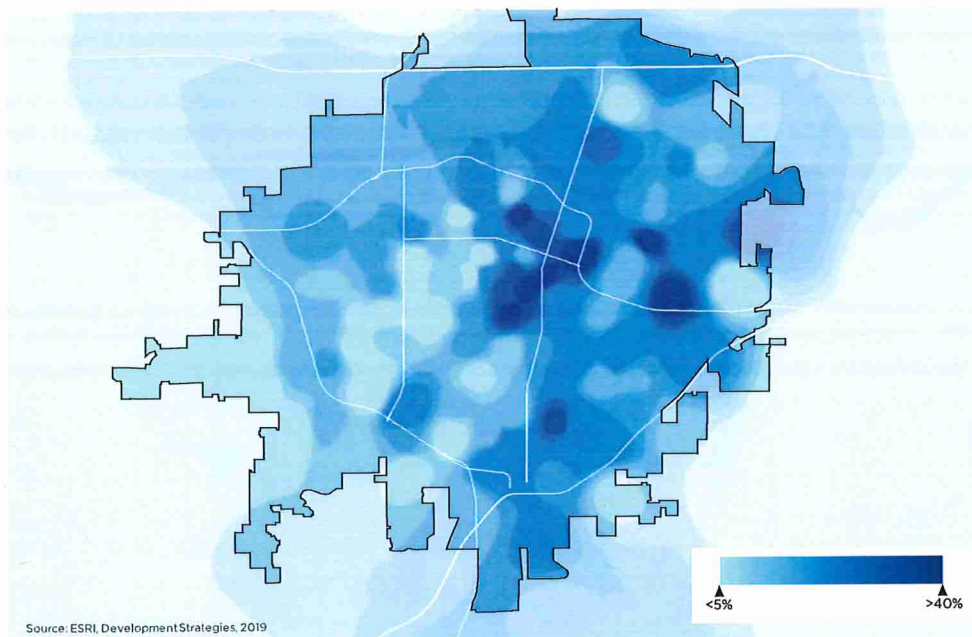
Median Household Income

Median household incomes are relatively low in Topeka at \$50,066, eleven percent lower than the MSA at around \$56,500. This translates to an affordable rent (assuming 30 percent of income goes toward housing costs) of \$1,250 or a \$227,000 mortgage for city residents.



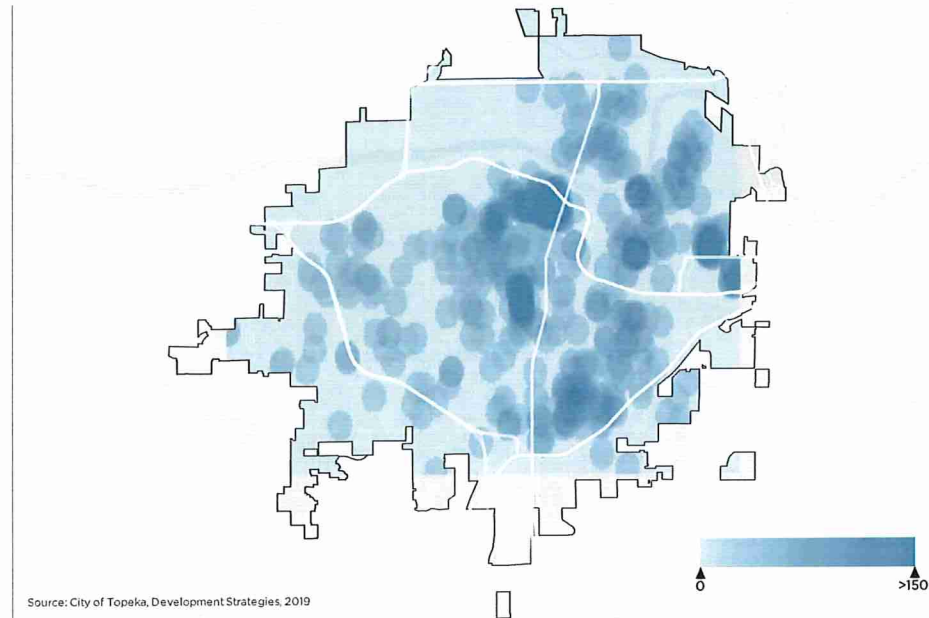
Share of Households with Income Below Poverty Level (2013-2017)

The share of households below the poverty level are higher in North, Central and East Topeka, as well as portions of Southeast Topeka. The distribution of households in poverty is shown in the map below



Code Violations (Apr. '19 to Sept. '19)

During the six-month period between April and September of 2019, code violations were received from throughout the city. However, as shown in the map below, they were concentrated in Central, East and Southeast parts of the city.



F. OTHER RELEVANT DATA

The City of Topeka's Department of Neighborhood Relations included a community survey with the February 2020 water bill distribution, with cooperation from Topeka Water Division. The results were collected and tabulated in April 2020. The survey asked respondents to rank various community, neighborhood, and housing topics on a scale of 1 to 4, and also asked questions about housing discrimination. A higher score means that there is a higher need to address the issue. A copy of the survey and the full results are summarized in the appendix.

The following table summarizes the 10 housing conditions/concerns that ranked the highest. As indicated, the top-ranked needs are to improve the condition of the housing stock, provide more affordable housing, and provide more housing for seniors and disabled individuals.

Topeka Water Bill Survey: Top Housing-Related Results

Housing Need	Response Rate	Average Rating
Cleanup of Abandoned Structures	87.6%	3.1
Energy Efficient Improvements	86.3%	3.0
Senior Housing	87.6%	2.9
Housing for Disabled	86.9%	2.9
Demolition of Blighted Structures	84.8%	2.9
Affordable Rentals	87.5%	2.8
Accessibility Improvements	78.5%	2.8
Vacant Lot Cleanup/Mowing	86.6%	2.8
Residential Rehab	86.6%	2.7
Fair Housing	84.9%	2.7

Source: City of Topeka

These challenges align with what was identified as key needs in the 2020 Housing Strategy.

Of the 1,871 surveys that were returned, 1,699 respondents answered questions about whether or not they experience housing discrimination.

- Eighty respondents (4.7 percent of total) responded “yes” to the question, “Do you believe housing discrimination is an issue in your neighborhood?”
- 60 (3.5 percent) indicated that they personally experienced discrimination.
- The top response to the question “Who do you believe discriminated against you?” was “landlord/property manager.”
- The top response to the question, “On what basis do you believe you were discriminated against?” was “race.”
- Most respondents who experienced discrimination indicated that they did not report the incident because they did not believe it would make any difference.

The results of the survey indicate that discrimination in housing does occur in Topeka, but may not get reported. Additionally, there is a need for better quality housing, affordable housing, accessible housing, and affordable housing. The city’s current programmatic efforts address many of these needs, but not at the scale needed to solve the challenges.

III. EVALUATION OF CURRENT FAIR HOUSING LEGAL STATUS

A,B. FAIR HOUSING COMPLAINTS AND DISCRIMINATION

Data regarding the volume and nature of Fair Housing complaints filed with the FHEO is available at the county level for the decade between 2006 and 2016. While this information is not available for Topeka specifically, it is likely that the majority of cases were derived from the city and surrounding areas.

Between 2006 and 2016, there were a total of 83 formal housing discrimination complaints made to the FHEO from Shawnee County. Of these, 45 were made with regard to disability status, while 23 were made with on the basis of race. Nine were made on the basis of sex and four on familial status, while one case each was made on the basis of religion and retaliation.

Overall complaints have consistently declined in volume over time. The county averaged 14 complaints annually between 2006 and 2008, before decreasing to six complaints per year between 2009 and 2011. More than four complaints have not been filed in a single year since 2012.

Though outcome information is not available at the county level, cases in Kansas rarely end in charges and only six of 1,087 total cases filed between 2006 and 2016 resulted in charges being filed. Most cases (35 percent) end in a determination of no reasonable cause, while 30 percent end in settlements. The remainder are generally withdrawn or closed administratively, while a small number remain open.

These statewide trends have generally been confirmed at the local level. Shelly Starr, the Chief of Litigation for the city's legal department, indicated that only one housing discrimination case had been brought against the city in her memory. In 2017, a man claimed the city denied him Shelter Plus Care housing on the basis of race, but the case was ultimately dismissed as the litigant lacked the necessary Shelter Plus Care referral.

C. PATTERNS AND LOCAL LEGISLATION

In general, Shawnee County's share of all Kansas FHEO complaints is proportional to its population, and there do not appear to be any unique trends in the case data that would be salient to Topeka specifically. However, at all levels, this data likely underestimates the severity of fair housing impediments, particularly for low-income households. Beyond a general lack of knowledge of available resources, imbalances in the landlord-tenant relationship can create added housing uncertainty and deter tenants from reporting possible violations.

In addition to state and federal protections, Topeka implemented a local ordinance prohibiting landlords from evicting tenants for retaliation or harassment purposes. Topeka Municipal Code Section 9.25.020, makes it unlawful for a landlord to evict a tenant, demand an increase in rent, decrease services, or otherwise cause a tenant to leave a rental unit within six months of a tenant filing a complaint in good faith about the maintenance or safety of a rental unit, or becoming a member of a tenant union.

D. OTHER FAIR HOUSING CONCERNS

A wider variety of fair housing concerns fall outside of HUDs defined categories of race, color, religion, sex, disability, familial status, and national origin. Poor credit or felony status can severely restrict the types and quality of housing available, and these factors are often compounded by limited financial means.

Representatives of Housing and Credit Counseling, Inc. (HCCI)—a Topeka non-profit—indicated that most tenant-landlord disputes are reasonable accommodation requests, such as those related to service or emotional support animals, or due to delayed or insufficient maintenance. Formal fair housing complaints are rare, though the threat of eviction is a frequent concern. Non-payment of rent can follow periods of deferred maintenance, and are further complicated by the COVID pandemic and uncertainty regarding state and federal orders related to the CARES act and associated economic relief.

In the broadest terms, a shortage of quality affordable housing options can be an impediment for the community as a whole. Though housing, in general, is affordable in Topeka, much of this supply consists of single-family homes on the for-sale market. Recent sales prices remain very reasonable, and good-quality homes below \$100,000 are available throughout many of the city's neighborhoods. However, homeownership requires additional investment through ongoing maintenance, added down payment expenses, and credit thresholds that may be out of reach for many low-income households. As a result, the quality affordable housing options that are available in Topeka are ultimately inaccessible, and households with limited means are funneled into low-quality rentals that are more expensive in the long-term but require fewer up-front costs. Landlords in these situations can take advantage of the restricted options available to renters by deferring maintenance issues, while rents are sufficiently low to deter any significant updates or renovation.

The Kansas Housing Resources Corporation (KHRC) is the primary administrator of federal housing programs at the state level, including the Low Income Housing Tax Credit (LIHTC). LIHTC-supported developments are key to meeting the deep need for affordable housing by providing a high-quality rental option at below market rents. Demand outpaces supply for housing of this type across the country, and Topeka is no exception. While the resources available remain limited overall, KHRC has targeted three Topeka zip codes—66603, 66607 and 66612—as priority areas for future development as they have been historically underserved by the program. These zip codes generally encompass Downtown as well as the area to the immediate north along the Kansas riverfront and east along the north side of Interstate 70. The targeted zip codes provide excellent access to local amenities and employment nodes, and new housing in these locations would be very marketable. While development momentum has grown in recent years along the blocks of Kansas Avenue at the center of Downtown, much of the existing rental supply in the area is of generally low quality. Targeted LIHTC development can improve the condition of the stock overall, while ensuring income diversity and housing accessibility as the neighborhoods continue to evolve.

