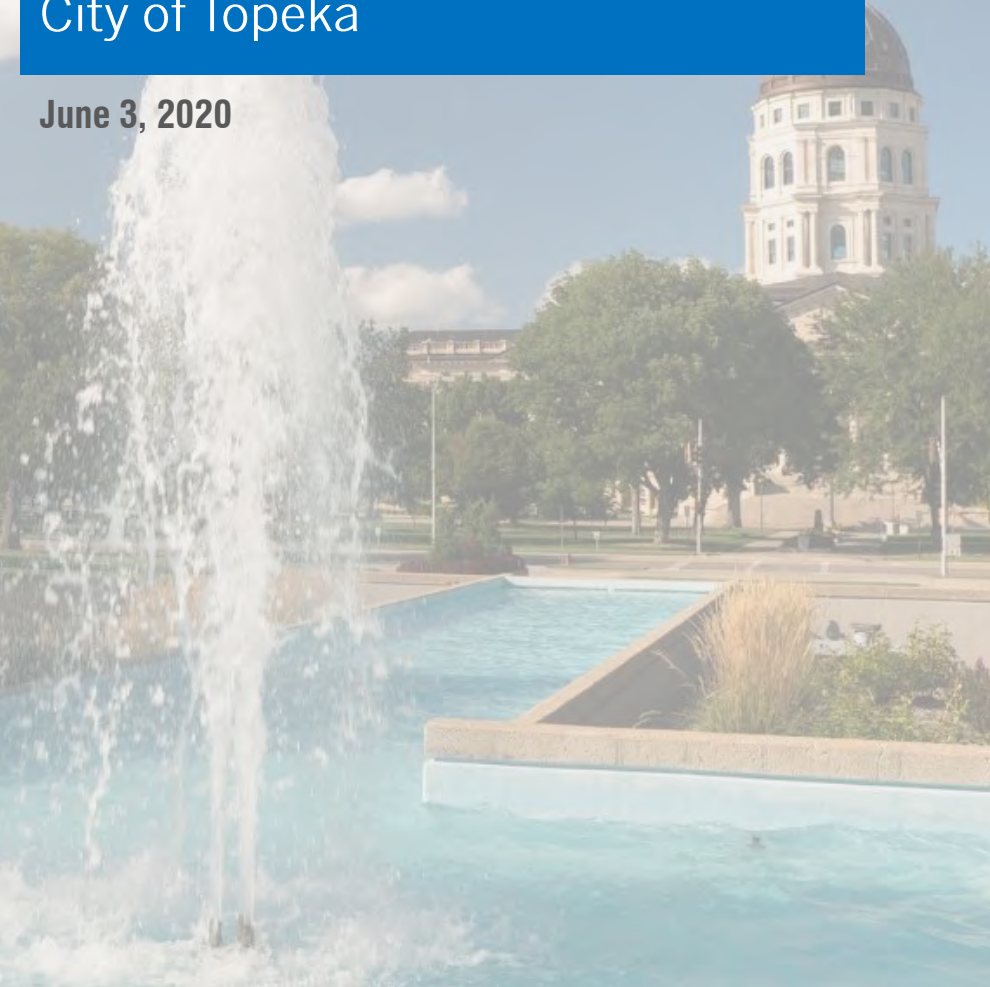


CITYWIDE HOUSING MARKET STUDY AND STRATEGY

PREPARED FOR
City of Topeka

June 3, 2020



PROCESS & SCHEDULE



KICKOFF ➤

UNDERSTAND ➤

ANALYZE ➤

STRATEGIZE ➤

FINALIZE ➤

FINAL REPORT

GETTING
STARTED

CONTEXT
AND
COMMUNITY
ANALYSIS

HOUSING
MARKET
ANALYSIS

ORGANIZATION
ASSESSMENT

HOUSING NEEDS
IDENTIFICATION

POLICIES AND
STRATEGIES

PRIORITIES
IMPLEMENT
REFINE
PRESENT

DOCUMENT

DEVELOPMENTSTRATEGIES®

1 MONTH
SEPTEMBER

5 MONTHS
OCTOBER – FEBRUARY

2 MONTHS
MARCH – APRIL

Session Goals

- Describe our **priority recommendations**
- Understand roles and need for **robust partnerships**
- Next steps

Keep in Mind

There are **no silver bullet solutions**

The city **cannot solve Topeka's housing challenges**—its resources are finite and role is limited

There is a need to:

- Expand community capacity
- Develop new partnerships
- Increase overall commitment to housing
- Expand financial resources

Review

What is the need?

What will it take to meet the need?

Priority Strategies

What are the recommended priorities?

How are they implemented in different contexts?

What is the city's role?

What are roles for different partners?

Review

What is the need?

HOUSING STUDY

MARKET ANALYSIS SUMMARY

KEY FINDINGS

NEED

30% of Topeka Households are **Cost Burdened**.

Quality affordable rental housing (<\$700/mo.)

Potential homebuyers can't find **suitable homes**.

Moderately-priced for-sale housing (\$120k-\$225K).

Lack of reinvestment in core neighborhoods.

Reinvestment in the existing housing stock.

Topeka has a **high rate of homelessness and evictions** for a city of its size.

Transitional housing for homeless and other vulnerable households.

There are limited **maintenance-free housing** for growing senior population.

A variety of **Senior housing** options.

Topeka's **wages** for entry level jobs **do not support housing stability**.

Affordable housing with **better access to jobs** (and higher-paying jobs).

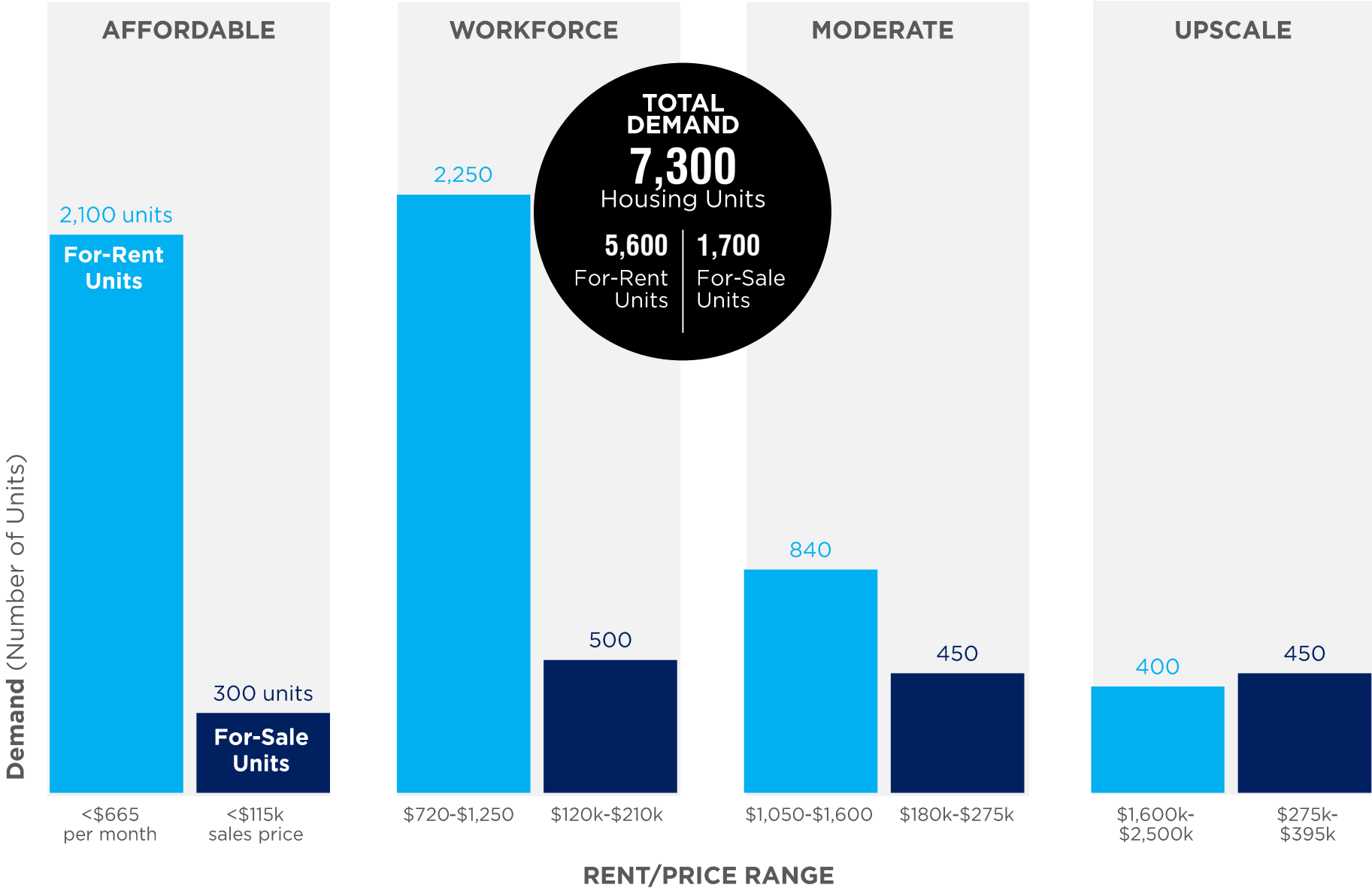
High-wage earners frequently choose to live outside the city.

Upscale rental and for-sale housing.

Single-family homes are the dominant new construction housing type.

New **missing middle** and multifamily development.

DEMAND SUMMARY: CURRENT AVERAGE ANNUAL DEMAND



**this represents more of a "net" demand; most of this demand is met by the existing stock.*

Review

What will it take to meet
the need in the future?



DEMAND IMPLICATIONS: 10-15 YEARS

HOUSING TYPES



PRICE/ RENT	<\$400-\$750/mo	\$160 - \$250k	\$120k - \$160k	\$100 - \$120k
DEMAND POOL	4,300 HHs	1,500 HHs	200 HHs	750 HHs
GAP	\$100k/unit	\$60k	\$30k	\$5k
IMPLIED SUBSIDY 100% OF POOL	\$430m	\$90m	\$6m	\$4m

\$53 million
needed each year

\$6.9 million
current City budget for housing

Housing Need

The need is greater than
resources available...

...Must be strategic.

HOUSING STRATEGIES TO ADVANCE THE GOALS


SIX STRATEGIES



1

1.1 1.2 1.3 1.4 1.5

Improve the quality of the **existing housing stock**



2

2.1 2.2 2.3 2.4

Address **abandoned & vacant properties**



3

3.1 3.2 3.3 3.4 3.5 3.6

Expand resources to encourage **housing stability and support homeownership**

TWENTY-SIX TACTICS



4

4.1 4.2 4.3 4.4

Support development of a **diverse mix of housing types**



5

5.1 5.2 5.3 5.4

Expand production of **affordable housing** to enhance **economic mobility**



6

6.1 6.2 6.3

Expand **financial and organizational capacity**

HOUSING STRATEGIES TO ADVANCE THE GOALS

Priority Recommendations

Fund the Affordable
Housing Trust Fund

1



HOUSING AFFORDABILITY

WHAT'S THE PICTURE OF AFFORDABILITY IN TOPEKA?

Many households **cannot afford a \$788*** rent for a safe and decent 2 BR unit...



City of Topeka



31%



36%



52%

Source: ACS 2013-2017

Based on FY19 HUD Fair Market Rent for Topeka, KS MSA.

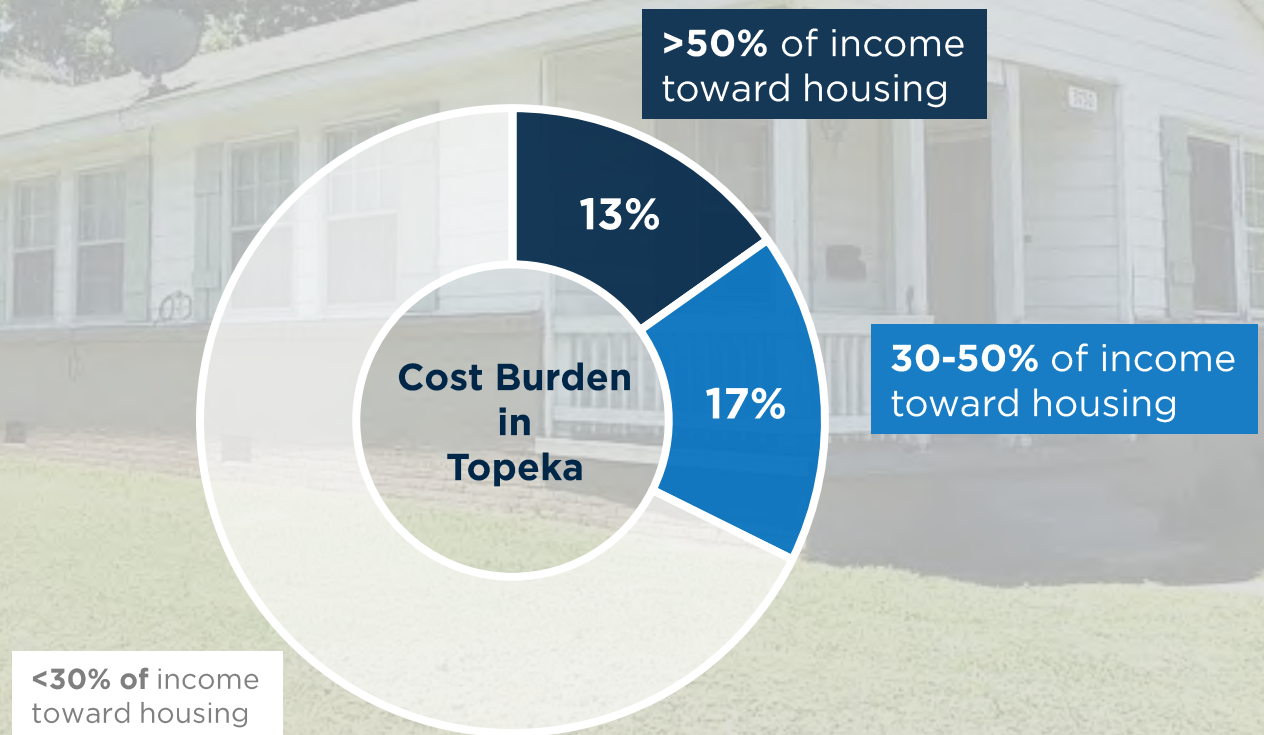
*Gross rent, including \$200/month for utilities.