IV. IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

A. PUBLIC SECTOR

1. Zoning and Site Selection

A review of the City of Topeka's Zoning Code and related ordinance definitions does not present apparent impediments to fair housing choice. The Zoning Code was last updated in 2017 was previously updated in 2014 and 1992. Zoning classifications and designations are regularly revisited through conversations with the development community and through neighborhood planning efforts.

2. Neighborhood Revitalization, Municipal and Other Services

The City of Topeka engages in a number of neighborhood revitalization activities. The Planning and Development Department began mapping neighborhood conditions through its Neighborhood Health Map in 2000 and most recently revised the maps in 2017. Indicators mapped include poverty metrics, public safety activity, property values, homeownership, and building conditions. The neighborhood health ratings have been used as a guide to target neighborhood planning and revitalization efforts. This includes target areas for housing and related programs funded through HUD programs, as well as city general fund expenditures.

The Neighborhood Health Map is also used to guide investments through the city's Stages of Resource Targeting (SORT) program, which is designed to increase the quality of life through public infrastructure and affordable housing investment in neighborhoods rated "Intensive Care" or "At Risk." The city commits general funds (typically \$1.4 million to \$1.7 million) and HUD funds for housing rehabilitation (\$330,000) to help create a comprehensive neighborhood plan and prioritize infrastructure and housing investments identified in that plan. SORT is typically a 3-year process: Year 1 is the planning year, Year 2 is when the investment plan is finalized and funds are aligned for targeted activities, and Year 3 is when investments are made. Partnerships are encouraged to leverage additional resources and programs, including the City's homeownership program (TOTO) and other neighborhood-focused investments. Additional efforts may include vacant lot acquisition, demolition (Voluntary Demolition Program), and housing rehab. SORT is managed through the Neighborhood Relations Department, which works closely with Planning and Development.

The City of Topeka supports neighborhood associations through its Empowerment Grant Program, which is funded through CDBG and supports community engagement, beautification, quality of life, and other efforts.

Housing Services, which is part of Neighborhood Relations, administers the city's Homeless Task Force and Coordinated Entry System, housing rehabilitation programs, and Shelter Plus Care. It partners with local social service agencies to provide operating and programmatic funds. Other housing programs planned in the 2021 to 2025 Consolidated Plan include infill housing, emergency rehabilitation, accessibility modifications, homeownership counseling, CHDO support, tenant-based rental assistance, inmate housing program, weatherization, anti-blight efforts, and Emergency Solutions Grants.

The city's Property Maintenance Division addresses code violation complaints, with the goal of ensuring that properties are safe and sanitary. The division's staff frequently attends neighborhood meetings to understand ongoing neighborhood challenges and address specific concerns. The Division holds regular meetings with Municipal Court on housing-related code violations. Additional detail is included under "Code Enforcement".

The city has an ordinance prohibiting Retaliatory Eviction (Topeka Municipal Code 9.25.020 and 9.25.030). Under this ordinance, it is illegal for an owner or landlord to evict a tenant, demand an increase in rent, decrease services or otherwise cause the tenant to leave the rental unit within six months of the following:

- The tenant complained in good faith to the landlord or a government agency about the maintenance, safety or cleanliness of a rental unit
- The tenant has organized or become a member of a tenants' union or similar organization.

The 2020 Housing Study concluded that the city offers a robust range of housing and related programs and the need is to primarily expand resources to support larger efforts. There existing programs and department structure does not present apparent impediments to fair housing choice

Employment-Housing-Transportation Linkage

Transit routes and employment concentrations are shown under “Employment & Public Transportation” on page 12. Topeka Metro provides 19 fixed routes with service from about 5:35 AM to 6:40 PM. Topeka Metro also provides paratransit through The Lift, which operates within ¼ mile of any regular fixed-route bus stop. Reservations must be made the day before.

Stakeholder conversations that occurred during the 2020 Housing Study indicated that the current public transportation has limitations in terms of connecting housing with employment opportunities. Specifically, the limited operating hours provide challenges for 2nd and 3rd shift workers at many of the area’s production facilities. While affordable housing options are generally scattered throughout the city, there is a need for additional options with more convenient access to employment opportunities.

3. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures

The Topeka Housing Authority’s (THA) mission is to successfully provide accessible, affordable housing. Success is defined as: Putting applicants, tenants and participants first; market competitiveness; and fiscal strength and integrity.

According to the 2021 to 2025 Consolidated Plan, THA is well respected in the Topeka community by elected officials, staff and provider agencies. In the past 5 years the stock of THA owned/supported housing has increased from 1,739 units to 2,079 units, a 19.6 percent increase (744 public housing units, 1,252 vouchers, and 83 other units).

THA owns and manages 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959 and 1963 and the newest developments were constructed in 2011. THA maintains their properties to the best of their ability with the funding that is available. Some of the older designed units are in need of being redeveloped and they are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

THA currently has 312 people on the public housing waiting list. On average, the agency moves in approximately 250 people per year. There are always more households on the waiting list than units available and the agency maintains a 3 percent or lower vacancy rate. The need is high for affordable rental housing options in Topeka and public housing is an important part of that affordable housing inventory.

THA follows HUD-mandated tenant selection protocols, with standard applications and income verification criteria. There are no logged complaints about the application/tenant selection process for public housing units or Housing Choice Vouchers. The greatest barrier is that the need for affordable housing units is greater than the current supply.

The following table summarizes 12 multifamily properties that currently hold HUD-insured mortgages.

Properties with HUD-Insured Mortgages								
HUD PROJECT NUMBER	PROPERTY NAME	PROPERTY STREET	ZIP CODE	UNITS	INITIAL ENDORSEMENT DATE	FINAL ENDORSEMENT DATE	ORIGINAL MORTGAGE AMOUNT	MATURITY DATE
10211086	HORSESHOE BEND	44TH & HORSESHOE BEND DRIVE	66609	44	12/30/2016	12/30/2016	\$6,329,400	1/1/2052
10211090	JEFFERSON VILLAS	421 SE 21ST ST.	66607	24	8/22/2018	8/22/2018	\$1,333,100	9/1/2053
10235247	KNIGHTBRIDGE MANOR	501 SW FRANKLIN AVENUE	66606	60	11/29/2005	11/29/2005	\$250,000	12/1/2035
10211036	LA COLONIA APARTMENTS	331 N E GOLDEN AVENUE	66616	56	5/17/2007	5/17/2007	\$1,950,000	6/1/2042
10235281	LANDMARK PLAZA APARTMENTS	1000 SOUTH KANSAS AVENUE	66612	83	4/28/2016	8/24/2017	\$2,375,000	8/1/2057
10222045	LXINGTON PARK	1021 & 1031 SW FLEMING CT	66604	205	8/23/2012	8/23/2012	\$18,297,900	9/1/2042
10235277	MARTIN CREEK PLACE APTS	4950 SW HUNTOON	66604	121	9/25/2013	9/25/2013	\$5,672,300	10/1/2038
10222042	ROLLING HILLS	2410 URISH ROAD	66614	132	8/23/2012	8/23/2012	\$8,775,200	9/1/2042
10211069	SHOREY VILLA	2200 NORTHWEST POLK STREET	66608	26	5/29/2013	5/29/2013	\$1,223,400	6/1/2048
10211063	WEST INDIAN HILLS PHASE III	2257 SW ROMAR ROAD	66614	54	5/18/2012	5/18/2012	\$4,800,000	6/1/2047
10211067	WEST INDIAN HILLS TOWNHOMES	2257 SW ROMAR ROAD	66614	60	1/23/2013	1/23/2013	\$4,845,000	12/1/2044
10211092	WEST INDIAN HILLS TOWNHOMES	2262 SW ROTHER RD.	66614	36	6/28/2018	6/28/2018	\$3,256,000	7/1/2053

Source: HUD Insured Multifamily Mortgages Database

These properties include 901 units and are all privately owned. While some landlords accept Housing Choice Vouchers, none of the properties are subject to LIHTC restrictions or other affordability programs. A scan of application requirements indicates that the properties follow industry standards. There is an application process, application fee and deposit required, credit check, and income verification. Tenants are usually also responsible for utilities, which require a deposit and activation fee. There are no documented cases of problems with the application and tenant selection process at these properties.

Housing Choices for Certificate and Voucher Holders

THA has a goal to increase the number of Section 8 vouchers and to increase landlord participation throughout the city. THA currently issues approximately 1,250 vouchers and the City of Topeka The Housing Choice Voucher program has 2,357 names on the waiting list and the waiting list is closed. Another barrier is that many individuals on the Housing Choice Voucher wait list do not have sufficient funds to cover application fees and deposits required by private landlords.

According to HUD's Housing Choice Voucher by Census Tract data, approximately 66 percent of vouchers currently used in Topeka are concentrated in less than 50 percent of the city's land area, and in the core neighborhoods. Use is distributed throughout the city's census tracts, but concentrated in neighborhoods with housing primarily constructed before 1960.

The City of Topeka provides approximately 330 housing vouchers through Shelter Plus Care and reports that it usually has success finding housing for individuals through this program that pass inspection.

4. Sale of Subsidized Housing and Possible Displacement

THA is committed to maintaining its current public housing unit count and expanding the number of vouchers available. There are no plans to sell units in the foreseeable future, so displacement should not be an issue. THA is working to renovate units as funds are available and would relocate tenants as needed to complete construction.

5. Property Tax Policies

The Shawnee County Appraiser's Office is responsible for appraising real estate and personal property for tax purposes. Real estate taxes are calculated and collected by the County Clerk's Office. The appraiser's office uses standard mass appraisal techniques to reassess real property on an annual basis. Residential real estate, including multifamily properties, is assessed at a rate of 11.5 percent of appraised value and the applicable mill levy is applied to the assessed value. Real property taxes are billed on twice each year.

Residents of Topeka have two options for property tax relief: The Kansas Homestead Refund and Kansas Property Tax Relief. The Homestead Refund is available to homeowners 55 and older earning less than \$35,700 per year. Only households

that are blind, permanently disabled, and have a dependent child living with them are eligible. The Kansas Property Tax Relief program is for homeowners 65 and older with a countable household income of less than \$20,300.

THA properties are exempt from real estate taxes and LIHTC property owners can protest taxes by submitting their operating statements. This can reflect the impact of the affordable rents required by the LIHTC program on market value.

6. Planning and Zoning Boards

The primary planning and zoning board in Topeka is the Planning Commission, which is made up of 9 appointed members; meetings are held monthly. The Planning commission is responsible for the adoption and recommendation of the Comprehensive Metropolitan Plan to guide the orderly growth and harmonious development of the Topeka metropolitan area. Part of this responsibility is to hear zoning cases.

The Board of Zoning Appeals administers the details of appeals regarding the application of zoning regulations. The Board has the power to hear and determine appeals where it is alleged there is error in any order, requirement, decision or determination made by an administration official in the enforcement of the zoning regulations. The Topeka Board of Zoning Appeals may grant exceptions to the zoning regulations or variances in accordance with the procedures set forth in the Comprehensive Zoning Regulations as codified at City of Topeka Code. The Board of Zoning Appeals shall conduct business in accordance with the Comprehensive Zoning Regulations as codified in the Topeka City Code. It consists of 7 members that meet monthly.

The Landmarks Commission consists of 9 appointed members that meet monthly. It advises the City Council on historic assets and to safeguard the architectural and cultural heritage of the community through the preservation of historic resources, historic landmarks and districts. The commission may carry out these duties through the identification, documentation and designation of historic assets; development and implementation of a historic preservation plan; administration of ordinances governing the designation, alteration and removal of historic assets; assistance with educational and incentive programs, economic development and tourism, and coordination of public and private historic preservation activities

The Topeka Landmarks Design Review Committee provides assistance, as requested, to owners of, and potential investors in historic properties in order to comply with the Secretary of the Interior's Standards and applicable design guidelines for individually listed historic properties, or for properties located within Topeka's six recognized National Register Historic Districts. It meets weekly as necessary.

There is also a Citizen's Advisory Council with four subcommittees (Crime, Housing, Community Engagement, and Health) that focuses on neighborhood issues and how the city can use its resources to improve neighborhood conditions and outcomes for its citizens.

The city also created an Affordable Housing Review Committee as part of the Affordable Housing Trust Fund that will oversee the delivery of fund programs, review applications, and recommend awards.

Finally, as a result of the 2020 Housing Strategy, City Council approved a motion to create a Housing Task Force or similar group within City Council to ensure that the priority strategies are implemented.

7. Building Codes (Accessibility)

Code Enforcement

The City of Topeka has an active code enforcement division, titled the Property Maintenance Division, that strives to enforce existing code issues while educating property owners of the importance of maintenance. However, Mike Haugen, the director of the Property Maintenance Unit, noted that there are several existing systemic issues at play that may place an undue burden on some homeowners, including:

- Inability to Proactively Identify Code Violations: The City of Topeka does not have the authority to enter a home to identify code violations unless explicitly invited by a landlord or tenant. Thus, many interior violations go unaddressed.
- Existing Housing Stock Age: Many of the homes in the city are older, and property owners cannot afford the upkeep on those homes

- **Slumlord Issue:** A portion of existing rental units/homes in the City are operated by landlords who actively avoid investing in any improvements or repairs to their properties.

Despite the issues noted above, the Property Maintenance Unit does their best to educate the public on the importance of addressing code violations in a timely manner (sanitation, safety, etc.), and often works with individual property owners to identify alternate funding sources when the cost of repairs is truly burdensome. However, those funds are limited, leaving many without a reasonable way to fund those repairs. In addition, the Unit does try to proactively identify code issues to a property owner before a violation is issued to allow the property owner a chance to correct it.

Development Services

Topeka's Development Services Division interprets and enforces the building codes for all construction in the City, including the requirement to adhere to the Americans with Disabilities Act (ADA) regulations. The City requires all new developments and renovations to adhere to the code and ADA, as applicable. We spoke with Richard Faulkner, the Division Director, and he noted that the department actively works with the public and the development community to review and interpret potential changes to the building code to identify and exclude changes to the code that may prove to be overly burdensome, in terms of cost, to the end user.

In addition to new development, the Development Services Division oversees renovations of existing buildings, from single-family homes to multi-family residential. Typically, the City only requires that the homeowner bring the area of the property affected up to the current codes, with the exception of electrical improvements in specific circumstances. When costs for these required improvements prove to be burdensome, they typically direct applicants to other City departments to attempt to find relief.

For commercial building renovations and conversions, the Development Services Division has observed that there is a significant cost associated with the transformation of existing commercial buildings into multi-family housing, mainly due to a requirement for fire sprinklers in residential developments. This cost typically dissuades developers from offering these units as affordable housing.

B. PRIVATE SECTOR

1. Lending Policies and Practices

Housing Mortgage Disclosure Act (HMDA) data for the Topeka MSA was analyzed to gain a high level understanding of lending conditions in the area. According to HMDA data, approximately 12.5 percent of mortgage applications in the Topeka MSA were denied for any reason, compared to a denial rate of 12.0 percent in Kansas and in Shawnee County. The most common reasons cited were debt-to-income ratio and credit history.

For minority applicants (6.0 percent of applicants in Shawnee County, 5.0 percent of applicants in the Topeka MSA, and 6.4 percent of applicants in Kansas), the denial rate was higher than the general population. It was 17.2 percent for Shawnee County, compared to 18.0 percent for the Topeka MSA, and 18.4 percent for Kansas. The primary reason for denial for conventional loan applications was credit history, and collateral was the most common reason for FHA loans. Approximately 40 percent of loan applications for conventional loans and 51 percent for FHA loans had incomes of less than \$50,000 per year. More than half of conventional loan denials and 76 percent of FHA denials were in this income cohort.

This data shows that minority and low-income homebuyers are more likely to have their mortgage application denied, with credit history and lack of collateral being the primary reasons. There are numerous resources in Topeka to assist low-income households through the homebuying process, including through Housing and Credit Counseling, Inc., and through banks like Capital Federal. HCCI provides credit counseling and both work to connect potential homebuyers with various first-time homebuyer programs.

We interviewed representatives from Capital Federal's Community Development Banking Division to ask if there are specific policies or practices that are impediments to fair housing. Their focus is on low-income and minority communities and a major component of their work is to educate individuals and households who have not had experience with banking about the process. Their loan officers connect clients with various first time homebuyer programs, credit counseling, and other resources.

C. PUBLIC & PRIVATE SECTOR

1. Fair Housing Enforcement

There is limited local information on fair housing enforcement because of the relative lack of formal complaints. Should there be a Fair Housing complaint, several entities would become involved. Kansas Human Rights Commission (KHRC), the regional HUD office, Topeka's Housing Division, the City Prosecutor's Office, and HCCI would all have different roles in the investigation of a complaint.

The mission of the KHRC is to prevent and eliminate discrimination and assure equal opportunities in all employment relations, to eliminate and prevent discrimination, segregation or separation, and assure opportunities in all places of public accommodations and in housing.

Kansas law provides that any person who claims to be aggrieved by an unlawful practice in the areas of employment, housing, or public accommodations and who can articulate a prima facie case pursuant to a recognized legal theory of discrimination (based on race, religion, color, sex, disability, ancestry, national origin, age, in the area of employment only, familial status in the area of housing only, and retaliation) may file with the KHRC. Genetic screening and testing in the area of employment is prohibited.

A complaint may be filed personally or by an attorney. An individual may write, telephone or come in to one of the Kansas Human Rights Commission's offices to begin the filing process. If the complaint falls within the Commission's jurisdiction, a formal complaint may be submitted. Intake workers are available to assist in drafting a complaint based on information provided by the complainant. The intake department also provides inquirers with referrals to other agencies for issues outside of KHRC's jurisdiction. The complaint must be signed before it can be officially filed with the Commission.

2. Informational Programs

Housing and Credit Counseling, Inc., is the primary provider of informational programs around housing (rental and for-sale) in the Topeka area, and is a key partner of the city's and many of its financial institutions. Efforts include:

- The Topeka Resource Guide, which lists contact information and summarizes services for animal control, disability assistance, employment, health care, homeless services, housing services, legal services, mental health services, rent and utility assistance, food pantries, senior services, resources for women, youth services, and others.
- Tenant and landlord training and educational programs, including best practices for landlords, fair housing, renter prep, and first-time renter training. Landlord training is in partnership with the Shawnee County Landlord's Association.
- Financial counseling / My Money CheckUp.
- Homebuyer education classes, home walkthroughs, and home maintenance classes in partnership with the Topeka Opportunity to Own (TOTO) program.
- Down Payment Assistance Program, which provides up to \$4,000 toward a down payment and/or closing costs. This is in partnership with Capitol Federal and federal Home Loan bank.
- Keep Life \$ensible financial education program, sponsored by Office of the State bank Commission.
- WoMen & Money webinar series to provide consumer tips and financial strategies.
- Working Teens—Get Your Money Back program, which helps teens file a personal tax return and get banking services.
- Various online courses, including a guide to homeownership, financial management courses for those going through bankruptcy, credit rebuilding, car buying, and other courses, through the American Center for Credit Education.

As indicated in the preceding list, HCCI is the partner agency for the City of Topeka, Capital Federal, Federal Home Loan Bank, and other entities for education and informational programs relating to housing.

Information about these and other programs is typically available online, on the City of Topeka's Neighborhood Relations (<https://www.topeka.org/neighborhoodrelations/housing-services/related-housing-services/>), Topeka Housing Authority, Valeo Behavior Health, Kansas Housing Resources Commission, State of Kansas, other social service providers, and financial institutions webpages.

Resources for homeowners and property owners with code violations are provided with various resources through a flyer that is included in the mailing about the violations. Resources include emergency repair programs, weatherization programs, rehab and renovation assistance, and quality contractor references.

3. Visitability in Housing

There are no apparent impediments to fair housing regarding visitability in housing. There are no legal or code policies that prevent visitability. However, there are barriers, similar to accessibility issues discussed earlier. The design of existing older homes is the primary limitation to visitability.

D. NONCOMPLIANCE FINDINGS

There are no reported or documented cases of noncompliance.

V. ASSESSMENT OF CURRENT PUBLIC AND PRIVATE FAIR HOUSING PROGRAMS IN THE JURISDICTION

HUD's Office of Fair Housing and Equal Opportunity (FHEO) states the following about fair housing rights and obligations:

It is illegal to discriminate in the sale or rental of housing, including against individuals seeking a mortgage or housing assistance, or in other housing-related activities. The Fair Housing Act prohibits this discrimination because of race, color, national origin, religion, sex, familial status, and disability. A variety of other federal civil rights laws, including Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, prohibit discrimination in housing and community development programs and activities, particularly those that are assisted with HUD funding. These civil rights laws include obligations such as taking reasonable steps to ensure meaningful access to their programs and activities for persons with limited English proficiency (LEP) and taking appropriate steps to ensure effective communication with individuals with disabilities through the provision of appropriate auxiliary aids and services. Various federal fair housing and civil rights laws require HUD and its program participants to affirmatively further the purposes of the Fair Housing Act.

FHEO's role is to eliminate housing discrimination and promote civil rights and economic opportunity through housing. Housing discrimination complaints can be filed with FHEO.

HUD provides grants through its Fair Housing Initiatives Program to organizations that work on fair housing issues. There are no FHIP organizations in Topeka or in Kansas.

As previously discussed, fair housing complaints are formally handled by Kansas Human Rights Commission, but can also be submitted to HUD, which then coordinates with local authorities to proceed with investigations.

While there are no FHIP-funded fair housing organizations, there are a number of organizations that conduct fair housing programs and activities in Topeka. The organizations and summaries of programs they offer in included in the following tables.

Organization	Housing Programs	Target Population-AMI Levels	Organizational Funding (Source)
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)

Organization	Housing Programs	Target Population-AMI Levels	Organizational Funding (Source)
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
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	-
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)

Organization	Housing Programs	Target Population-AMI Levels	Organizational Funding (Source)
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)

VI. CONCLUSIONS AND RECOMMENDATIONS

For 42 years the Department of Neighborhood Relations (DNR) has administered a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City's approved 2021-2025 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, DNR receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Target Area. And finally, the City will utilize over \$300,000 for Neighborhood Stabilization from the State of Kansas.