Utilities assumption based on maximum utility allowance limits by HUD

HOUSING AFFORDABILITY

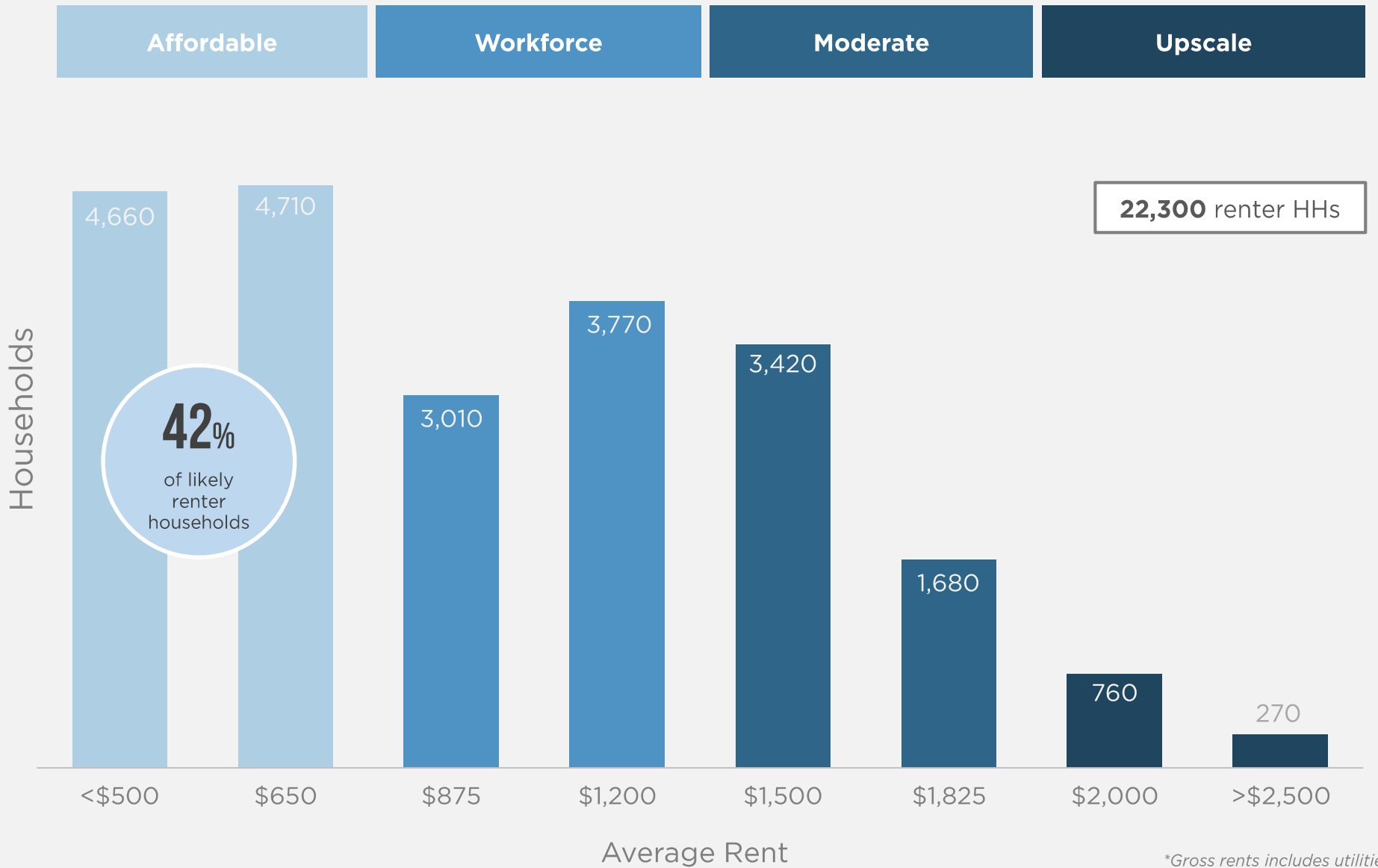
WHAT'S THE PICTURE OF AFFORDABILITY IN TOPEKA?

...and many households are **cost-burdened**, paying more than they can afford.



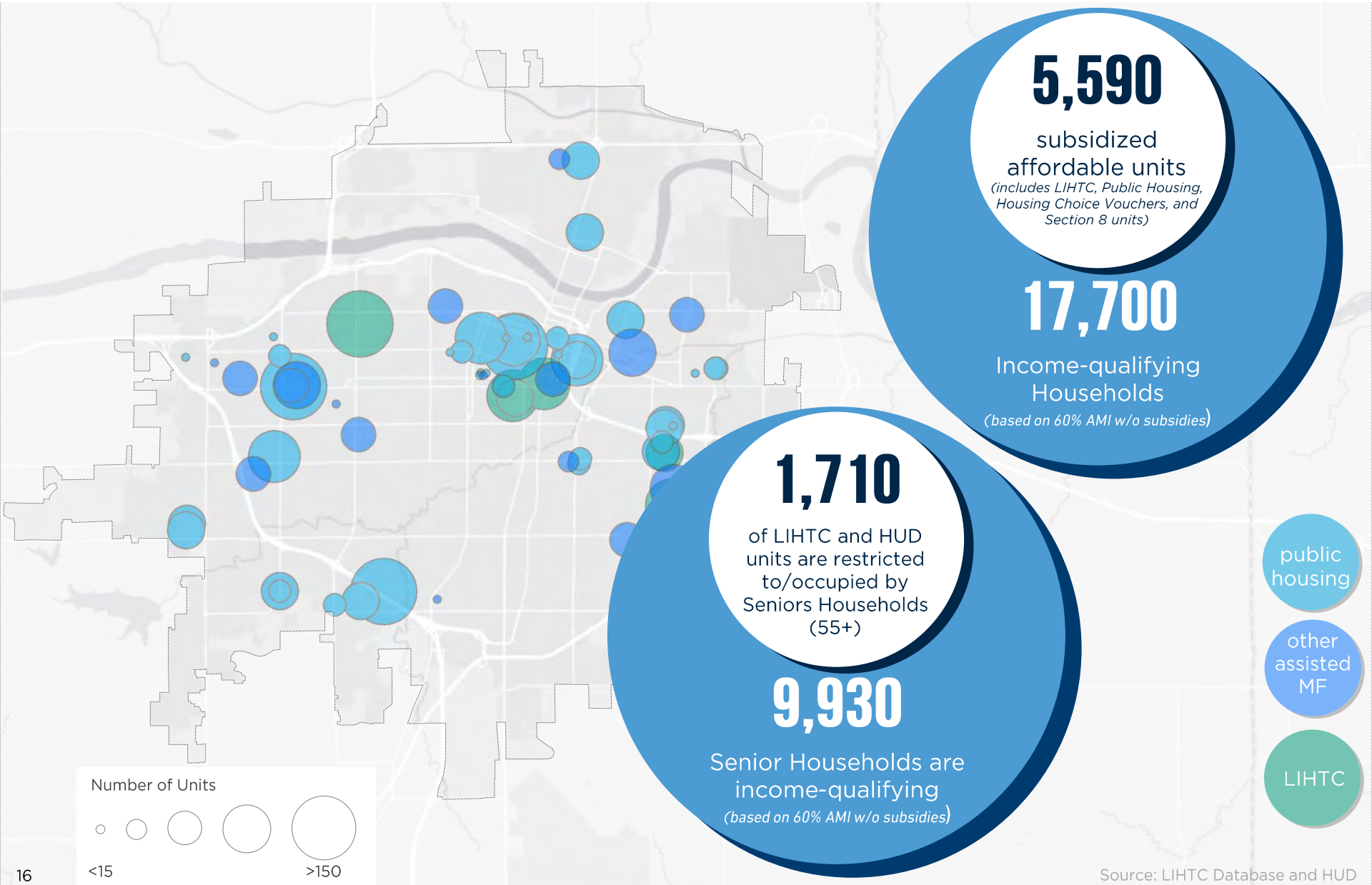
HOUSEHOLD HOUSING AFFORDABILITY

STUDY AREA - RENTAL



*Gross rents includes utilities.