Many of the programs administered by DNR directly impact housing and are meant to address impediments to fair housing. The 2020 Housing Strategy concluded that the housing-related programs administered by DNR are effective and generally reflect best practices. They are an important component of addressing housing barriers in the City. However, DNR's resources and programs are not enough to address all of Topeka's housing challenges, which is one reason the 2020 Housing Strategy focused on expanding the ecosystem and partnerships.

This analysis, and the 2020 Housing Strategy, identified several impediments and barriers to fair housing. Many of the impediments are attributed to broader socioeconomic conditions resulting, in part, from historic policies like Redlining that are no longer in place. This analysis concludes that Topeka's current policy framework creates opportunity for fair housing.

Key impediments/barriers are summarized below:

- 30 percent of all households in Topeka are cost-burdened and 44 percent of rental households are cost-burdened, indicating a need for more affordable housing options.
- Minority households, particularly African-American households, are more likely to be cost-burdened, indicating a need for more equitable housing choices across Topeka.
- Historic policies, such as Redlining, that are no longer in place contributed to the concentration of poor housing conditions, poverty, and decreased access to opportunity in many of Topeka's core neighborhoods.
- Minorities are more likely to have mortgage applications denied based on income and creditworthiness compared to the population as a whole.
- Accessible housing is not always available when needed for those with physical and mental disabilities.
- There is not enough affordable housing to meet current demand.
- There is not enough senior housing to meet current demand.
- There is not enough transitional and post-transitional housing for homeless, formerly homeless, or vulnerable households.
- The current transportation system does not adequately serve second- and third-shift workers, and affordable housing is not always conveniently located relative to employment centers.
- Discrimination in housing may be under-reported because individuals hold the opinion that nothing will be done to address the problem.

The following table is from the recently approved (by the City of Topeka) 2021-2025 Consolidated Plan:

1	Project Name	In-Fill Housing & Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Infill Housing
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$20,000 HOME: \$30,000
	Description	Activity will facilitate and support new housing and subdivision development. These funds may undertake demolition and reconstruction or new construction costs.
	Planned Activities	1 Unit
2	Project Name	Major Rehabilitation Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Major Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$80,000 HOME: \$110,000 General Fund: \$33,500
	Description	Project will rehabilitate owner-occupied housing units in selected areas.
	Planned Activities	9 Units.
3	Project Name	Exterior Rehabilitation Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Exterior Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$78,000 General Fund: \$33,500
	Description	Project will rehabilitate existing owner-occupied housing units and LMI occupied rental units in designated areas that are in need of significant exterior repairs.
	Planned Activities	7 units
4	Project Name	Emergency Rehabilitation Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$260,000
	Description	Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard.
	Planned Activities	72 units
5	Project Name	Accessibility Modifications
	Target Area	Intensive Care Areas

		At-Risk Areas
	Goals Supported	Accessibility Modifications
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$100,000
	Description	Project will provide disability modifications to single family housing units.
	Planned Activities	45 units a year.
6	Project Name	Voluntary Demolition
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Voluntary Demolition
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$85,000
	Description	Project will demolish substantially deteriorated, vacant housing structures primarily located within the City's at-risk and intensive care neighborhoods.
7	Project Name	Homeownership
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$31,000 HOME: \$180,000
	Description	Project will assist with homeownership by providing deferred 2nd mortgages to subsidize the purchase cost and the rehabilitation of homes for LMI households.
8	Project Name	Homeownership Counseling
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership Counseling
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$45,500 General Fund: \$33,000
	Description	Project will support the delivery of project No. 7 and assist LMI households with pre-ownership and post-ownership training in both Spanish and English.
	Planned Activities	220 Sessions
9	Project Name	CHDO Non-Profit Set-Aside and Rental Rehabilitation
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Housing Development
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$100,000 HOME: \$90,248
	Description	Project provides funds for costs directly associated with administering the HOME programs that rehabilitate residential housing units.

	Planned Activities	1 unit
10	Project Name	CHDO Operating Subsidy
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Operating Subsidy
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	HOME: \$20,590
	Description	Project will assist project No. 9 with Operational costs.
	Planned Activities	1 operational unit.
11	Project Name	Tenant-Based Rental Assistance
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$66,527
	Description	Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify.
	Planned Activities	20 Families
12	Project Name	Inmate Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Inmate Program
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$120,500
	Description	Project will provide two crews of five to seven minimum security women prisoners for the rehabilitation of affordable housing units and/or the rehab of sidewalks. Funds will be used for supervisor's salaries as well as materials and supplies needed for the project.
	Planned Activities	35 units cleaned and 4 sidewalks constructed in LMI neighborhoods.
13	Project Name	Housing Rehabilitation Program Delivery
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Program Delivery
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$297,500
	Description	Project provides funds for costs directly associated with administering the CDBG programs that rehabilitate residential housing units.
	Planned Activities	Program Delivery
14	Project Name	Weatherization
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Weatherization
	Needs Addressed	Increase Homeownership and Rental Housing

	Funding	CDBG: \$77,890
	Description	These funds will be spent on insulation and high efficiency furnaces for LMI households for weatherization.
15	Project Name	NIA Support
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	NIA Support
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$65,000
	Description	This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities.
16	Project Name	Anti-Blight Activities
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Anti-Blight Activities
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000
	Description	This project will support neighborhood clean-ups of all LMI areas by providing dumpsters and clean-up of public right-of-ways. Takeover/Makeover provides removal of 150 tons of trash in low income neighborhoods, by the Inmate Crews.
17	Project Name	Social Service Grants
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Social Service Grants
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	CDBG: \$67,000 General Fund: \$558,288
	Description	The social service money helps with public services to address a variety of needs for LMI clientele.
18	Project Name	HESG
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Solutions Grant
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	ESG: \$155,147
	Description	Provides rent and deposit assistance to both homeless and at-risk of homeless households.
19	Project Name	Shelter Plus Care
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Shelter Plus Care
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$1,615,608

	Description	This project will assist with a rent subsidy in the Shelter Plus Care program.
20	Project Name	CDBG Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for CDBG
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$299,086
	Description	Administration to assist with CDBG projects.
21	Project Name	HOME Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	HOME Administration
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$55,262
	Description	Funds to administer the HOME grant funds.
22	Project Name	Shelter Plus Care Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for Shelter Plus Care
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$119,973
	Description	Provides administrative money to support the Shelter Plus Care program.
23	Project Name	SORT Infrastructure
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	SORT Infrastructure
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	General Fund: \$1,400,000
	Description	This funding will help in specific target areas with infrastructure to help improve the area.
24	Project Name	Empowerment
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Empowerment
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000
	Description	The CDBG grant funds the Empowerment Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.
	Planned Activities	Public facility grants will be issued to neighborhoods to do small infrastructure projects.

The City of Topeka adopted the 2020 Housing Strategy in July 2020. The following list summarizes priority recommendations and the matrix on the following pages summarizes recommended strategies and tactics.

The priority recommendations are:

- **Fund the Affordable Housing Trust Fund**, which will focus on accelerating the preservation of existing and development of new affordable housing options.
- Create a **strategic land bank** to proactively acquire vacant property, including land and structures, clear any title or legal issues, and sell/transfer the properties to developer's with strong track records to return the properties to productive use, including rehabbing vacant and dilapidated homes.
- **Expand the community development ecosystem** to create a more holistic system to support neighborhood development and service provision.
- **Expand the key programs** of weatherization and home repair.

2020 HOUSING STUDY AND STRATEGY IMPLEMENTATION MATRIX

Strategic Recommendations	Target Housing Demand Type			Resources and Partners	Implementation Timeframe			Neighborhood Cycle Applicability			
	Owner	Renter	Price Point (Affordable, Workforce, Moderate, Upscale)		Short-Term 1-3 Years	Mid-Term 4-6 Years	Long-Term 7+ Years	Opportunity	Transitioning	Stable	Growing
Strategy 1: Improve the quality of the existing housing stock to provide non-subsidized affordable housing and stabilize neighborhoods											
Expand weatherization programs to help lower utility costs for low-income homeowners.	x	-	Affordable; Workforce	Housing Division, Utilities, Utility Companies, Community Partners	o	o	o				
Expand financial and technical assistance for home repair.	x	x	Affordable; Workforce	Community Housing Partners, Housing Division, Financial Institutions	o						
Consider a landlord licensing program to address landlords with persistent code violations and excessive evictions.	-	x	Affordable; Workforce; Moderate	Housing Division, Property Maintenance, Development Services, Municipal Court, City Council		o					
Leverage historic districts and community anchors to identify targeted investment areas.	-		n/a	Planning, Kansas Historical Society, Developers, Other Community Partners		o					
Fund adequate staff to support consistent code enforcement.	-		n/a	City Council		o					
Strategy 2: Address abandoned and vacant properties											
Create a land bank to return vacant properties to productive use.	-		n/a	City Council, Legal Department, Planning, County, Non-Profit Partners	o						
Continue consistent code enforcement efforts.	-		n/a	Property Maintenance, Municipal Court, Landlords & Property Owners	o						
Expand the foreclosure and vacant property registry to support other initiatives.	-		n/a	City	o						
Adopt a "demolition as a last resort" policy to promote renovation and preservation.	-		n/a	Housing Division, Planning	o						
Strategy 3: Expand resource to encourage housing stability and support homeownership											
Expand financial assistance for low- and moderate-income homebuyers and homeowners.	x	-	Affordable; Workforce	Community Partners		o					
Support residents working toward homeownership with affordable rental opportunities.	-	x	Affordable; Workforce	Housing Division, Community Partners, THA, Developers		o					
Expand financial and technical assistance for rehabilitation.	x	-	Affordable; Workforce	Planning, Housing Division, City Council, THA, Community Partners	o						
Provide housing options that support aging in place.	x	x	All	Planning, Developers	o						
Expand supports to prevent and address eviction and homelessness.	x	x	Affordable; Workforce	Housing Division, Community Partners,		o					
Support a 2nd chance tenancy program	-		Affordable; Workforce	Community Partners, Municipal Court	o						
Strategy 4: Support development of a diverse mix of housing types											
Market housing needs and development opportunities to new developers.	-		n/a	Topeka Builder's Association, Planning, Greater Topeka Partnership, Community Partners	o	o					
Support a diverse range of infill housing typologies and price points.	x	x	all	Planning, Development Services, Developers	o	o	o				
Support market-rate housing Downtown to bolster economic development.	x	x	Workforce, Moderate, Upscale	Downtown Topeka, Inc., Planning, Greater Topeka Partnership, Developers	o	o	o				
Leverage ongoing or planned public investments.	x	x	all	Planning, Development Services, Public Works	o	o	o				