EXISTING SUPPLY SUBSIDIZED AFFORDABLE HOUSING



Number of Units



<15

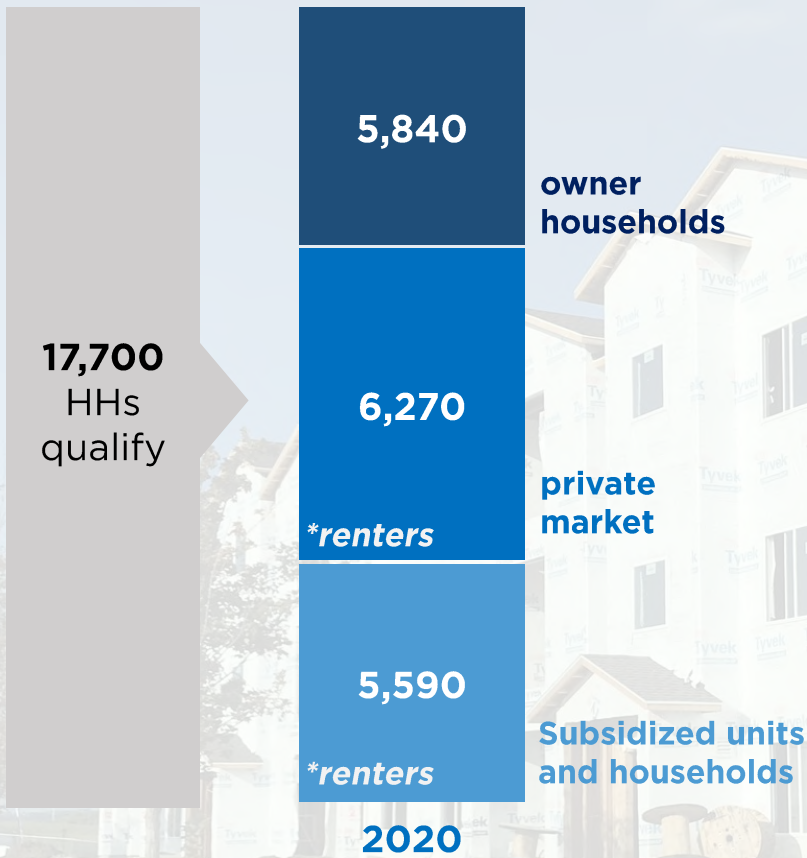
>150

public housing

other assisted MF

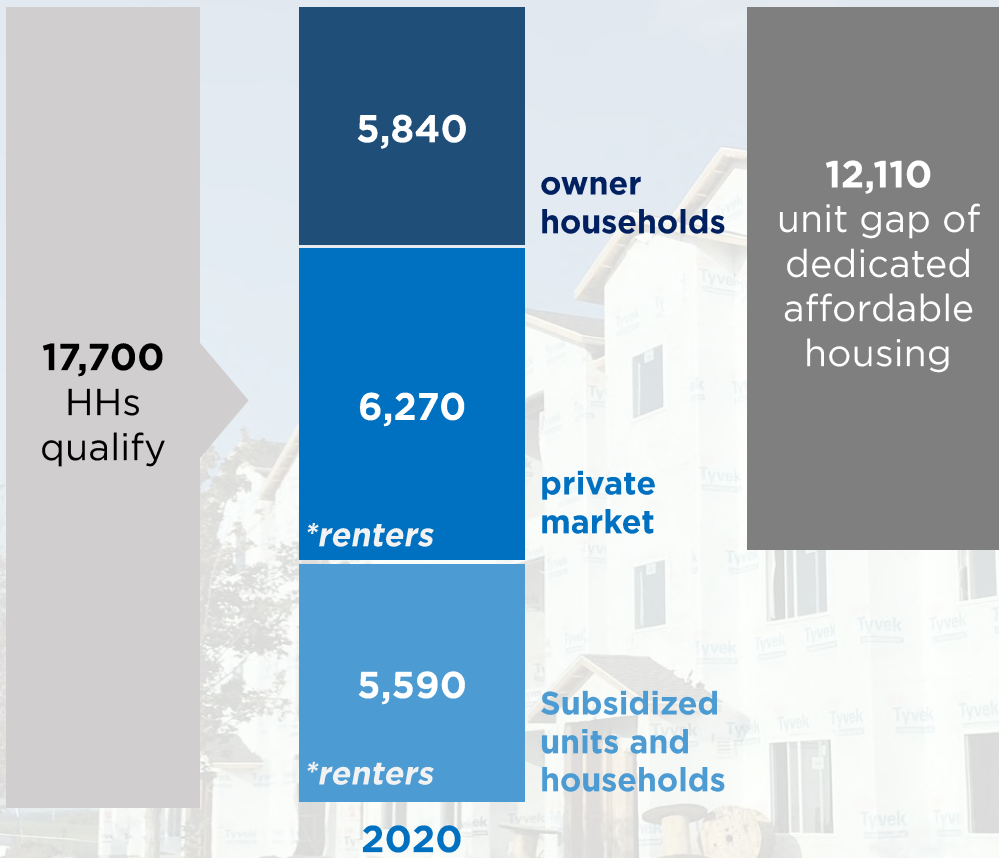
LIHTC

AFFORDABLE HOUSING SUPPLY IN COMPARISON TO NEED



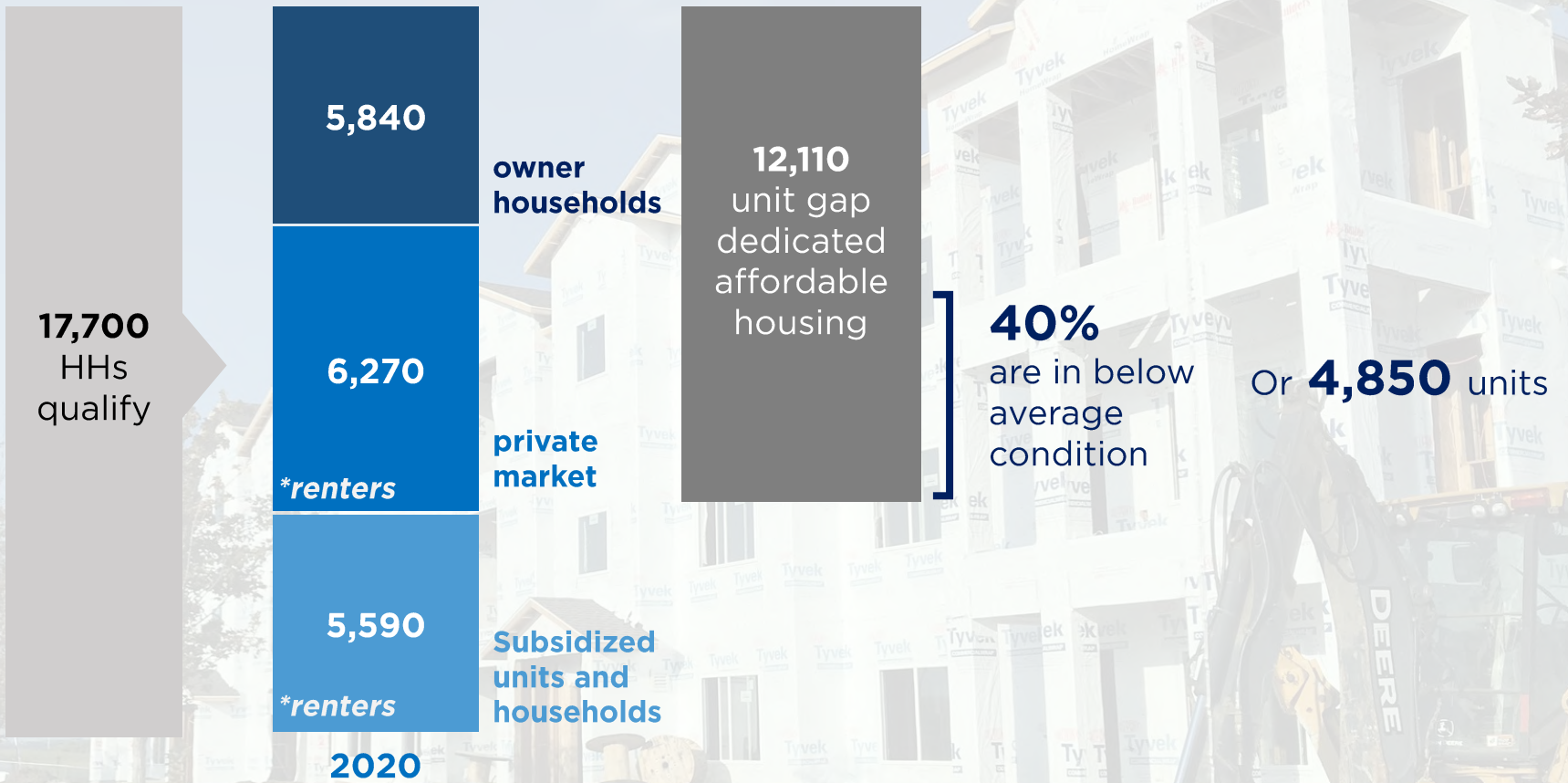
Source: production based on past 10 years of LIHTC allocations; demand based on estimate of households with incomes below 60% AMI; growth based on Heartland 2050

AFFORDABLE HOUSING SUPPLY IN COMPARISON TO NEED



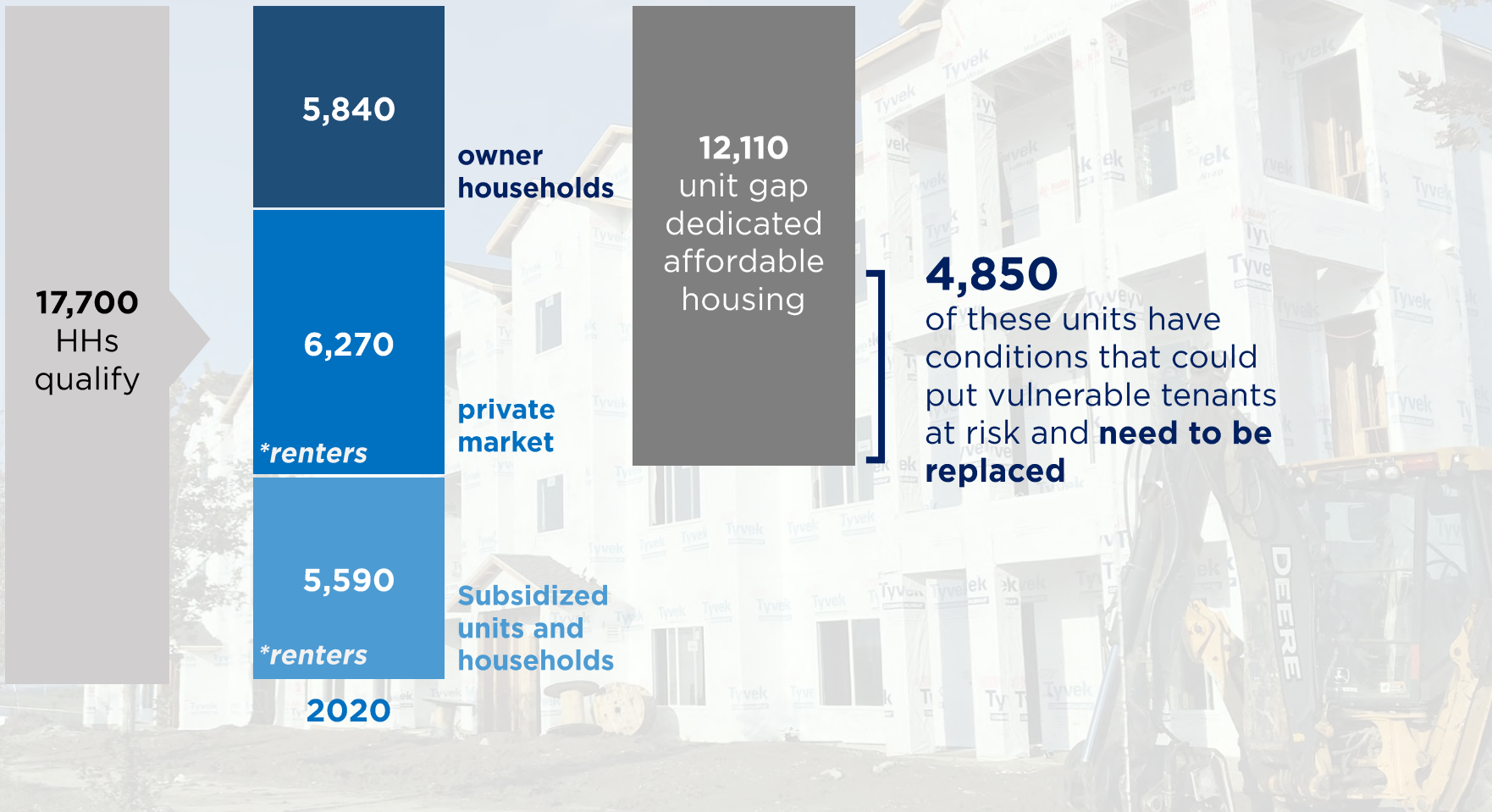
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AFFORDABLE HOUSING SUPPLY IN COMPARISON TO NEED



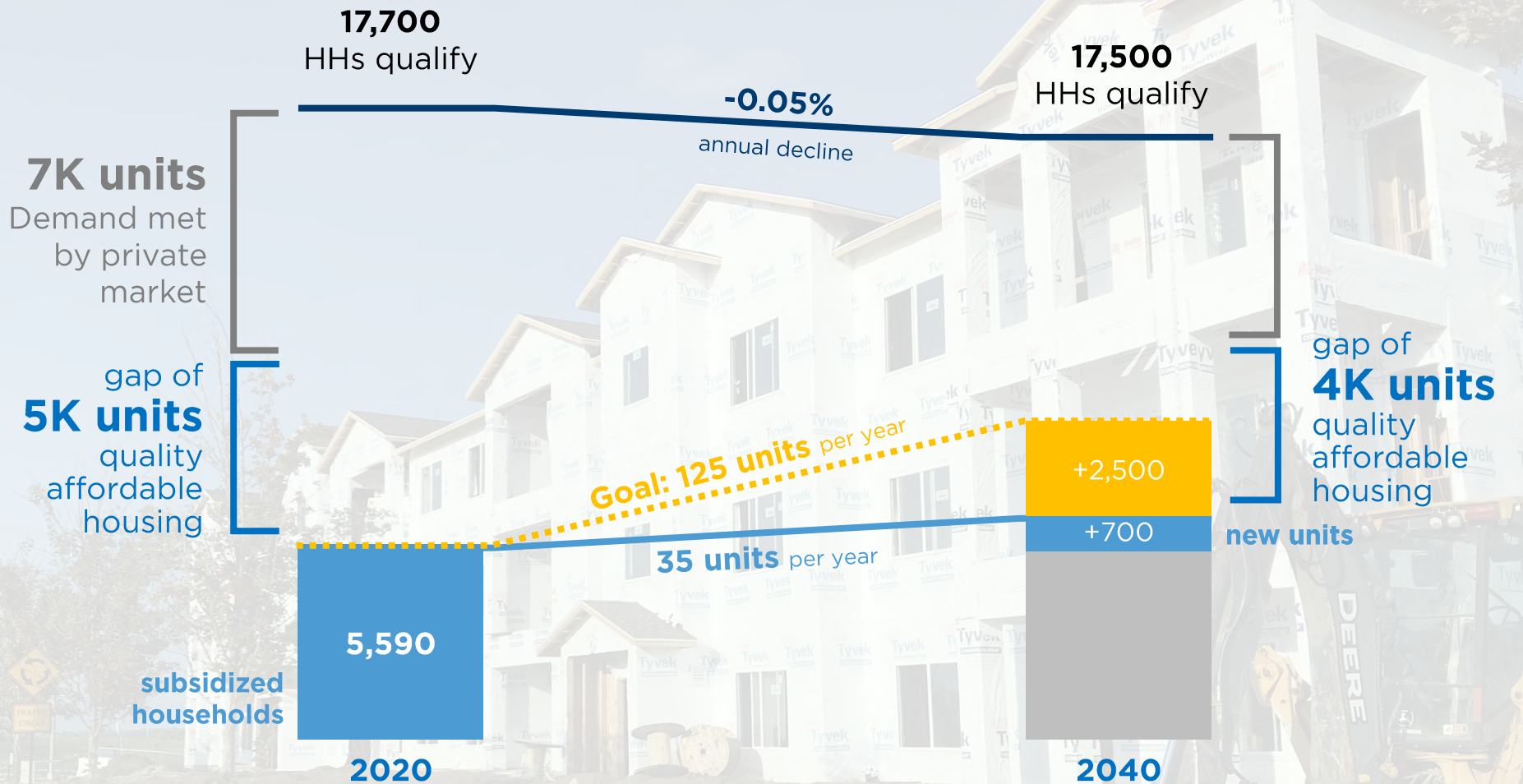
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AFFORDABLE HOUSING SUPPLY IN COMPARISON TO NEED



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AFFORDABLE HOUSING SUPPLY IN COMPARISON TO NEED



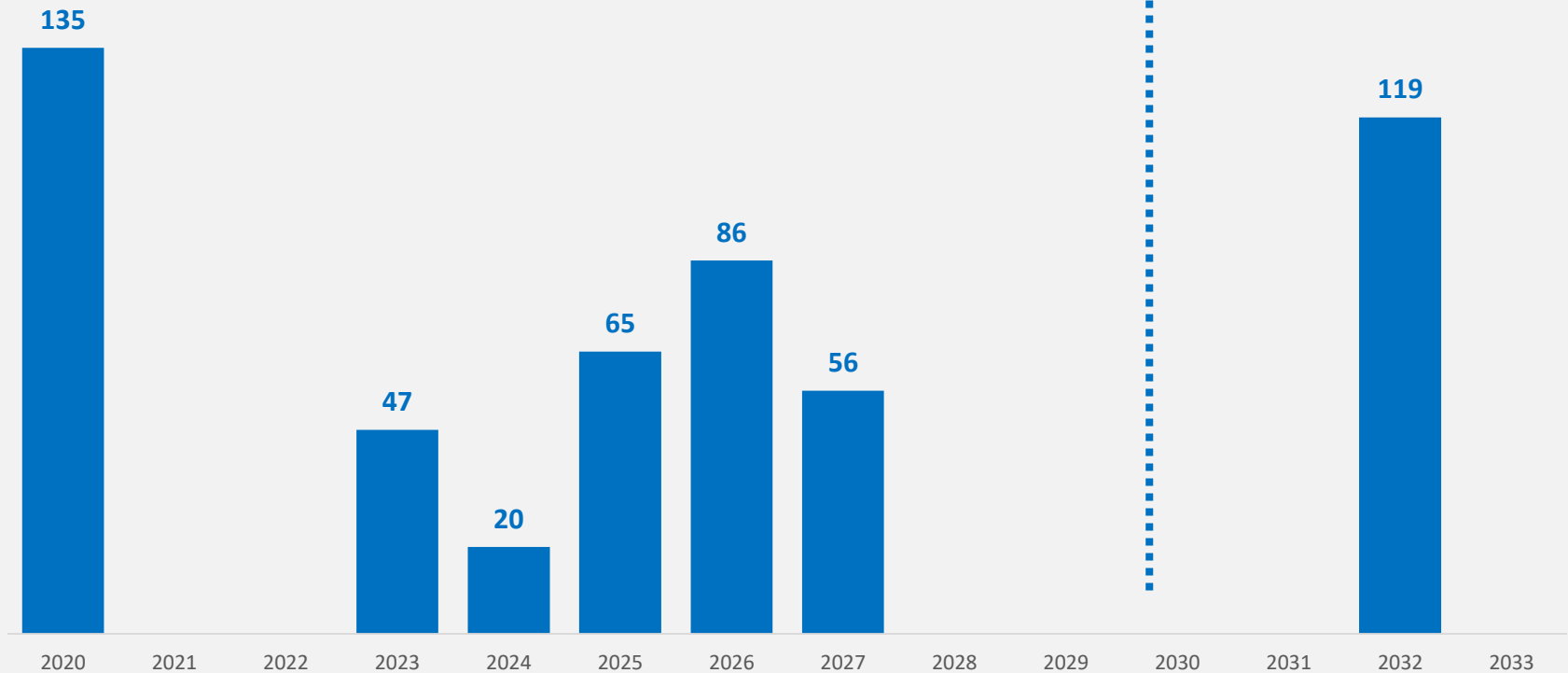
Source: production based on past 10 years of LIHTC allocations; demand based on estimate of households with incomes below 60% AMI; growth based on Heartland 2050

AFFORDABLE HOUSING SUPPLY

THE NEED FOR PRESERVATION

Without preservation of existing affordable units, the area will **lose** up to...

409
units by 2030



Source: LIHTC database, assuming potential loss of affordability restrictions at 15 years after the property is placed in service

FUND THE AFFORDABLE HOUSING TRUST FUND

TOPEKA'S FUND

City of Topeka Affordable Housing Trust Fund

- Finalized by Ordinance No. 20194 on July 23, 2019
- Encourages the acquisition, rehabilitation and development of **affordable housing, emergency shelter and supportive services**
- Will address affordable housing and economic development needs of the city through **gap funding**
- Eligible applicants can include private, public, non-profit, for-profit entities
- **Affordable Housing Trust Fund Review Committee**



FUND THE AFFORDABLE HOUSING TRUST FUND

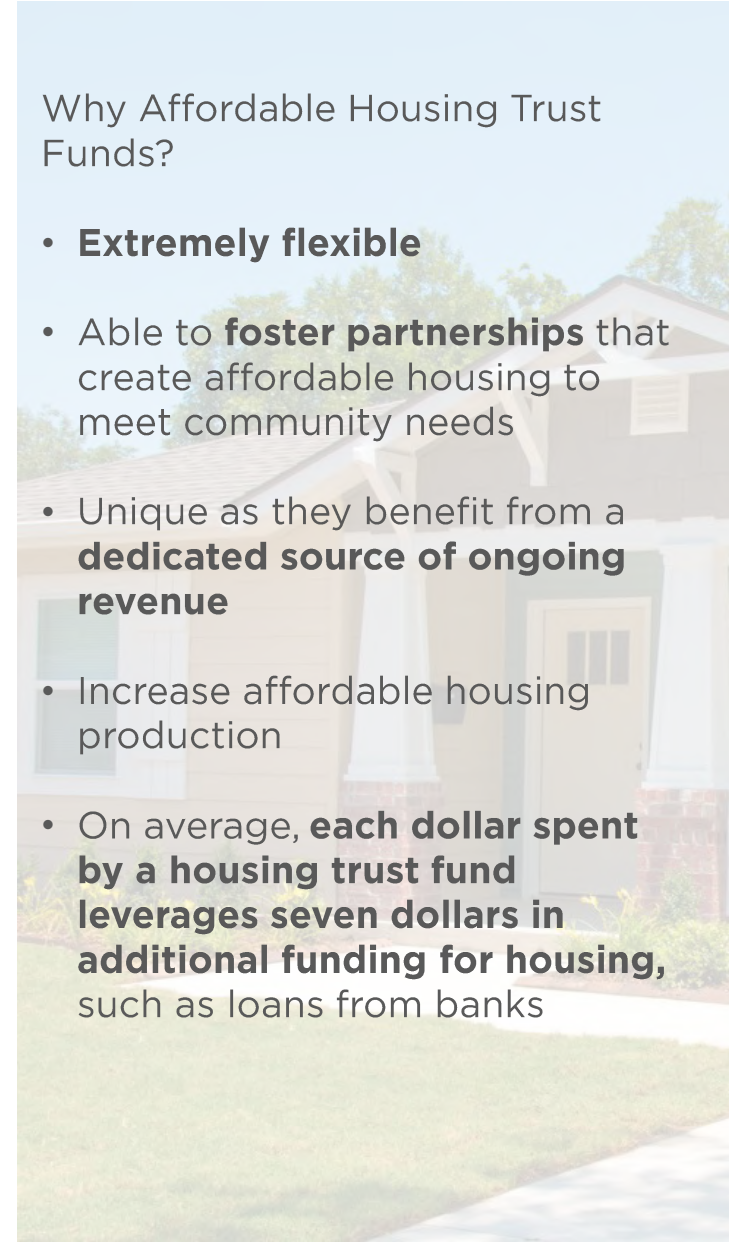
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- **Affordable Housing Trust Fund Review Committee**

Why Affordable Housing Trust Funds?

- **Extremely flexible**
- Able to **foster partnerships** that create affordable housing to meet community needs
- Unique as they benefit from a **dedicated source of ongoing revenue**
- Increase affordable housing production
- On average, **each dollar spent by a housing trust fund leverages seven dollars in additional funding for housing**, such as loans from banks



FUND THE AFFORDABLE HOUSING TRUST FUND

HOW ARE THEY FUNDED?

Typical Funding Sources



- Dedicated Housing Fees
- Redevelopment Tax Increment Set-Aside Funds
- Discretionary Local Revenues
- Grant and Charitable Contribution Funds
- Loan Repayments and Commercial Development Loans

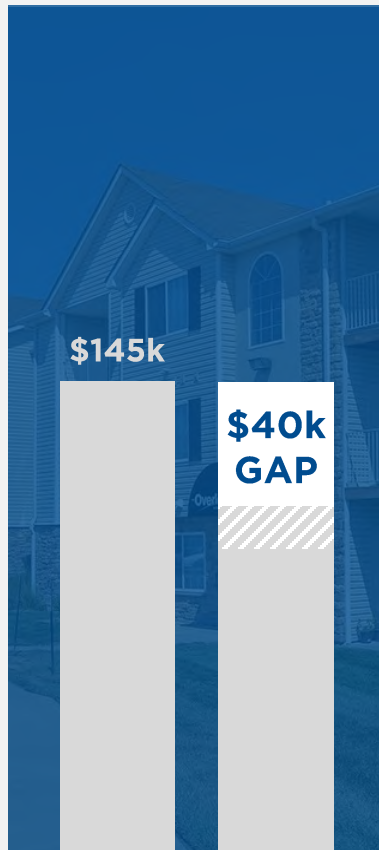


FUND THE AFFORDABLE HOUSING TRUST FUND

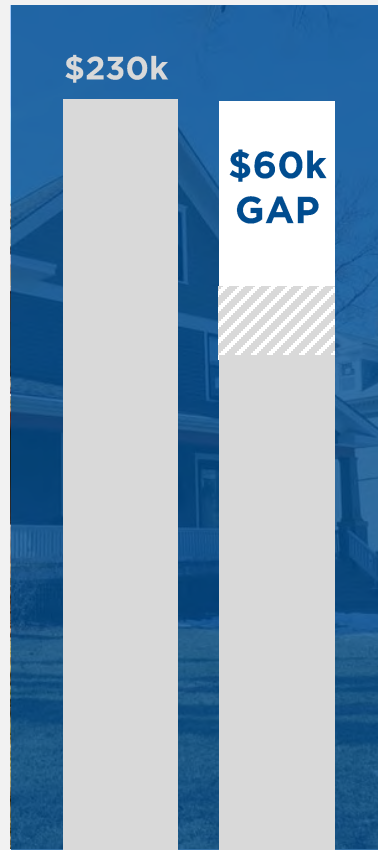
HOW FAR WOULD \$5 MILLION GO?

COST AND
VALUE

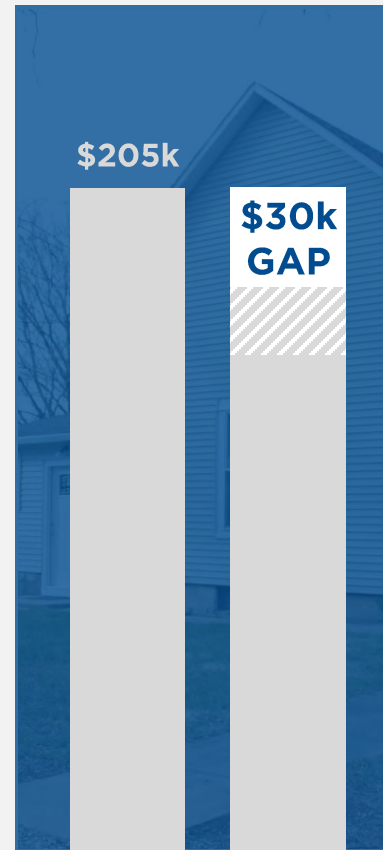
Cost to produce 
Value of tax rebate 



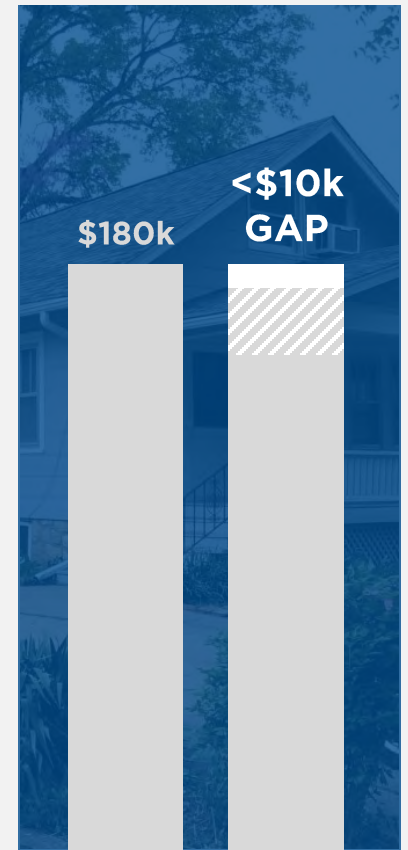
MULTIFAMILY
NEW



SINGLE FAMILY
NEW



SINGLE FAMILY
GUT REHAB





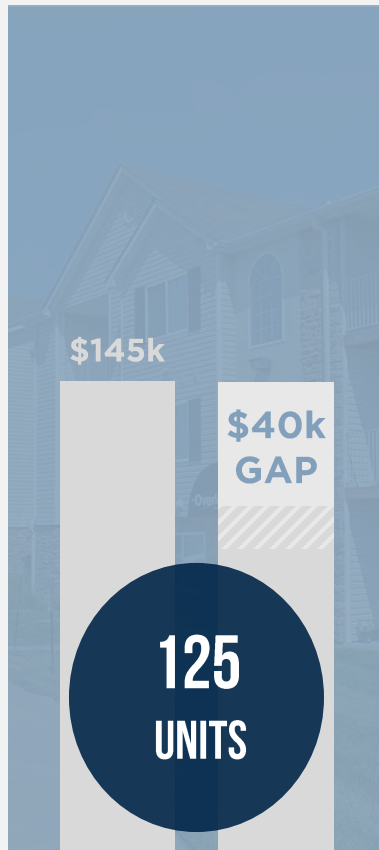
SINGLE FAMILY
RENOVATION

FUND THE AFFORDABLE HOUSING TRUST FUND

HOW FAR WOULD \$5 MILLION GO?

COST AND VALUE

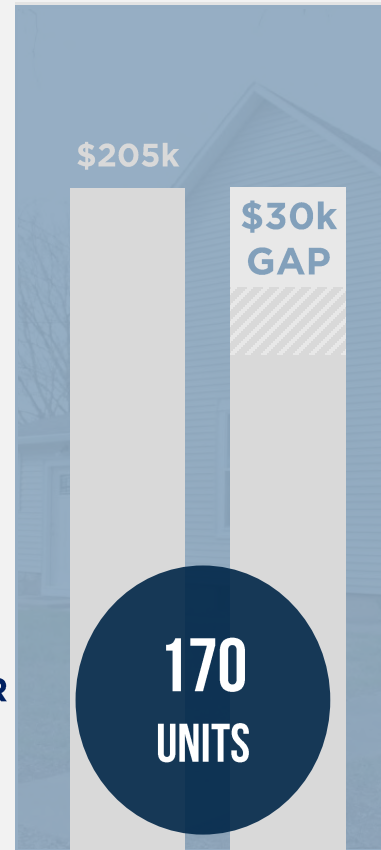
Cost to produce 
Value of tax rebate 



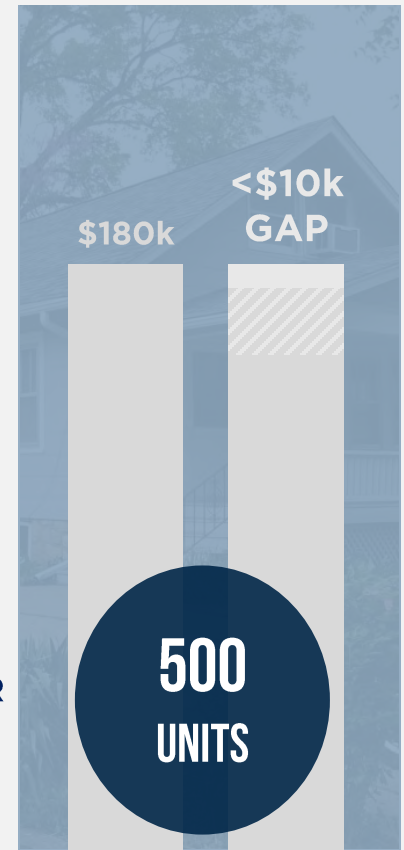
OR



OR



OR



MULTIFAMILY
NEW

SINGLE FAMILY
NEW

SINGLE FAMILY
GUT REHAB

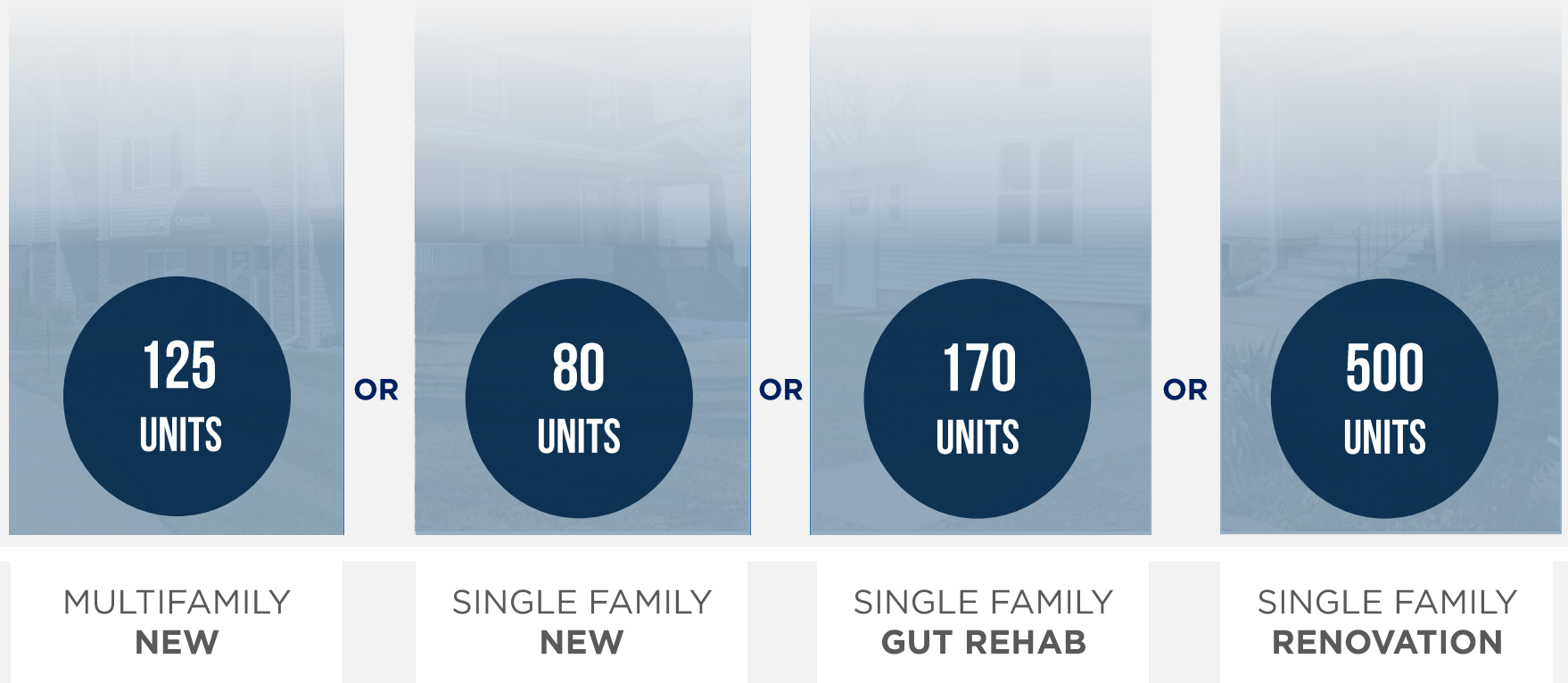
SINGLE FAMILY
RENOVATION

FUND THE AFFORDABLE HOUSING TRUST FUND

HOW FAR WOULD \$5 MILLION GO?