IMPLEMENTATION MATRIX

Strategic Recommendations	Target Housing Demand Type			Resources and Partners	Implementation Timeframe			Neighborhood Cycle Applicability			
	Owner	Renter	Price Point (Affordable, Moderate, Upscale)		Short-Term 1-3 Years	Mid-Term 4-6 Years	Long-Term 7+ Years	Opportunity	Transitioning	Stable	Growing
Strategy 5: Expand production of affordable housing to enhance economic mobility											
Identify locations for affordable housing with convenient access to employers and amenities.	x	x	Affordable; Workforce	Community Partners, Neighborhood Services, Planning, Developers		O					
Coordinate with employers to provide alternative transportation options.	-	-	all	Planning, TMTA, Greater Topeka Partnership, Employers			O				
Coordinate with employers, institutions, and social service agencies to provide support services.	-	-	Affordable; Workforce	Community Partners, Housing Division, Employers	O	O	O				
Leverage existing programs, such as the 4% LIHTCs, to produce more affordable housing.	x	x	Affordable; Workforce	Developers, Financial Institutions, Investors	O	O					
Strategy 6: Expand financial and organizational capacity											
Market Topeka, its housing options, and development opportunities.	-	-	n/a	Greater Topeka Partnership & GoTopeka, Topeka Builder's Association, Planning, Communications, Sunflower Association of Realtors	O	O					
Enhance the city's ability for strategic land control (not eminent domain).	-	x	all	Planning, City Council, Legal Department	O						
Target incentives to support quality housing development.	-	-	all	Planning, City Council, Community Partners, Developers	O	O	O				
Leverage city resources to create a more robust community development ecosystem.	-	-	n/a	Community Partners, Housing Division, Greater Topeka Partnership	O	O					

Signature page

APPENDIX A: 2020 HOUSING STUDY PARTICIPANTS AND ANALYSIS OF IMPEDIMENTS INTERVIEWEES

Bill Fiander, AICP, Director of Planning and Development Department	Rick Nesbitt, Berkshire Hathaway Homes First	Doug Smith, Gethsemane Worship Center/JUMP Co-Chair
Corrie Wright, Division Director of Housing Services	Abbey Wostal, Better Homes & Gardens	Molly Howey, GoTopeka
Dan Warner, AICP, Comprehensive Planning Manager	Nikki Ramirez-Jennings, Boys & Girls Clubs of Topeka	Alice Weingartner, GraceMed
Bryson Risley, Neighborhood Planner/Planning Analyst	Dawn McWilliams, Boys & Girls Clubs of Topeka	Vince Frye, Greater Topeka Partnership
Sasha Haehn, Former Director of Neighborhood Relations	Lloyd Rainge, Capital Federal VP Community Development	Curtis Sneden, Greater Topeka Partnership
Ivan Weichert, Builder's Association	Mark Burenheide, Capitol Federal Foundation	Janice Watkins, Habitat for Humanity
James Prout, CAC Chair & President of Quinton Heights Steele NIA	Tammy Dishman, Capitol Federal Foundation	Tricia McCort, Heartland RADAC
Lloyd Rainge, Capital Federal	Kristine Hammes, Catholic Charities	Erma Forbes, Highland Acres
Tom Thull, FHL Bank	Linda Jones-Giltner, Cedar Ridge Apartments	Manny Herron, Infinite Properties Group, LLC
Teresa Baker, Housing & Credit Counseling Inc.	Eric Tyszko, Central Park	Susan Harris, Jayhawk Area on Aging
Stephen Schiffelbein, Topeka Justice Unity & Ministry Project (JUMP)	Don Perkins, Central Park	Joe Ledbetter, Joseph Ledbetter Law
Jeanette Spurgin, Kansas Housing Resources Corporation	Bryon Schlosser, Coldwell Banker Griffith & Blair	Toby Gallegos, Keller Williams
Kathy Clark, Momentum 2022	Ardith Smith-Woertz, College Hill	Del-Metrius Miller, Keller Williams Realty One Legacy Partners, LLC
Rick Kready, Pioneer Group	Christi Stewart, College Hill	Helen Crow, Kirk & Cobb Inc. Realtors
Linda Briden, Sunflower Realtor's Association	Tawny Stottlemeier, Community Action	Steve Kirk, Kirk & Cobb Inc. Realtors
Trey George, Topeka Housing Authority	Gary Cushinberry, Core First	Mark Rezak, KS Commercial
Katrina Ringler, Topeka Planning Commission & State Historic Preservation Organization	Chris Palmer, Cornerstone of Topeka	Jim Clark, Landlord
Lindsay Freeman, Advisors Excel Community Engagement	Mike Feiden, Crestview NA	Lynda Hilderman, Landlord
TD Hicks, Antioch Missionary Baptist Church	Lisa Cain, Doorstep	Tom Benaka, Landlord
Fred Owens, Attorney at Law	Chuck Dultmeier, Dultmeier Homes	Richard White, Landlord
Mary Beth, Balanced Property Management	Lalo Munoz, El Centro of Topeka	Mark Bohling, Mark Boling Construction Inc
Marlou Wegener, BCBS KS Foundation	Derek Hodam, Farm Bureau	Floyd McMillin, Mc Millin Construction
Doug Bassett, Berkshire Hathaway Homes First	Tobias Schlingensiepen, First Congregational Church	Greg Hammes, Most Pure Heart of Mary Catholic Church
	Sandra Brown, First Presbyterian Church of Topeka	Mary Froese, Next Home Professionals
	Doug Penner, Former President of Bethel College	Emil Spaeth, Oakland
	Nickie Roberts, Fox Run Cooperative	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
Shelly Starr, Chief of Litigation, City of Topeka
Marilyn Stanley, Executive Director, Housing and Credit Counseling, Inc.

APPENDIX B: WATER BILL SURVEY FORM



DEPARTMENT OF NEIGHBORHOOD RELATIONS

COMMUNITY SURVEY – HOW WOULD YOU INVEST 21.2 MILLION?

For the next five (5) years the City of Topeka will receive approximately \$4.2 million per year in federal funds for housing and community development projects. The City of Topeka wants you to have a voice in how the City invests this money. Please assist us by filling out this survey.

1) Consider the **NEEDS** in your community and how they can be met. 2) **RATE** the need level for each of the following items and check the one that best applies. 3) **RETURN** the survey with your water bill.

Please provide your ZIP CODE _____

Using the range from 1-4, 1 indicates the lowest need, 4 indicates the highest need.

Housing Needs		Lowest		Highest					
Residential Rehabilitation	1	2	3	4					
Homeownership Assistance	1	2	3	4					
New Construction - Infill	1	2	3	4					
Housing for People with Disabilities	1	2	3	4					
Senior Housing	1	2	3	4					
Single Family Housing	1	2	3	4					
Affordable Rental Housing	1	2	3	4					
Fair Housing	1	2	3	4					
Lead-Based Paint Test/Abatement	1	2	3	4					
Residential Historic Preservation	1	2	3	4					
Energy Efficient Improvements	1	2	3	4					
Neighborhood Services Needs	Lowest		Highest		Infrastructure Needs	Lowest		Highest	
Neighborhood Leadership Training	1	2	3	4	Drainage Improvement	1	2	3	4
Volunteer Program	1	2	3	4	Water/Sewer Improvement	1	2	3	4
Home Improvement "How-To" Workshops	1	2	3	4	Street/Alley Improvement	1	2	3	4
Neighborhood Newsletters	1	2	3	4	Street Lighting	1	2	3	4
Neighborhood Public Meetings	1	2	3	4	Sidewalk Improvement	1	2	3	4
Community Centers	1	2	3	4	Curb/Guttering Improvements	1	2	3	4
Business & Job Needs	Lowest		Highest		Neighborhood Needs	Lowest		Highest	
Start Up Business Assistance	1	2	3	4	Tree Planting	1	2	3	4
Small Business Loans	1	2	3	4	Tree Trimming	1	2	3	4
Job Creation/ Retention	1	2	3	4	Trash & Debris Removal	1	2	3	4
Employment Training	1	2	3	4	Graffiti Removal	1	2	3	4
Commercial/Industrial Rehab	1	2	3	4	Vacant Lot Cleanup/Mowing	1	2	3	4
Façade Improvements	1	2	3	4	Demolition Blighted	1	2	3	4
Business Mentoring	1	2	3	4	Cleanup of Abandoned Structures	1	2	3	4

<u>Social Service Needs</u>	<u>Lowest</u>		<u>Highest</u>		<u>Special Needs</u>	<u>Lowest</u>		<u>Highest</u>	
Senior Activities	1	2	3	4	Services for People with Disabilities	1	2	3	4
Youth Activities	1	2	3	4	Accessibility Improvements	1	2	3	4
Child Care Services	1	2	3	4	Domestic Violence Services	1	2	3	4
Transportation Services	1	2	3	4	Substance Abuse Services	1	2	3	4
Anti-Crime Programs	1	2	3	4	Homeless Service/Prevention	1	2	3	4
Health Services	1	2	3	4	HIV/AIDS Centers & Services	1	2	3	4
Mental Health Services	1	2	3	4	Neglected/Abused Children Services	1	2	3	4
Legal Services	1	2	3	4					
Food Pantry Services	1	2	3	4					

Please write in any NEEDS not listed above:

Part II – As part of this planning process, the Department of Neighborhood Relations must also analyze factors that limit fair housing choice in the City of Topeka. This information will be used to assist in developing strategies to overcome **Impediments to Fair Housing** choices. This survey is for informational gathering purposes only.

- Do you believe housing discrimination is an issue in your neighborhood? Yes No
- Have you ever experienced discrimination in housing? Yes No. (If yes, please proceed to Questions 3, 4, and 5)
- Who do you believe discriminated against you?

<input type="checkbox"/> Landlord/property manager	<input type="checkbox"/> Real estate agent
<input type="checkbox"/> Mortgage lender	<input type="checkbox"/> Mortgage insurer
- On what basis do you believe you were discriminated against?

<input type="checkbox"/> Race	<input type="checkbox"/> Color	<input type="checkbox"/> National Origin	<input type="checkbox"/> Religion	<input type="checkbox"/> Gender	<input type="checkbox"/> Sexual Orientation
<input type="checkbox"/> Familial Status (single-parent with children, family with children or expecting a child)					
<input type="checkbox"/> Disability (either you or someone close to you)					
- If you believe you have been discriminated, have you reported the incident? Yes No

If No – WHY? don't know where to report afraid of retaliation

too much trouble don't believe it makes any difference

The City of Topeka works with the Department of Neighborhood Relations to provide informational, education, counseling and investigative services promoting fair housing choices. Please contact our office if you have any questions at 785-368-3711.