A focus on **preservation and renovation** will stretch the funds farther.

New construction should be supported as well, as a **supplement to other tools and programs**, such as LIHTCs, that fill most of the gap.



FUND THE AFFORDABLE HOUSING TRUST FUND

RECOMMENDATIONS FOR TOPEKA

KEY FUND ELEMENTS

PRIMARY STRUCTURE RECOMMENDATIONS

- All units funded should serve those earning **80% AMI** or less
 - 50% fund 30% AMI units
 - 30% fund 30% AMI to 60% AMI units
 - 20% fund 60% AMI to 80% AMI units
- Forgivable **Low-Interest or Zero-Interest** Loan.
 - Same term as program or first-position loan
 - For LIHTC deals
 - 0% loan with a balloon payment after year 15
 - Roll into a second 15-year term if exercised
 - For non-LIHTC
 - below-market interest; interest-only payments
- **Bridge loan** for pre-development costs; with preference given to **non-profit developers**
- Eligible Projects:
 - Renovation and/or rehab projects in Focus Areas
 - New construction projects with additional sources, such as LIHTC, HOME, CDBG, or similar funds

Key Implementers: City Council, **Affordable Housing Trust Fund Review Committee**, City Staff, Housing Providers, Donors, Philanthropy



FUND THE AFFORDABLE HOUSING TRUST FUND

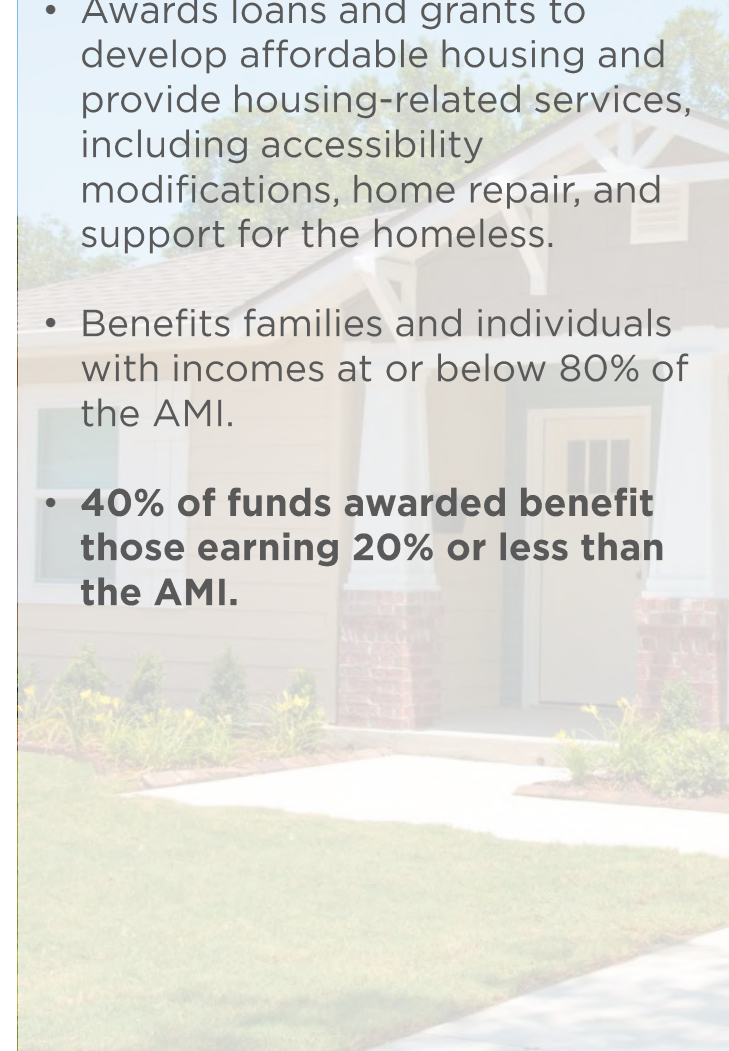
HOW ARE THEY FUNDED?

Typical Funding Sources

- Dedicated Housing Fees
- Redevelopment Tax Increment Set-Aside Funds
- Discretionary Local Revenues
- Grant and Charitable Contribution Funds
- Loan Repayments and Commercial Development Loans

Affordable Housing Trust Fund St. Louis City, MO

- Awards loans and grants to develop affordable housing and provide housing-related services, including accessibility modifications, home repair, and support for the homeless.
- Benefits families and individuals with incomes at or below 80% of the AMI.
- **40% of funds awarded benefit those earning 20% or less than the AMI.**



FUND THE AFFORDABLE HOUSING TRUST FUND

HOW ARE THEY FUNDED?

Typical Funding Sources

- Dedicated Housing Fees
- Redevelopment Tax Increment Set-Aside Funds
- Discretionary Local Revenues
- Grant and Charitable Contribution Funds
- Loan Repayments and Commercial Development Loans

Affordable Housing Trust Fund Lawrence, KS

- Encourages and supports the acquisition, rehabilitation, and development of affordable housing and emergency shelter, as well as supportive services necessary to maintain independent living.
- City staff **allocated \$100,000 to put into an affordable housing pilot project** to demonstrate the impact of local funds.
- Building on the accomplishment of the pilot project, in 2016 City Commissioners approved \$300,000 for the AHTFund for FY2017-2018 budgets, and \$350,000 for FY2019-2021.
- \$1 million annual funding approved through 1/20th cent sales tax for 2019-2028 in addition to above amounts.

FUND THE AFFORDABLE HOUSING TRUST FUND

SUMMARY

NEEDS ADDRESSED

- Increase availability of affordable housing units
- Improve housing condition
- Improve neighborhood conditions
- Encourage reinvestment in existing housing stock
- Expand resources for homeowners
- Expand resources for vulnerable populations
- Provide a new gap financing tool

GOALS ADDRESSED

- 1** stabilize Topeka's core
- 2** housing as opportunity
- 3** Support new housing development
- 4** Address problem landlords, absentee owners, and vacant properties
- 5** Expand the housing ecosystem