Thank You!
Please Return Survey with your Water Bill

Revised 1/13/2020

APPENDIX C: WATER BILL SURVEY RESULTS

Topeka Water Bill Survey Results: Highest to Lowest Needs by Average Answer			
Needs Categories	Type of Need	Survey Results	Statistical Categories
Negleced/Abused Childern Serv.	Special	3.4 4.0 0.9 81.5%	Average Answer Median Answer Standard Deviation Response Rate
Street/Alley Improvement	Infrastructure	3.3 4.0 0.9 89.8%	Average Answer Median Answer Standard Deviation Response Rate
Mental Health Services	Social Service	3.3 4.0 0.9 81.7%	Average Answer Median Answer Standard Deviation Response Rate
Anti-Crime Programs	Social Service	3.2 3.0 0.9 82.0%	Average Answer Median Answer Standard Deviation Response Rate
Water/Sewer Improvement	Infrastructure	3.2 3.0 0.9 87.7%	Average Answer Median Answer Standard Deviation Response Rate
Health Services	Social Service	3.2 3.0 0.9 80.8%	Average Answer Median Answer Standard Deviation Response Rate
Homeless Service/Prevention	Special	3.1 3.0 0.9 80.5%	Average Answer Median Answer Standard Deviation Response Rate
Services for Disabled	Special	3.1 3.0 0.9 80.9%	Average Answer Median Answer Standard Deviation Response Rate
Cleanup of Abandoned struc.	Neighborhood	3.1 3.0 1.1 87.6%	Average Answer Median Answer Standard Deviation Response Rate
Job Creation/Retention	Business & Job	3.1 3.0 1.0 84.4%	Average Answer Median Answer Standard Deviation Response Rate

Topeka Water Bill Survey Results: Highest to Lowest Needs by Average Answer

Needs Categories	Type of Need	Survey Results	Statistical Categories
Substance Abuse Services	Special	3.0 3.0 0.9 80.0%	Average Answer Median Answer Standard Deviation Response Rate
Domestic Violence Services	Special	3.0 3.0 0.9 79.7%	Average Answer Median Answer Standard Deviation Response Rate
Youth Activities	Social Service	3.0 3.0 0.9 80.4%	Average Answer Median Answer Standard Deviation Response Rate
Energy Efficient Improv.	Housing	3.0 3.0 1.0 86.3%	Average Answer Median Answer Standard Deviation Response Rate
Drainage Improvement	Infrastructure	3.0 3.0 1.0 87.2%	Average Answer Median Answer Standard Deviation Response Rate
Food Pantry Services	Social Service	3.0 3.0 1.0 80.5%	Average Answer Median Answer Standard Deviation Response Rate
Sidewalk Improvement	Infrastructure	3.0 3.0 1.0 86.0%	Average Answer Median Answer Standard Deviation Response Rate
Trash & Debris Removal	Neighborhood	3.0 3.0 1.0 87.6%	Average Answer Median Answer Standard Deviation Response Rate
Senior Housing	Housing	2.9 3.0 1.0 87.6%	Average Answer Median Answer Standard Deviation Response Rate
Child Care Services	Social Service	2.9 3.0 1.0 79.9%	Average Answer Median Answer Standard Deviation Response Rate

Topeka Water Bill Survey Results: Highest to Lowest Needs by Average Answer

Needs Categories	Type of Need	Survey Results	Statistical Categories
Transportation Services	Social Service	2.9 3.0 0.9 80.8%	Average Answer Median Answer Standard Deviation Response Rate
Employment Training	Business & Job	2.9 3.0 1.0 83.3%	Average Answer Median Answer Standard Deviation Response Rate
Street Lighting	Infrastructure	2.9 3.0 1.0 86.7%	Average Answer Median Answer Standard Deviation Response Rate
Housing for people who are disabled	Housing	2.9 3.0 0.9 86.9%	Average Answer Median Answer Standard Deviation Response Rate
Curb/Guttering Improvement	Infrastructure	2.9 3.0 1.0 86.3%	Average Answer Median Answer Standard Deviation Response Rate
Demolition Blighted	Neighborhood	2.9 3.0 1.1 84.8%	Average Answer Median Answer Standard Deviation Response Rate
Affordable Rentals	Housing	2.8 3.0 1.1 87.5%	Average Answer Median Answer Standard Deviation Response Rate
Accessibility Improvements	Special	2.8 3.0 0.9 78.5%	Average Answer Median Answer Standard Deviation Response Rate
Senior Activities	Social Service	2.8 3.0 0.9 80.6%	Average Answer Median Answer Standard Deviation Response Rate
Vacant Lot Cleanup/Mowing	Neighborhood	2.8 3.0 1.0 86.6%	Average Answer Median Answer Standard Deviation Response Rate

Topeka Water Bill Survey Results: Highest to Lowest Needs by Average Answer

Needs Categories	Type of Need	Survey Results	Statistical Categories
Tree Trimming	Neighborhood	2.8 3.0 1.0 87.0%	Average Answer Median Answer Standard Deviation Response Rate
Residential Rehab	Housing	2.7 3.0 1.0 86.6%	Average Answer Median Answer Standard Deviation Response Rate
Fair Housing	Housing	2.7 3.0 1.1 84.9%	Average Answer Median Answer Standard Deviation Response Rate
Small Business Loans	Business & Job	2.7 3.0 1.0 82.6%	Average Answer Median Answer Standard Deviation Response Rate
Community Centers	Neighborhood Services	2.7 3.0 1.0 84.7%	Average Answer Median Answer Standard Deviation Response Rate
Legal Services	Social Service	2.6 3.0 1.0 78.9%	Average Answer Median Answer Standard Deviation Response Rate
Single Fam. Housing	Housing	2.6 3.0 1.0 85.3%	Average Answer Median Answer Standard Deviation Response Rate
Start Up Business Assis.	Business & Job	2.6 3.0 1.0 82.8%	Average Answer Median Answer Standard Deviation Response Rate
Home Improv. Workshops	Neighborhood Services	2.5 3.0 1.0 84.1%	Average Answer Median Answer Standard Deviation Response Rate
Homeownership Assis.	Housing	2.5 2.0 1.0 85.7%	Average Answer Median Answer Standard Deviation Response Rate

Topeka Water Bill Survey Results: Highest to Lowest Needs by Average Answer

Needs Categories	Type of Need	Survey Results	Statistical Categories
Graffiti Removal	Neighborhood	2.4 2.0 1.1 83.7%	Average Answer Median Answer Standard Deviation Response Rate
HIV/AIDS Centers/Services	Special	2.4 2.0 1.0 77.9%	Average Answer Median Answer Standard Deviation Response Rate
Volunteer Program	Neighborhood Services	2.4 2.0 0.9 82.6%	Average Answer Median Answer Standard Deviation Response Rate
Business Mentoring	Business & Job	2.3 2.0 0.9 81.1%	Average Answer Median Answer Standard Deviation Response Rate
Commercial/Industrial Rehab	Business & Job	2.3 2.0 0.9 80.6%	Average Answer Median Answer Standard Deviation Response Rate
Neighborhood Public Meet.	Neighborhood Services	2.3 2.0 0.9 83.2%	Average Answer Median Answer Standard Deviation Response Rate
Facade Improvement	Business & Job	2.3 2.0 0.9 81.0%	Average Answer Median Answer Standard Deviation Response Rate
Lead-based Pain Test/Abat.	Housing	2.2 2.0 1.0 83.6%	Average Answer Median Answer Standard Deviation Response Rate
Leadership Training	Neighborhood Services	2.2 2.0 1.0 82.4%	Average Answer Median Answer Standard Deviation Response Rate
Tree Planting	Neighborhood	2.2 2.0 1.0 84.1%	Average Answer Median Answer Standard Deviation Response Rate

Topeka Water Bill Survey Results: Highest to Lowest Needs by Average Answer

Needs Categories	Type of Need	Survey Results	Statistical Categories
Residential Historic Preserv.	Housing	2.1 2.0 1.0 84.6%	Average Answer Median Answer Standard Deviation Response Rate
New Construction	Housing	2.0 2.0 1.0 82.2%	Average Answer Median Answer Standard Deviation Response Rate
Neighborhood Newsletter	Neighborhood Services	2.0 2.0 0.9 83.6%	Average Answer Median Answer Standard Deviation Response Rate

August 2, 2021

107 SW 6th Ave 2nd floor,
Topeka, KS 66603
785-422-0761 Topeka
(913) 735-4272 Mobile
www.ibsa-inc.org
www.streetsuniversity.org

City of Topeka
Division of Housing Services
Corrie Wright, Director



Greetings,

Board of Advisors:

Lazone Grays, Jr.
Topeka, KS

Adrian M. Cruz,
Retired Army Veteran
Houston, TX

Doris Williams,
Tulsa, OK

Felicia Davis-Gilmore,
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UMKC Professor Emeritus
Kansas City, KS

Willie Cole
Vice-President
Retired Navy Veteran
Topeka, KS - Vice-Chair

Chair*

*Certified FastTrac Facilitators,
Administrators & Business Coach by
the Ewing Kauffman Foundation

Resource Network:

Greater Topeka
Partnership – M2022
NetworkKansas.com
KS Dept. of Commerce
KS Dept. of Children &
Families
KCSOURCELINK.com
Workforce Partnership
Connecting for Good
Mid America Regional
Council (MARC)
KCDigitalDrive.com



On behalf of our nonprofit organization IBSA, Inc., I submit the following public comment regarding use of public funds during the period identified in the draft Consolidated Action Plan for the City of Topeka.

Whereas the City of Topeka has stated its mission of the Consolidated Plan is to invest its resources in ways that enhance the success of its neighborhoods, this may mean investing to enhance the success of residents that live in them. This 'success' can come in a variety of forms, but our comments and recommendations are being referenced for those neighborhoods identified as low-to-moderate income; and for LMI individuals that reside in them; and within the city limits of Topeka Kansas.

To be more specific, the African American adult population will serve as the baseline for our recommendation herein; while all LMI individuals regardless of ethnicity or gender will benefit from the adoption of recommendations in ways that enhance their well-being and economic livelihood. *According to the draft 5-Year Con Plan, the median income for African American households in Topeka (\$30,000) is approximately two-thirds of the citywide median, more than half of these households were low and moderate-income, and minority households are concentrated in older areas of the city; many which were redlined, 'declined' and hazardous. In addition, more than two-thirds of African American households in the City of Topeka rent a home; which is deemed higher than the citywide average. (page 62)*

Areas of highest minority concentration were identified in the 5-year Con Plan as well on page 62.

One of the best ways to lift one out of poverty is through quality education, training and employment opportunities. The 5-Year Con Plan states that "economic growth and prosperity requires a well-trained workforce, and that the City "will continue to allocate resources to enhance self-sufficiency and link education and training with economic opportunity for low and moderate-income citizens." (Page 101)

To effect the type of change and opportunity that can realistically address these daunting statistics provided in the City of Topeka 5-Year Con Plan, the following is proposed.

1) Re-appropriate funds currently designated for the 'Inmate Program' for something that will transform relevant job training, subsidized income and needed support services by way of utilizing local nonprofit service providers in the community. The same activity currently provided by 'inmates' can (and should) be provided by LMI individuals in the community that are not currently incarcerated. The return on investment is that low income individuals in need of job skills and support services will be able to access a training program that will adequately prepare them for entry-level employment, on-the-job training opportunities,

formal apprenticeships or other formal job training programs available in the community. i.e. Washburn University, Washburn Tech, Other...

The funds currently expended for the 'Inmate Program' can (and should) be utilized in ways that help to address their low-income status. Meaning, these funds can become a platform to earned income or utilized as a stipend-based skills training through a structured transitional jobs program.

Individuals in the community; and not incarcerated, will then have access to an array of other state and federal resources; and support services that will help begin to stabilize their lives in the City of Topeka. Especially when those LMI individuals targeted have prior felony convictions, gaps in their employment history, are in need of low-level remedial upskilling, and are eligible for cash assistance (TANF), food assistance (SNAP), public housing, employment training & services under the Workforce Innovation & Opportunity Act. (WIOA) or would meet other identifiers deeming them Section 3 eligible participants.

I am beyond confident that a collaboration between a few local nonprofits; with a history and expertise in providing workforce training, employment services, and support services can deliver a proficient program because they are already connected to help such populations address personal problems in the family and home.

Transitional jobs programs that prepare targeted populations for gainful employment (or entrepreneurship) is not new, and as the city states in the 5-Year Con Plan that it, "will support organizations and programs that provide job training, education, and placement services" (Page 197), this reformation of the program currently funded for 'inmates', seems like a more logical and practical way to "combat the number of poverty-level families" (Page 197) in the City of Topeka.