HOUSING STRATEGIES TO ADVANCE THE GOALS

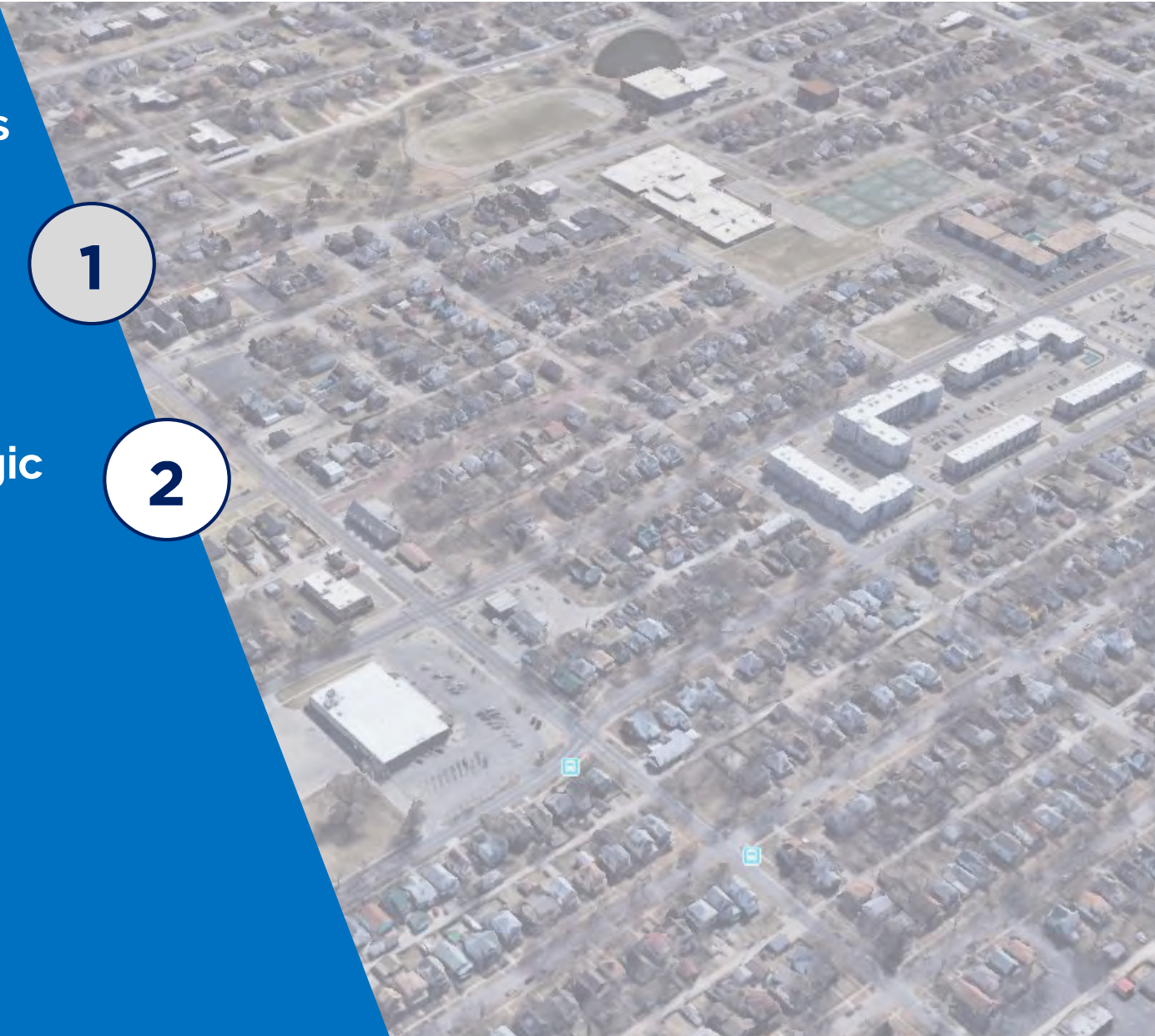
Priority Recommendations

Fund the Affordable
Housing Trust Fund

1

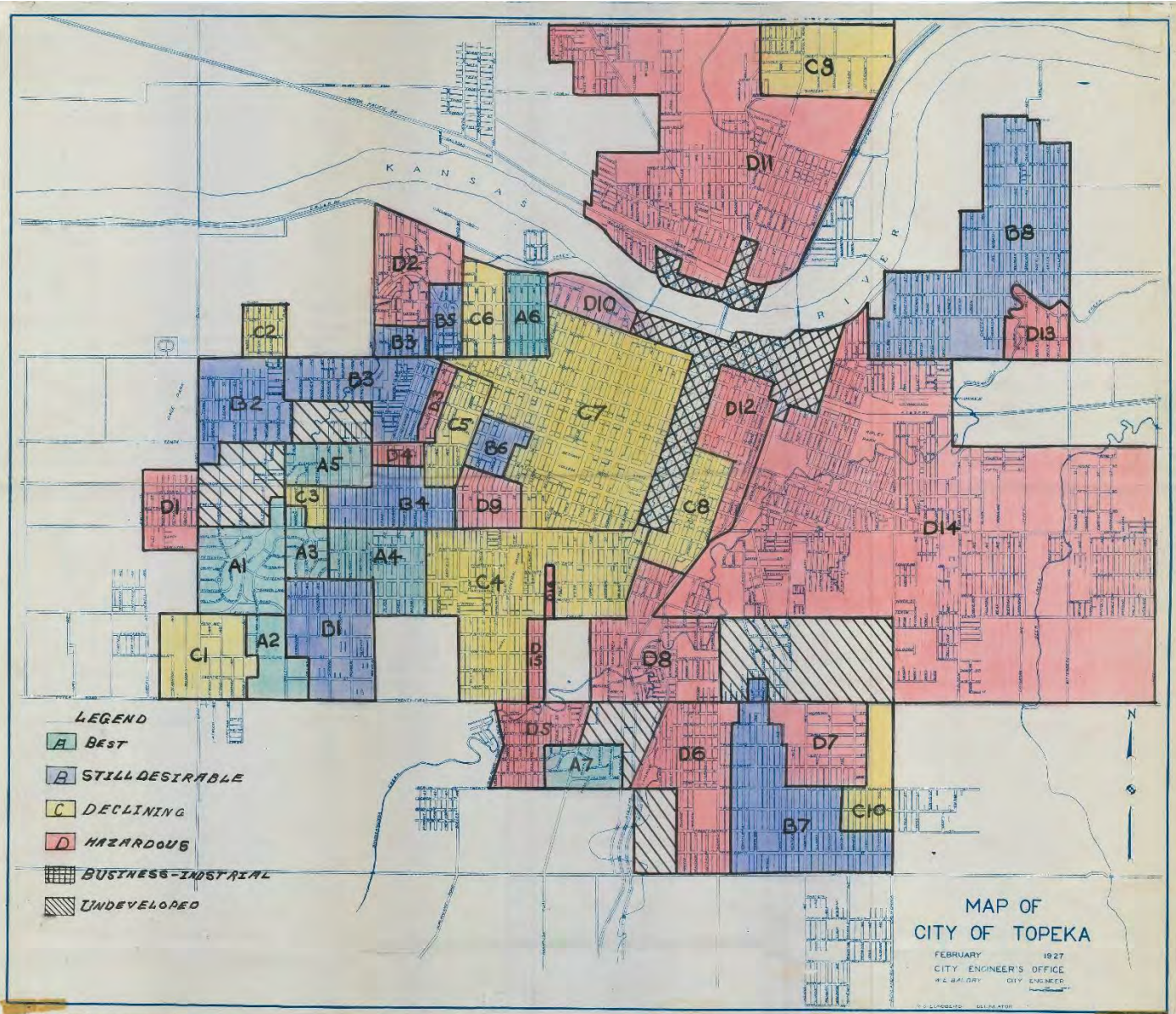
Establish a Strategic
Land Bank

2



UNDERSTANDING TOPEKA'S NEIGHBORHOODS

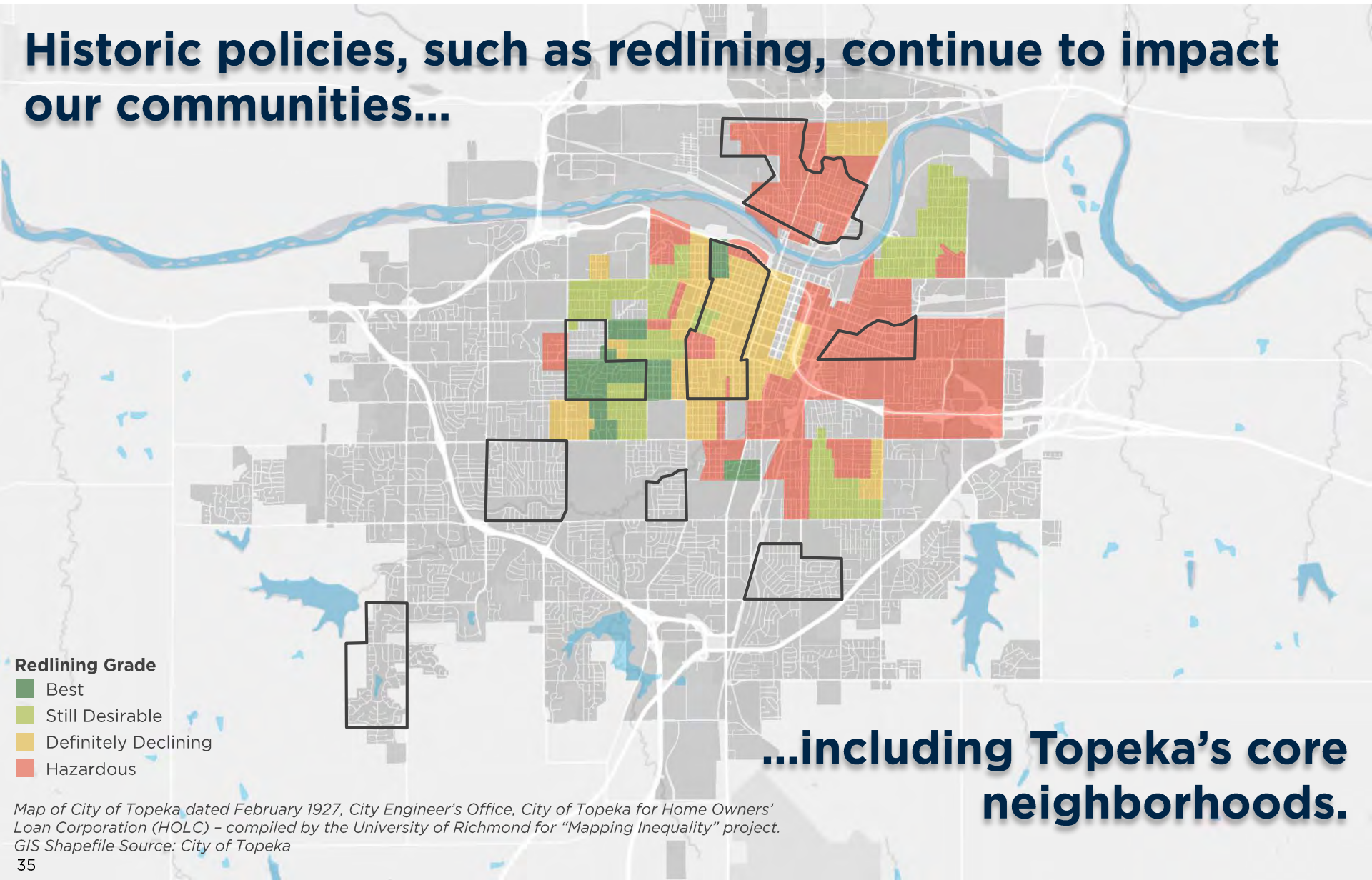
HISTORY AND REDLINING



UNDERSTANDING TOPEKA'S NEIGHBORHOODS

HISTORY AND REDLINING

Historic policies, such as redlining, continue to impact our communities...



...including Topeka's core neighborhoods.

- Redlining Grade**
- Best
 - Still Desirable
 - Definitely Declining
 - Hazardous

Map of City of Topeka dated February 1927, City Engineer's Office, City of Topeka for Home Owners' Loan Corporation (HOLC) - compiled by the University of Richmond for "Mapping Inequality" project.
GIS Shapefile Source: City of Topeka

NEIGHBORHOODS ANALYSIS

BUILDING CONDITION

7.4
Average
Central Topeka

7.8
Average
North Topeka

10.8
Good
Westboro

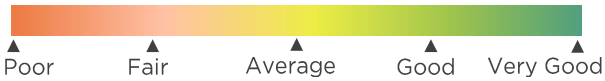
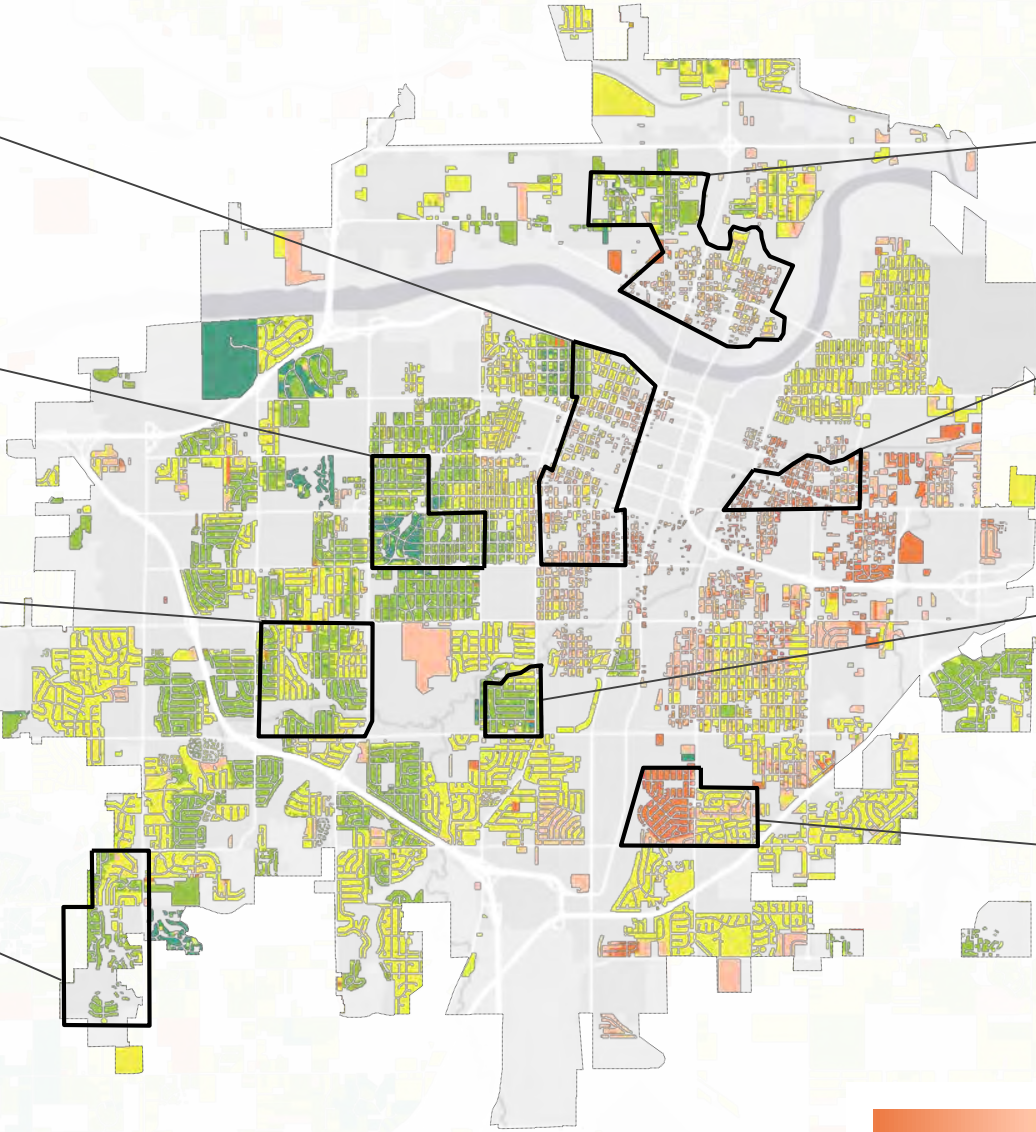
5.5
Fair
East Topeka

9.8
Average
SW Topeka

10.5
Good
Knollwood

10.3
Good
New Build

6.1
Fair
Hi-Crest



Source: Parcel Data, City of Topeka

CREATE A LAND BANK

WHY A LAND BANK?

Create a **land bank** to return vacant properties to productive use

- The City of Topeka **has conducted land banking activities** in the past for specific developments
- However, **these efforts were not part of a larger strategy** to use a land bank to support long-term neighborhood redevelopment and stability
- Land Banks are generally granted the following powers:
 - Obtain property at **low or no cost through the tax foreclosure** process
 - **Hold land tax-free**
 - Clear title and/or extinguish back taxes
 - **Lease properties for temporary uses**
 - Negotiate sales based on the outcome that most closely aligns with community needs
- Land banks have the authority to **acquire and clean title, and transfer properties to new owners** in a strategic manner that advances community priorities



CREATE A LAND BANK

BEST PRACTICES

Create a **land bank** to return vacant properties to productive use

- Land banks work best with a **predictable, recurring funding source**
- Partnerships with **community and economic development organizations** can provide critical gap funding
- Gaining community trust and striving for transparency in all operations is key
- Land Banks are most successful when **paired with resources to stabilize and rehabilitate properties** to return them to productive use



CREATE A LAND BANK

RECOMMENDATIONS FOR TOPEKA

Next Steps

- Create or identify public or nonprofit entities to **strategically acquire vacant / problem properties and convert them to productive use**
- Work with Shawnee County to establish **ability to view, strategically purchase available vacant properties** prior to their sale at the Judicial Tax Foreclosure Sale
- Align with active and future **SORT projects** to maximize the potential impacts
- Partner with **quality developers and contractors**



CREATE A LAND BANK

A COUPLE EXAMPLES

Land Bank Rehab Program Kansas City, KS

- **Works with contractors, real estate investors and experienced rehabbers** to revitalize their community
- All offers are approved by County Administration
- **Public-private partnership**



Land Bank Pittsburg, KS

- **Efficiently acquires, holds, manages, and transforms** abandoned, tax-foreclosed, or otherwise under-utilized or distressed properties into productive use
- **Acquires property through purchase, owner donation, or tax foreclosure**
- **Properties are priced at 75% of the appraisal price**, as determined by the Crawford County Appraiser's Office



CREATE A LAND BANK

SUMMARY

NEEDS ADDRESSED

- Encourage reinvestment in existing housing stock
- Improve housing condition
- Improve neighborhood conditions
- Allow for strategic acquisition

GOALS ADDRESSED

- 1** **stabilize** Topeka's core
- 2** **housing as opportunity**
- 3** Support **new housing development**
- 4** Address **problem landlords, absentee owners, and vacant properties**
- 5** Expand the **housing ecosystem**

HOUSING STRATEGIES TO ADVANCE THE GOALS

Priority Recommendations

Fund the Affordable
Housing Trust Fund

1

Establish a Strategic Land
Bank

2

Expand Community
Development Ecosystem

3



Review

What is being done today
and what is recommended?

Philanthropy

Funders / Influencers

Non-profits

Providers / Implementers

Developers

Risk Takers / Builders

Lenders

Provide capital / Assume risk

Investors

Provide capital / Determine risk

CDCs

Organizers / Implementers

Corporations

Provide capital / Leadership

Intermediaries

Pool capital / Partner / Finance

REVIEW

WHERE DO HOUSING STRATEGIES FIT?

Development

Address feasibility issues to meet market demand with quality housing products

Neighborhood Revitalization Program; tax credits; tax increment financing

Stabilization

Stabilize and strengthen neighborhood conditions to promote quality reinvestment

Weatherization & repair programs; code enforcement; landlord licensing

People

Prepare Topekans to be stable tenants or homeowners

Tenant protections; homeownership support; rental assistance

ROLE

EXAMPLES

REVIEW

WHERE DO HOUSING STRATEGIES FIT?

Development

Cornerstone of Topeka
Pioneer Group
Topeka Housing Authority

Stabilization

SENT
Habitat for Humanity

Community Action, Inc.
Topeka Rescue Mission
Ministries
The Salvation Army

People

Veteran's Administration
Topeka Housing Authority

Affordable Housing Providers

Housing & Credit Counselling
Doorstep
Jayhawk Area on Aging
Catholic Charities
Let's Help Inc.
Valeo Behavioral Health Care

Non-Profits/ Social Services

Kansas Housing Resources
Corporation

U.S. Bank
Federal Home Loan Bank

Banking and Finance

City of Topeka

City of Topeka

City of Topeka

REVIEW

WHERE DO HOUSING STRATEGIES FIT?