A well-run transitional jobs program will/should offer:

- Structured learning to build workplace etiquette & soft-skills (job readiness skills training)
- Targeted training that leads to identifiable & marketable pre-apprenticeable trade skills (hands-on work experience)
- Credentials recognized and needed by the local trade skills industry
- Case management and other support services as needed
- An economic incentive to successfully participate and complete various program levels
- *Opportunities to complete neighborhood community service projects using skills obtained[^]*
- Access and referral to other community-based resources, programs & services

Successful participants should earn and receive the following credentials: (at-minimum)

- First Aid & CPR Certification
- 10 Hours OSHA
- Lead-Safe Work Practices Certification
- Lead Abatement Worker Certification (optional)
- Other: ??

Support Services Available:

- Assistance securing needed documents (*Social Security Card, Birth Certificate, ID Card, H.S. Diploma or GED transcripts, etc*)
- Resume and document preparation assistance
- Job development & retention services
- Reduction in child support arrears?
- Access to legal aid (when feasible)
- Assistance with purchasing needed tools, to take tests, proper work attire, etc...

A snapshot of basic skills training activity:

- Fixing leaky faucets
- Calking windows, fixing doors
- Basic painting application & techniques
- Basic drywall repair & installation

^skills useful for addressing LMI neighborhood code compliance issues & citations?

Why this option... Why now...?

According to the City of Topeka Planning & Development Dept. Director, "twenty-four percent of Black and Hispanic households in Topeka are below the poverty line and Black households have the highest rates of unemployment in the city at 10.1%; which is almost as high as Hispanic and White households combined."

In addition, the Director Bill Fiander stated that "others will have to address income disparities... and that there needs to be collaboration between city departments and the community to address affordable housing issues in Topeka." More importantly, Mr. Fiander stated that "**the city cannot do this alone**" and that "**the city don't have the capacity to provide the type of programs to do more.**"


The recommendation shared has been proposed by our organization before; to the city and the Joint Economic Development Organization (JEDO) on an ongoing basis, and whenever public comment was being solicited. Now that we have entered a point brought about due to the wounds opened up by the #GeorgeFloyd incident, the other underlying issues that have been overlooked and often dismissed came to the forefront. The economic disparities are real. This lack of income; and often access to it, drives generational poverty, crime, despair, helplessness and hopelessness. The horrendous unemployment disparity, the fact over 50% of African Americans are renters, that their median income is only \$30,000 and that Black men have consistently held the highest disparate rate of unemployment in Topeka and Shawnee County demands a new approach?

Our organization IBSA have played a significant role in breaking down pillars that have propped up poverty and the lack of opportunity for African American youth, entrepreneurs, job seekers and those willing, able and motivated to secure training that lead to gainful wages; with benefits. Since 1995, our participation in community affairs and advocacy efforts have delivered on progressive policies and funding commitments for:

- LMI & minority-owned businesses assistance, services & activities,
- Summer youth employment programming,
- Formal workforce training within a lower-income neighborhood, and
- Advancing policy, ideas and solutions that will address the local digital divide issues facing our citizens over the long-term.

There is no need to find the financial resources to move forward on this recommendation, because it is something already funded on a continuous basis. The difference is that this work activity provided by 'inmates' can (and should) be done by other target populations residing in these LMI neighborhoods.

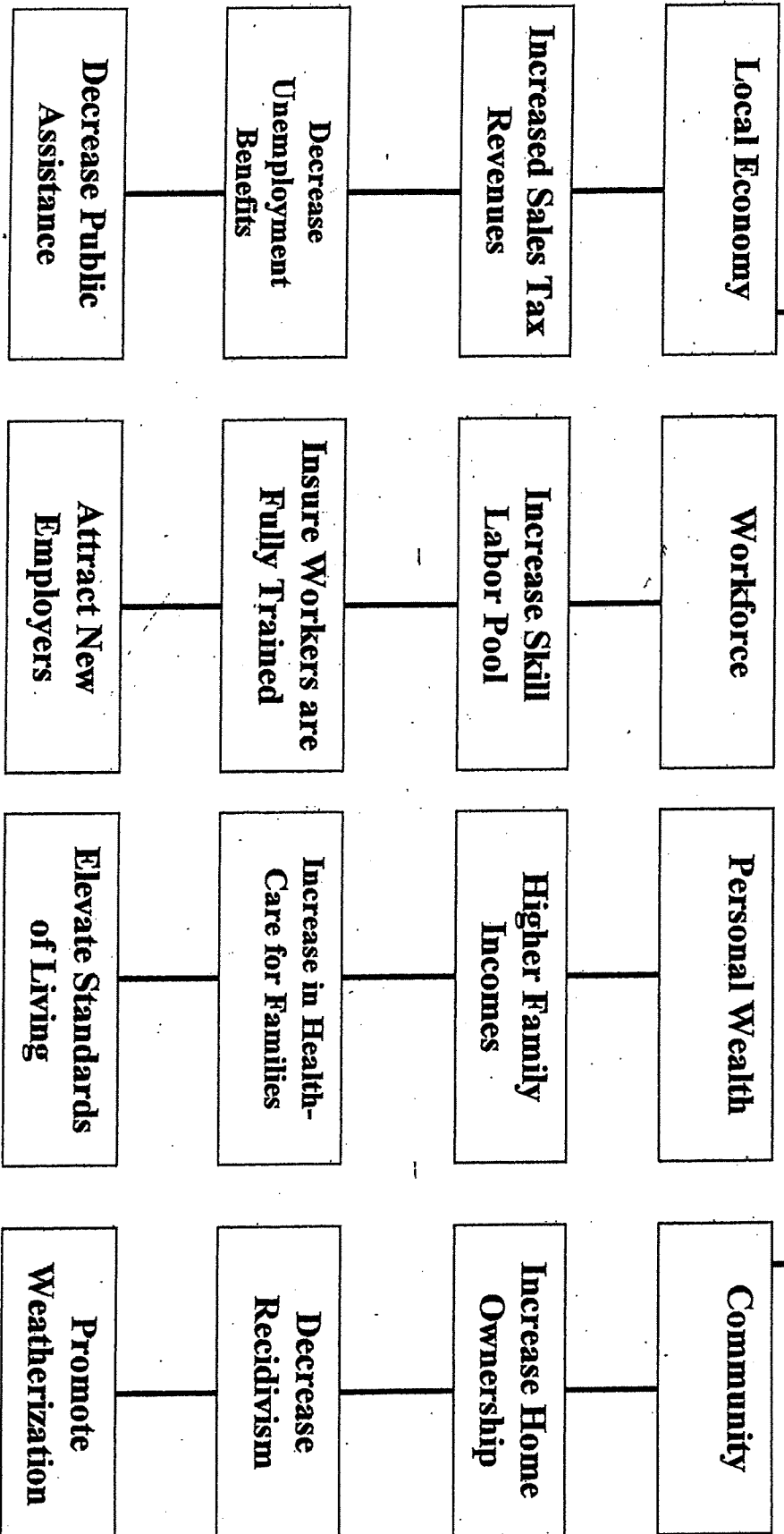
Thank you in advance for your time, consideration and for accepting these public comments on the Topeka 2021 - 2025 Consolidated Action Plan. I am available for any questions or comments.

-- 
Lazonne Grays,
President/CEO

IBSA, Inc.
107 SW 6th Ave. Suite 1
Topeka, Kansas 66603

www.ibsa-inc.org
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www.everyoneon.org/ibsa

Job Skill Training / Transitional Jobs Program Impact Tree



Program Location: _____

**BUILDING STRONG
WORK ETHIC**
(Soft Skills / Remedial Learning)

Personable Skills
Personal Qualities

- Responsibility
- Self-Esteem
- Sociability
- Teamwork
- Integrity/Honesty
- Community Service

Literacy Skills
(Basic - Advanced)

- Reading *SR4 Reading*
- Writing
- Arithmetic Mathematics
- Listening
- Speaking
- Digital

- Critical Thinking
- Decision Making
- Problem Solving
- Knowing How To Learn
- Reasoning

Basic Skill Trade - Job Training Program
*Pre-apprenticeship
LMI Pre-Employment Training*

- Explore Industry-Level Skills
- Update Existing Skills
- Certifications: Lead-Safe Work Practices, OSHA, CPR
- Reduced Recidivism

PROGRAM STAKEHOLDERS
(Real World Learning / Skills Application)

- City of Topeka/Shawnee County
- KS Dept of Children & Families
- KS Dept of Commerce (*WIOA*)
- KS Dept. of Corrections
- Kansas Apprenticeship Council
- Washburn Technical School
- JEDO: Topeka/Shawnee County
- Heartland Works, Inc.
- Topeka Housing Authority
- Kansas Contractors Association
- Associated General Contractors (KS)
- Local Construction Companies

PARTICIPANT BENEFITS
(Pathway to Occupational Skills)

- Wraparound Support Services
- Transportation Assistance
- Up-to \$1,500 Stipend

TRANSITIONAL JOBS PROGRAM
(For Program Graduates)

- Provide Meaningful Work Activity
- Provide Useful Job Credentials

CURRICULUM MODULES

Core Curriculum – 87.5 hrs

- Basic Safety
- Introduction to Construction Math
- Introduction to Hand Tools
- Introduction to Power Tools
- Introduction to Construction Drawings
- Basic Rigging (*15hr elective*)
- Basic Communication Skills
- Basic Employability Skills
- Introduction to Materials Handling

Program includes: textbooks, tools, workbook, supplies, class uniform

**Successful completion of required modules will include credentials recognized by major construction firms in the industry*

OTHER NCCER MODULES
(Additional Program 474.5 Hours)

- Construction Craft Laborer -95 hours
- Drywall 74.5 hours
- Painting 80 hours
- Scaffolding 72.5 hours
- Carpentry 152.5 hours
- OSHA Certification 10 hours
- CPR Training/Certification ?? hours
- Lead-Safe Work Practices 6 hours
- Lead Abatement (Worker)* 25 hours

*41 Certification Hours**

Revised on:
March 4, 2014

IBSA, Inc.
Topeka, KS

BUILDING STRONG PERSONALITIES & WORK ETHIC

(Soft Skills + Practical Skills)

Life Skills
Personal Qualities

Active Employment
(General Labor)

- Responsibility
- Self-Esteem
- Sociability
- Self-Management
- Integrity/Honesty
- Teamwork
- Mowing/Landscaping
- Debris Removal
- Drywall Repair, Install & Plastering
- Painting (in/outdoor)
- Remedial Carpentry: windows/doors/faucets*
Basic Plumbing*
Other....
- Critical Thinking
- Decision Making
- Problem Solving
- Knowing How to Learn
- Reasoning

Topeka Transitional Jobs Program Overview

Pre-apprenticeship Training & Employment
Building & Facility Maintenance

Closing the Gaps & Barriers to Gainful Employment

Community Stakeholders

- City of Topeka/Shawnee County
- KS Dept of Children & Families
- Fatherhood, Ex-offenders, TANF, Vocational Rehab (VR), Youth Services
- KS Dept of Commerce (WIOA)
- Kansas Apprenticeship Council
- JEDO: Topeka/Shawnee County
- Heartland Works, Inc. (WIOA)
- Workforce Development Center
- Topoka Housing Authority
- HUD Section 3 Regulations
- Local Construction Corporations
- (Real World Learning / Skills Application)