Organizations

Cornerstone of Topeka
Pioneer Group
SENT
Habitat for Humanity
Community Action, Inc.
Topeka Rescue Mission Ministries
The Salvation Army
Veteran's Administration
Housing & Credit Counselling
Doorstep
Jayhawk Area on Aging
Catholic Charities
Let's Help Inc.
Valeo Behavioral Health Care
U.S. Bank
Federal Home Loan Bank
Kansas Housing Resources Corp.
Topeka Housing Authority
City of Topeka

Existing Programs

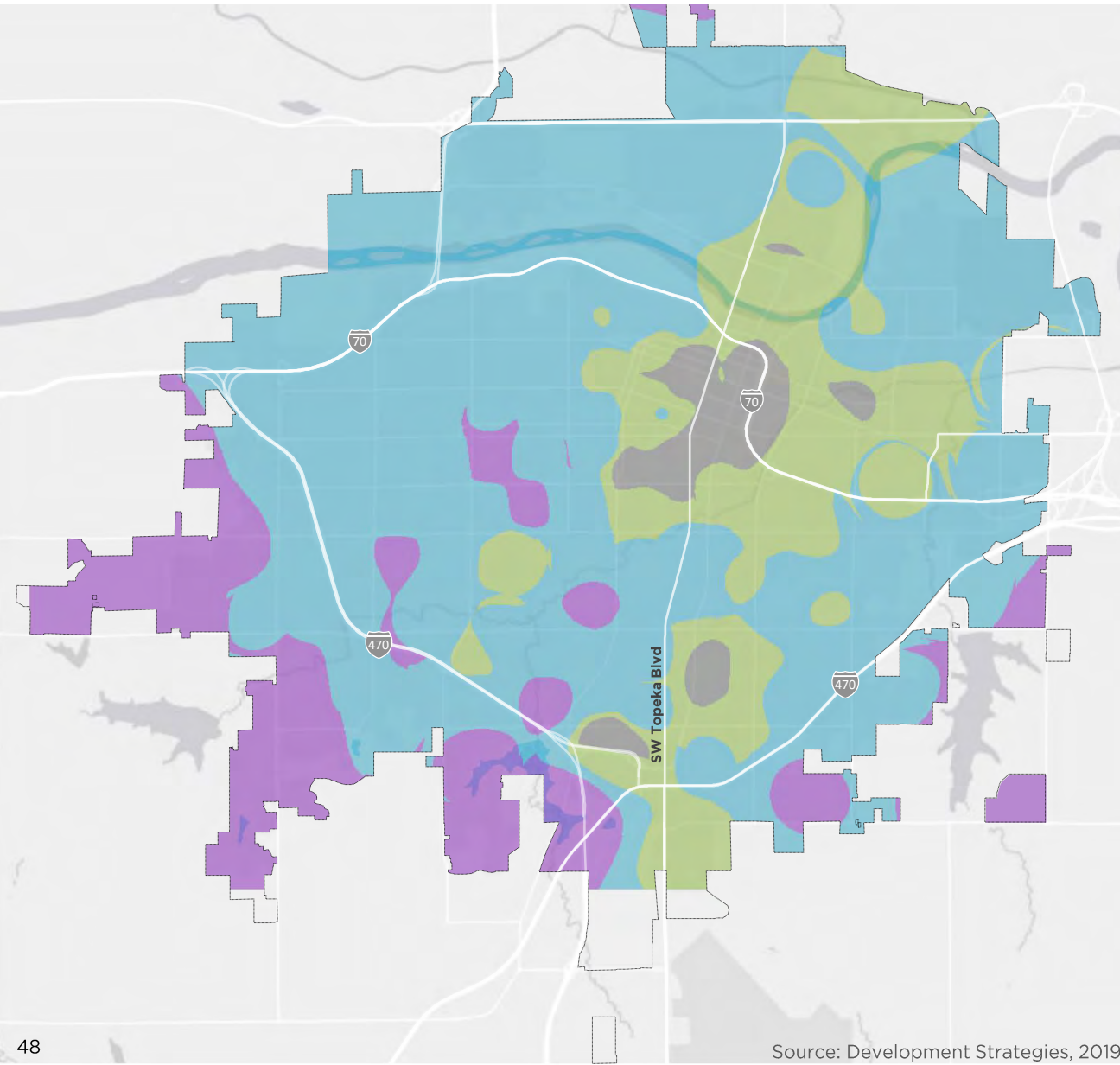
Rent Assistance
Utility Assistance
Housing Repairs/ Weatherization
Affordable Housing Development
Section 8 Housing
Homeless Shelters and Rehousing
Initiatives
Home Buyer Assistance Program
Housing Rehabilitation Program
Shelter Plus Care

Recommended Actions

Fund Affordable Housing Trust
Fund
Create and Implement Strategic
Land Bank
Support establishment of CDCs
Expand Weatherization and
Repair/ Rehab resources

UNDERSTANDING TOPEKA'S NEIGHBORHOODS

NEIGHBORHOOD CYCLES



4%

OPPORTUNITY

20%

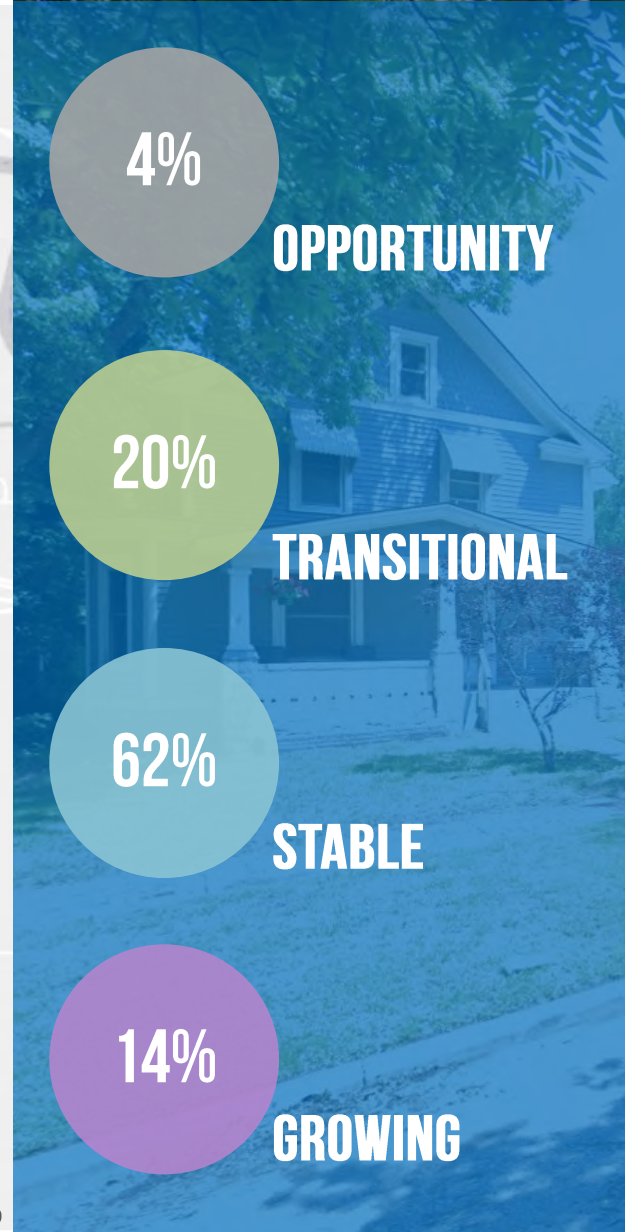
TRANSITIONAL

62%

STABLE

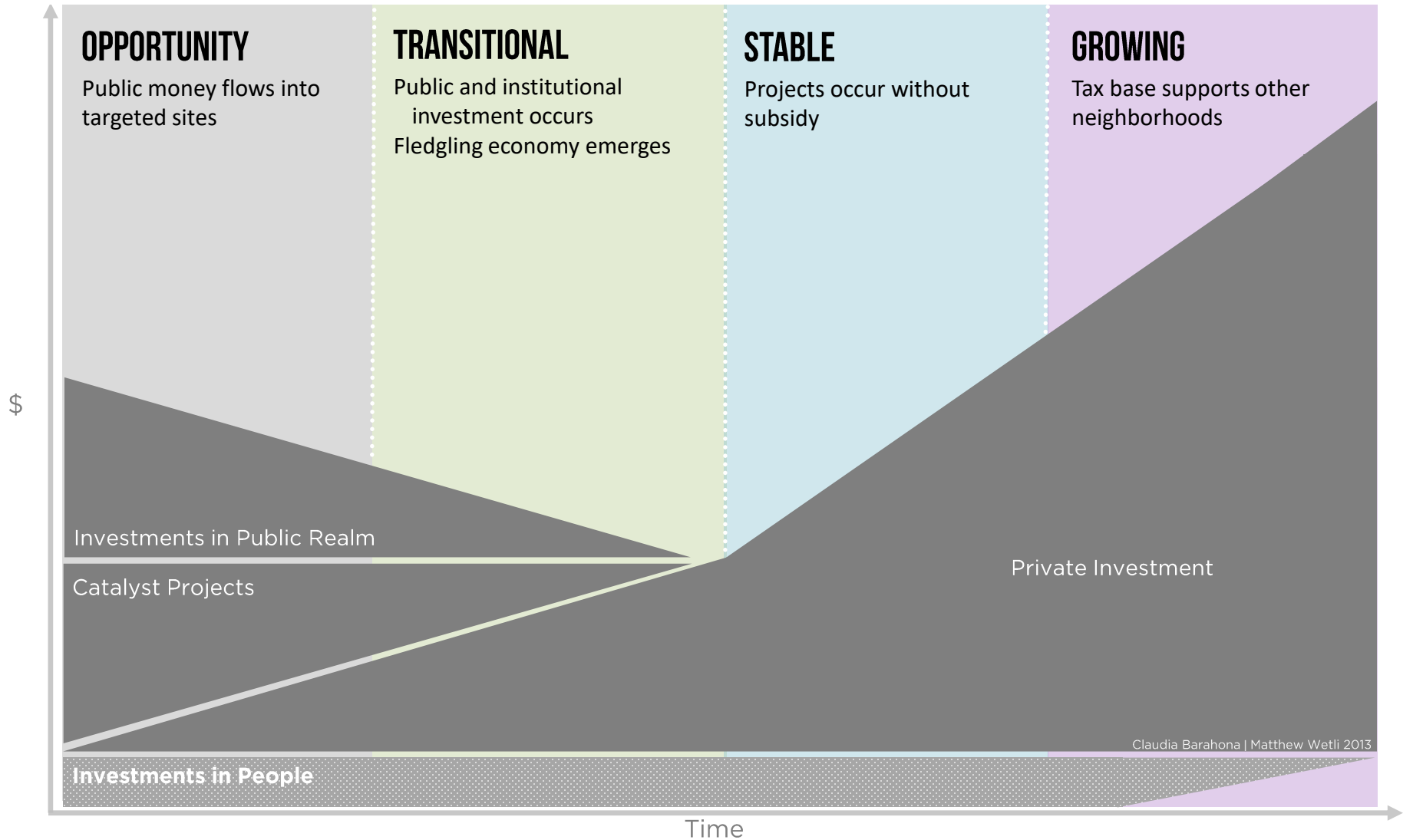
14%

GROWING



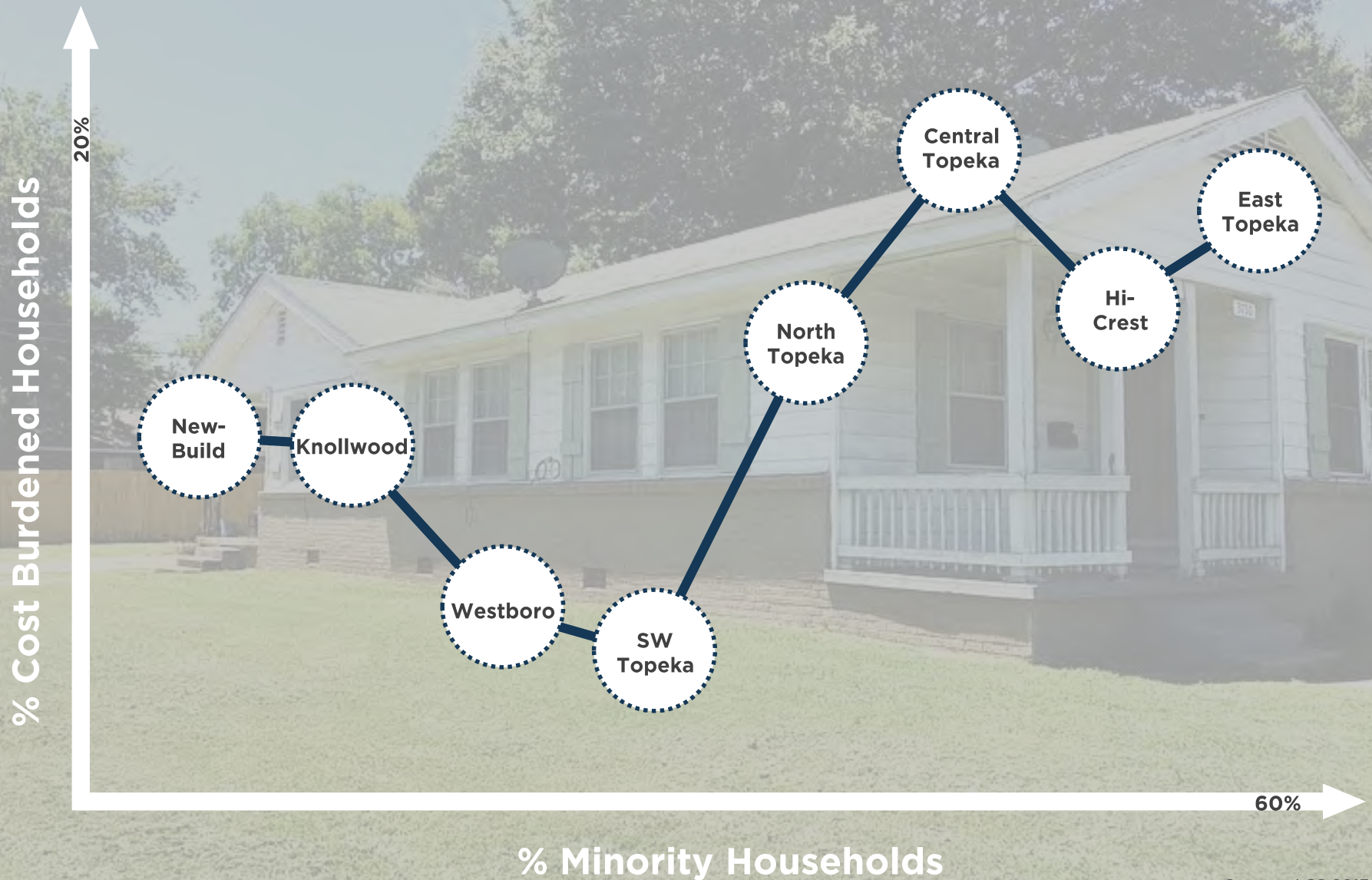
UNDERSTANDING TOPEKA'S NEIGHBORHOODS

INVESTMENTS NEEDED



NEIGHBORHOODS AND EQUITY

HOUSING COST BURDEN - A GREATER HARDSHIP FOR MINORITIES



EXPAND COMMUNITY DEVELOPMENT ECOSYSTEM

STRATEGY DETAIL

Leverage city resources to create a more robust **community development ecosystem**

KEY IDEAS

- Support the creation of **Community Development Corporations (CDCs)** in applicable neighborhoods
- Utilize CDBG funds to conduct **capacity-building training**
- Partner with **LISC or a similar national organization** to provide training and ongoing support for CDCs
- Explore creation of a **housing CDFI**



EXPAND COMMUNITY DEVELOPMENT ECOSYSTEM

STRATEGY DETAIL

Leverage city resources to create a more robust **community development ecosystem**

What do Community Development Corporations do?