Provide Meaningful Work Activity

Provide Useful Job Reference

Support Worksite Participants
(entry-level position when possible)
OJT Apprenticeships, Job Tryouts

PAID EMPLOYMENT

Paired with Public Funded Projects
Subsidized/Unsubsidized Activity
Targeting formal apprenticeships or OJT Arrangements (6-9 months)

- Residential Code Compliance
mowing, debris removal, etc
- Facilities Maintenance
cleanouts, debris removal, etc
- Construction Site-Cleanup
Traffic Control Management
- Minor Weatherization Work
Energy-Efficiency, Insulation

OTHER EMPLOYMENT

graffiti removal, facade work etc

- #### PARTICIPANT BENEFITS
- Close Employment Gap
 - Earn Wages / Income
 - Update Existing Skills
 - Reduce Child Support Arrears
 - Conduct Weekly Job Search
 - Reduced Recidivism

Demo

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Topeka Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides input on public housing needs and requirements for Section 8 and public housing. Provides numbers of people affected, and strategies to alleviate the problem.
2	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on the needs of persons experiencing domestic violence and strategies to help women and children.
3	Agency/Group/Organization	Citizen's Advisory Council
	Agency/Group/Organization Type	Business Leaders Civic Leaders Neighborhood Organization

Add IBSA

*SERVICES - Education
SERVICES - Employment
SERVICES - Digital ~~Skills~~ Equity
SERVICES - LMI Business Development
+ Support Services?*

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CORNERSTONE OF TOPEKA	CHDO	Homelessness Ownership Rental	Jurisdiction
COMMUNITY ACTION	Non-profit organizations	Homelessness public services	Jurisdiction
BIG BROTHERS & BIG SISTERS OF TOPEKA, INC.	Subrecipient	Non-homeless special needs public services	Jurisdiction
TDC OF TOPEKA, INC	Subrecipient	Non-homeless special needs public services	Jurisdiction
MEALS ON WHEELS, INC	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
HOUSING & CREDIT COUNSELING, INC	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental public services	Jurisdiction
KANSAS DEPARTMENT OF COMMERCE	Government	Ownership Planning Rental	State
KANSAS LEGAL SERVICES INC	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
YWCA	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Topeka Housing Authority	PHA	Public Housing	Jurisdiction

IBSA

*Non-profit Organizations
Public Service
Non Homeless
TOPEKA special needs*

Consolidated Plan

OMB Control No: 2506-0117 (exp. 06/30/2018)

129

*Employment
training*



A Tax-Exempt Nonprofit

Main Office (Downtown Topeka)

107 SW 6th Ave., Suite 1

Topeka, Kansas 66603

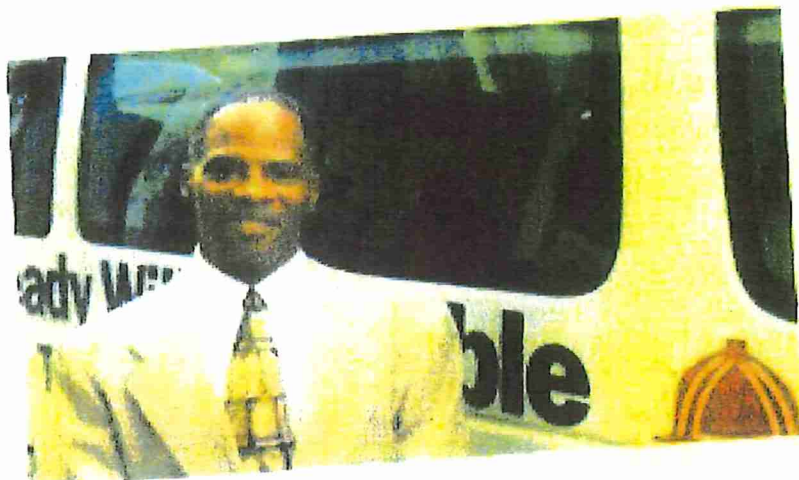
(785) 422-0761

East Topeka Satellite Office

2620 SE 23rd St.

Topeka, Kansas

(913) 735-4272



Employment & Training Services

One-on-One - Guided Employment*

Job Development, Retention & Support Services

Resume Preparation, Acing the Interview, Job Fair Networking, Effective Online Job Search, Digital Literacy & Life Skills for Job Seekers

Occupational Skills Training

- Office/Clerical Training (Youth & Adult)
Phone Etiquette, Document Prep, Computer Operation
- Avocational Training (*Digital Tech Skills*)
Website Development, Video Production, Social Media

Work Experience

Close Employment Gaps, Gain New Reference, Obtain Work-Ready Skills,

Community Service

Referrals by Court Services Accepted

Expungement Assistance

Felony & Misdemeanor

Professional Interview Clothing: Men

Suits, Slacks, Shirts, Ties & Jackets

Business Development & Support Services

Small Minority, Women, HUD Section 3, Etc...



Mission:

To provide humanitarian services to those in need.

Employment & Resource Network

Local Government Employment

Kansas Workforce Centers

Chambers of Commerce

Kansas Apprenticeship Council

State of Kansas Employment

Local Company's Needing Motivated Employees, Etc.

www.ibsa-inc.org

admin@ibsa-inc.org

Consolidated Action Plan Comments all Public Meetings

1. What are your top three funding priorities for the community right now? Why are these important?

Based on the information provided at the June 30, 2021 special CAC meeting, the three top funding priorities for the community are the following: Anti-Blight Activities, Major Rehabilitation, and Accessibility Modifications. The reason these funding items are priorities are due to an increase of Low to Moderate Income individuals in our community. Lack of employment opportunities, i.e., businesses that provide a living wage and benefits would increase one's income.

Exterior rehabilitation, Interior and Exterior Rehabilitation

These two, because in my neighborhood I have seen a lot of these projects undertaken, since I moved here and they are improving how the neighborhood looks.

Emergency rehabilitation, because a fire or other catastrophe negatively effects the resident of those homes and places them in danger of becoming homeless.

Anti-Blight Activities - This program impacts the highest volume of people. Every property owner and resident has a part in maintaining the structures and surroundings in which we live and code compliance uses a standard for assessing whether or not there are code violations. Proper maintenance extends the life of structures and for most individuals, property is their largest financial asset. Well maintained properties assist with maintaining a healthy and safe environment for those living on and around the property. Derelict houses and unsafe structures devalue neighborhoods as they deteriorate and fall into disrepair. Derelict houses and unsafe structures are often targeted for illegal activities or by animals/pests/insects resulting in hurt individuals, fires, etc.

Rehabilitations programs: major, exterior or emergency - Anyone participating in rehabilitation programs should also be required to attend homeownership counseling sessions, (if it isn't a requirement already), so that they get the help needed to address any immediate code violations and then learn how to manage their budgets in order to continue to maintain their properties going forward.

Inmate Crews - Until we can identify and crackdown on those that dump illegally in right-of-ways and we begin to see a decline in irresponsible behavior, we must rely on inmate crews to assist in keeping our city free and clear of trash, bulky items, and other waste.

Housing, infrastructure, parks

Rehabilitation/Weatherization – keep people in their homes and keep homes viable
Infill Housing /Demo provides affordable homes, removes dangerous structures, improve neighborhoods. Street and sidewalks – makes it easier and safer for people to get around.

Blight, tree removal, zombie houses

Blight amelioration – trees, vines, weeds, zombie houses, vagrants/homeless

Housing rehabilitation, anti-blight activities, empowerment grants

2. Does the current Consolidated Action Plan draft include funding for your top priorities? If not, what programs would you suggest implementing?

Yes, the draft Consolidated Action Plan appears to include funding of my top priorities. However, I wish the 2018 through 2020 Consolidated Action Plan (Post-HUD Allocations) spreadsheet distributed at the June 30, 2021 special CAC meeting would have been provided to the CAC in a more efficient and timely manner. This would have permitted us, CAC members to ask additional questions and aid us in understanding the spreadsheet provided

The current plan contains my priorities

According to the 2021 Shawnee County Health Ranking report one scientifically supported strategy is an integrated pest management for indoor use. "Integrated pest management (IPM) includes a broad range of methods to control pests that also minimize potential hazards to people, property, and the environment. IPM employs a four-tiered approach – setting action thresholds, identifying and monitoring pests, preventing pests from becoming a threat (e.g., sealing cracks and crevices), and pest control as needed. IPM pest control begins with the least risky approaches (e.g., mechanical controls such as trapping) and moves to targeted pesticide use only if other measures are not successful. Often used in agriculture, IPM can also be used in indoor settings such as homes, schools, workplaces, or other environments that may be affected by mice, roaches, or other pests^{1, 2}."

Yes, except for parks.

Yes

In part

Yes – maybe unbalanced or underfunded, seek new partners, modular construction

Yes

3. What programs would you suggest cutting or reducing funding for? Why?

Based on the spreadsheet provided I would like to hold off on suggesting cutting or reducing funding of programs(s) as I would like to see an increase in data collection. Data permits or rather establishes a baseline and can provide one to measure baselines that ultimately set performance measures/goals. Thus, allowing activities and programs to be measured.

New construction, because it takes much more money, therefore reducing the positive impact on the neighborhood and its citizens

Tenant-Based Rental Assistance because it hasn't been a program that appears to be fully utilized. There are also other entities, non-profits that have programs people can acquire rental assistance more on an emergency basis.

NIA Support Funds - There are needs within all neighborhoods yet money, that could be used to educate residents or to provide activities for improving the neighborhood, sits in accounts unspent and not addressing the needs. I'd recommend that a meeting be called for NIAs to discuss a plan for how best to utilize the funding when an NIA is inactive and when an NIA is active, and work toward developing a process and setting expectations to assist leaders such as a suggested percentage to be used for information about program resources available, percentage to be used for events/activities and building a sense of community, and percentage to be used for supplies. Allocations are given per

quarter for example.

None

Weatherization because it is already available with another agency

NIA support by \$15,000

DREAMS – dilutes current funding without fulfilling current goals/outcomes, unstructured

4. What programs would you suggest increasing funding for? Why?

I would like to see an increase in funding Anti-Blight Activities. An increase in funding would assist in providing tools to aide in understanding the root cause(s). Increase weak and low housing values, potential for redevelopment, possibly green use. Work toward a shared vision and boost overall community value/worth of different areas within the city that are struggling. Blight can be seen and is increasing within our community. Blight has a profound negative impact and poses safety hazards, not to mention the mental health of the community directly affected.

Exterior rehabilitation, Interior and Exterior Rehabilitation, Funds to help low income people buy homes.

Anti-Blight Activities because there are more participants in this program and there needs to be more funds for educating people on homeownership (including training on finance literacy and maintenance) as well as the rehabilitation resources available to fix the immediate needs.

Infill housing and housing rehab (perhaps through the Affordable Housing Trust Fund), at least one grant writer solely housed at CE.

Rehab because it would improve housing and keep people in their homes

Major and exterior rehab due to cost of increasing prices

Prison release assistance, family displacement assistance
Infill housing and anti-blight. Increased funding would slow down the deterioration of neighborhoods with vacant lots and dilapidated houses.

Major Rehabilitation and Exterior Rehabilitation