- **Focus on revitalizing areas experiencing significant disinvestment**
- Utilize in a **range of initiatives critical to community health:**
 - economic development
 - affordable housing
 - financial literacy
 - education
 - sanitation
 - streetscaping
 - neighborhood planning projects
- **Community residents highly engaged, allowing for direct grass-roots participation in decision-making**



EXPAND COMMUNITY DEVELOPMENT ECOSYSTEM

STRATEGY DETAIL

Leverage city resources to create a more robust **community development ecosystem**

Key aspects for a sustainable model

- Usually successful when involving **public-private partnership**
- **Adopt and carry out neighborhood strategic plans** that identify geographically targeted investments (Align with SORT)
- **Retail and commercial development strategies** are recommended as a core part of the neighborhood development package



EXPAND COMMUNITY DEVELOPMENT ECOSYSTEM

A COUPLE EXAMPLES

Atlanta Neighborhood Development Partnership Atlanta, GA

- Founded in 1991 and certified as a CDFI in 1998, works to **ensure** equitable distribution of affordable housing throughout the metropolitan Atlanta region
- Provided \$36 million in financing to nonprofit and for-profit housing developers, **supported nearly \$270 million in housing projects**
- 5,689 units of housing financed through the loan fund.
- **28,400 Atlantans provided with affordable rental and homeownership**



Southeast Neighborhood Development, Inc. (SEND) Indianapolis, IN

- Non-profit community development corporation, **created by residents to revitalize the near southeast side of Indianapolis**
- **Transformed more than 130 deteriorated and vacant houses** into affordable homes
- Repaired more than 400 homes to make them safer and more energy efficient for the homeowners. **Developed 135 affordable apartments for residents ranging from senior citizens, to families, to artists**



EXPAND COMMUNITY DEVELOPMENT ECOSYSTEM

SUMMARY

NEEDS ADDRESSED

- Encourage reinvestment in existing housing stock.
- Align housing investments with community and people investments.
- Capacity building.

GOALS ADDRESSED

- 1** stabilize Topeka's core
- 2** housing as opportunity
- 3** Support new housing development
- 4** Address **problem landlords, absentee owners, and vacant properties**
- 5** Expand the **housing ecosystem**

HOUSING STRATEGIES TO ADVANCE THE GOALS

Priority Recommendations

Fund the Affordable
Housing Trust Fund

1

Establish a Strategic Land
Bank

2

Expand Community
Development Ecosystem

3

Expand Key Programs



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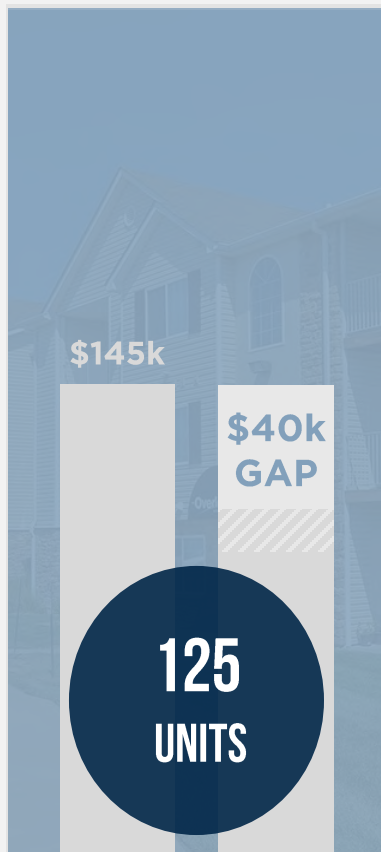


FEASIBILITY GAP

HOW FAR WOULD \$5 MILLION GO?

COST AND VALUE

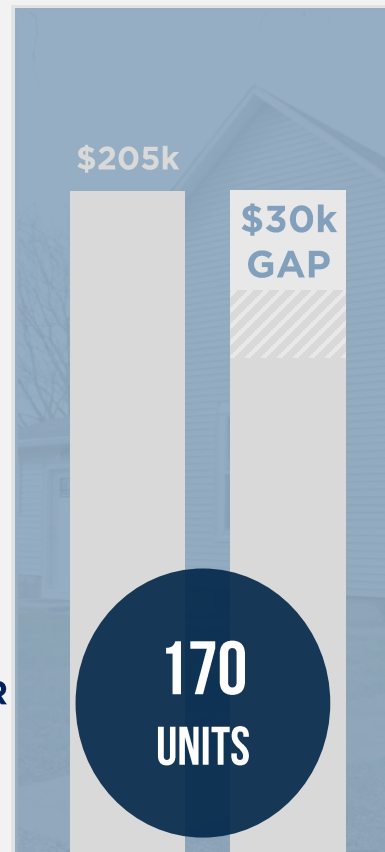
Cost to produce 
Value of tax rebate 



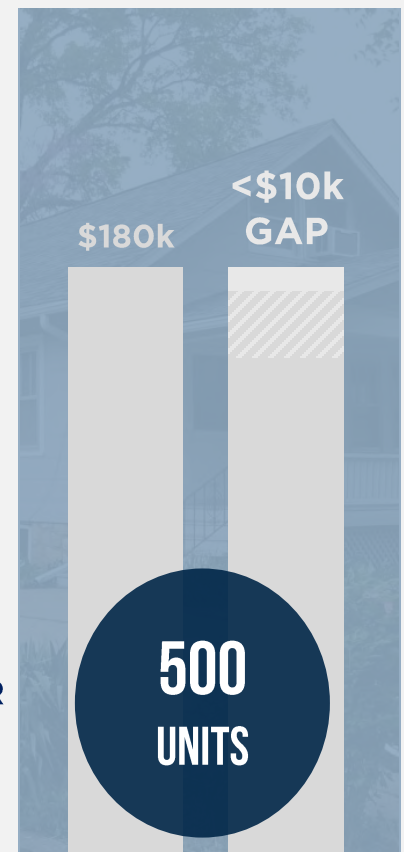
OR



OR



OR



MULTIFAMILY
NEW

SINGLE FAMILY
NEW

SINGLE FAMILY
GUT REHAB

SINGLE FAMILY
RENOVATION

EXPAND EXISTING PROGRAMS

WEATHERIZATION

Expand **weatherization programs** to help lower utility costs for low-income homeowners

- Expand funding sources **for home weatherization programs**
- Consider **expanding weatherization program** to rental properties owned by responsible landlords providing non-subsidized affordable units. This would benefit renters by lowering utility bills
- Positive impacts of weatherization programs:
 - **12%** annual **energy cost savings**
 - Saves an average of **\$514** in out¹of-pocket **medical expenses**
 - **\$583** per²day due to **fewer missed days of work**
 - Returns **\$2.78** in non-energy benefits for every **\$1.00** invested
 - Improve² health and job stability
 - Create³ jobs and other trade training opportunities

3



Sources:

1. US Dept. of Energy, Energy Efficiency & Renewable Energy, "Weatherization Assistance Program".
2. Green & Healthy Homes Initiative, "Weatherization and its Impact on Occupant Health Outcomes".
3. US Dept. of Energy, Energy Efficiency & Renewable Energy, "About the Weatherization Assistance Program".

EXPAND EXISTING PROGRAMS

HOME REPAIR

Expand **weatherization programs** to help lower utility costs for low-income homeowners

Expand financial and technical assistance for **home repair**

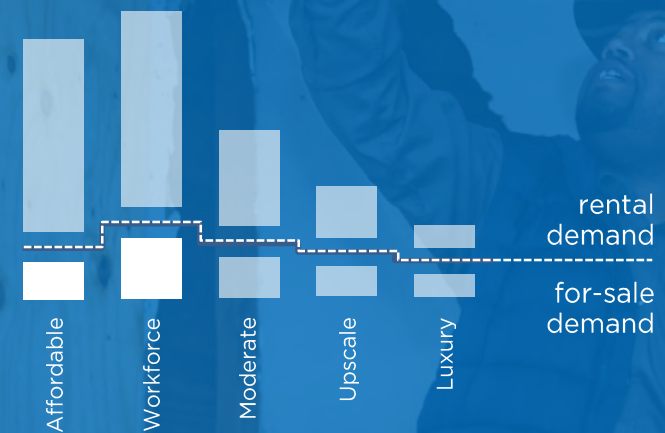
- **Explore waiving permitting fees** for low- and moderate-income homeowners to invest in their homes
- Explore expansion of a tool / equipment sharing program
- Expand **renovation and repair resources** for neighborhoods with housing condition challenges
- Create list of **qualified contractors**; provide assistance for homeowners and homebuyers entering renovation process
- Partner with home supply stores, local contractors, and other organizations to conduct regular **repair training classes**
- Assistance could be structured as grant, or forgivable loan, for income-qualifying homeowners
- Align with SORT and planned neighborhood improvements

HOME REPAIR PROGRAM

FORGIVABLE LOAN PER UNIT

\$20k

250 homes repaired
through \$5m fund



EXPAND KEY PROGRAMS

SUMMARY

NEEDS ADDRESSED

- Encourage reinvestment in existing housing stock
- Improve neighborhoods conditions
- Reduce vacancy

GOALS ADDRESSED

- 1** stabilize Topeka's core
- housing as opportunity
- Support **new housing development**
- Address **problem landlords, absentee owners, and vacant properties**
- Expand the **housing ecosystem**

Prioritization

- Where do we start?
- What actions should occur now vs. in a few years, or later?

Prioritization

New Efforts



SHORT TERM (1-3yrs)

MID TERM (4-6yrs)

LONG TERM (7+ yrs)

Expanded Efforts



Continued Efforts

Shelter Plus Care
Emergency Assistance
Code Enforcement

THA Units
THA Vouchers
Demolition Program
Leverage Assets

SORT
Revise Zoning Code
Utilize Foreclosure/Vacant Property Registry
Support Downtown Development

*Assumes a change in state law regarding interior inspections

An aerial photograph of a city, likely St. Paul, Minnesota, featuring a prominent domed capitol building in the center. The entire image is overlaid with a semi-transparent blue filter. The text is white and positioned in the upper left and lower right areas.

What is the
City's role?

Where are
Partnerships
needed?

What is the City's role?

New Efforts

Fund **Affordable Housing Trust Fund (AHTF)**

seed

administer

partner

Establish **Strategic Land Bank**

set policy

establish

administer

fund

Support **Community Development Corporations (CDCs)**

facilitate

Expanded Efforts

Weatherization

partner

Rehab/Renovation Assistance

fund

administer

partner

Where are

Partnerships needed?

New Efforts

Fund **Affordable Housing Trust Fund (AHTF)**

seed administer partner philanthropy

business community

Establish **Strategic Land Bank**

set policy establish administer fund

developers CDCs

Support **Community Development Corporations (CDCs)**

facilitate CDCs national organizations

Expanded Efforts

Weatherization

partner non-profit

Rehab/Renovation Assistance

fund administer partner

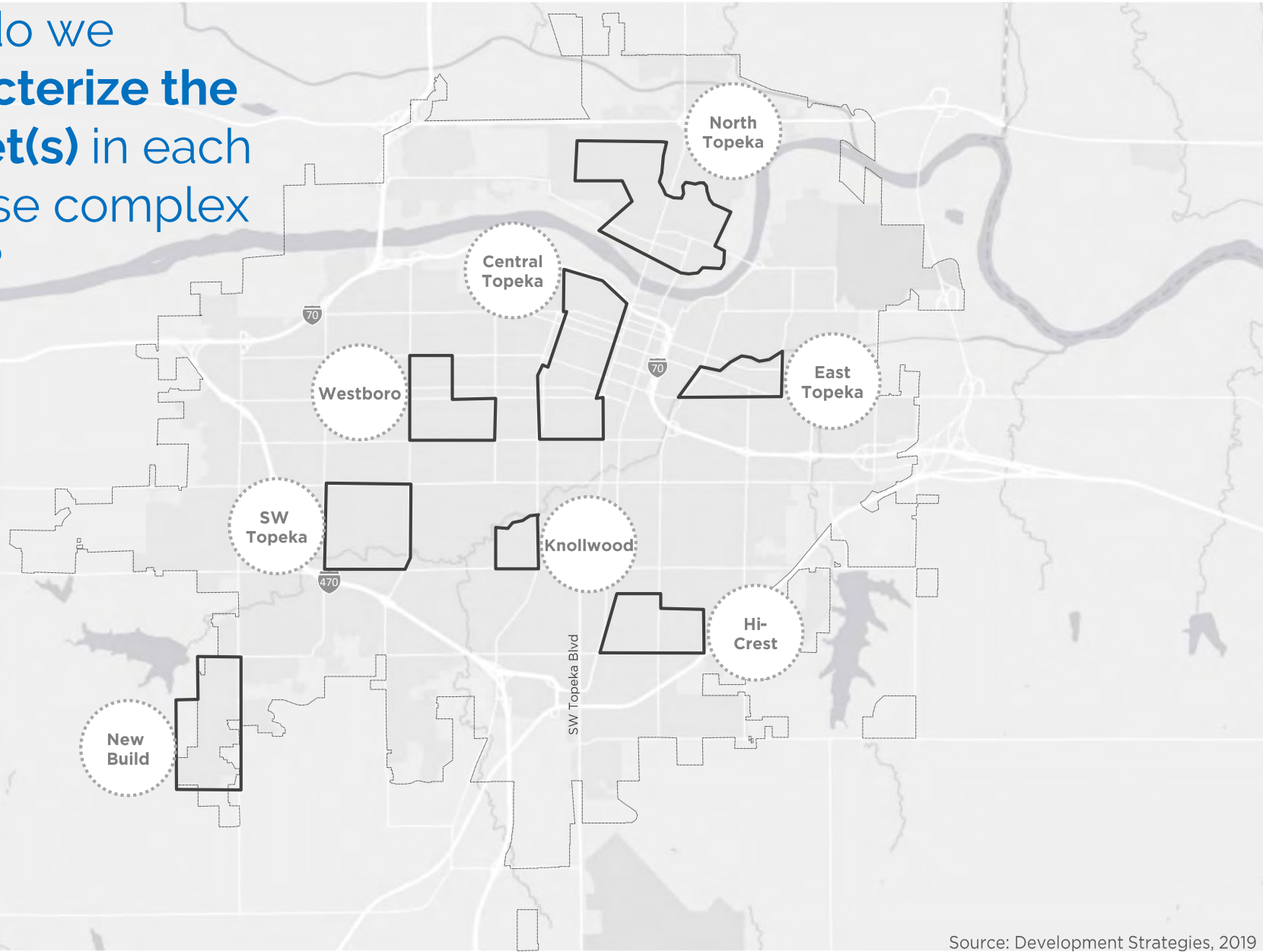
non-profit CDCs philanthropy

An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The text is centered in the lower half of the image.

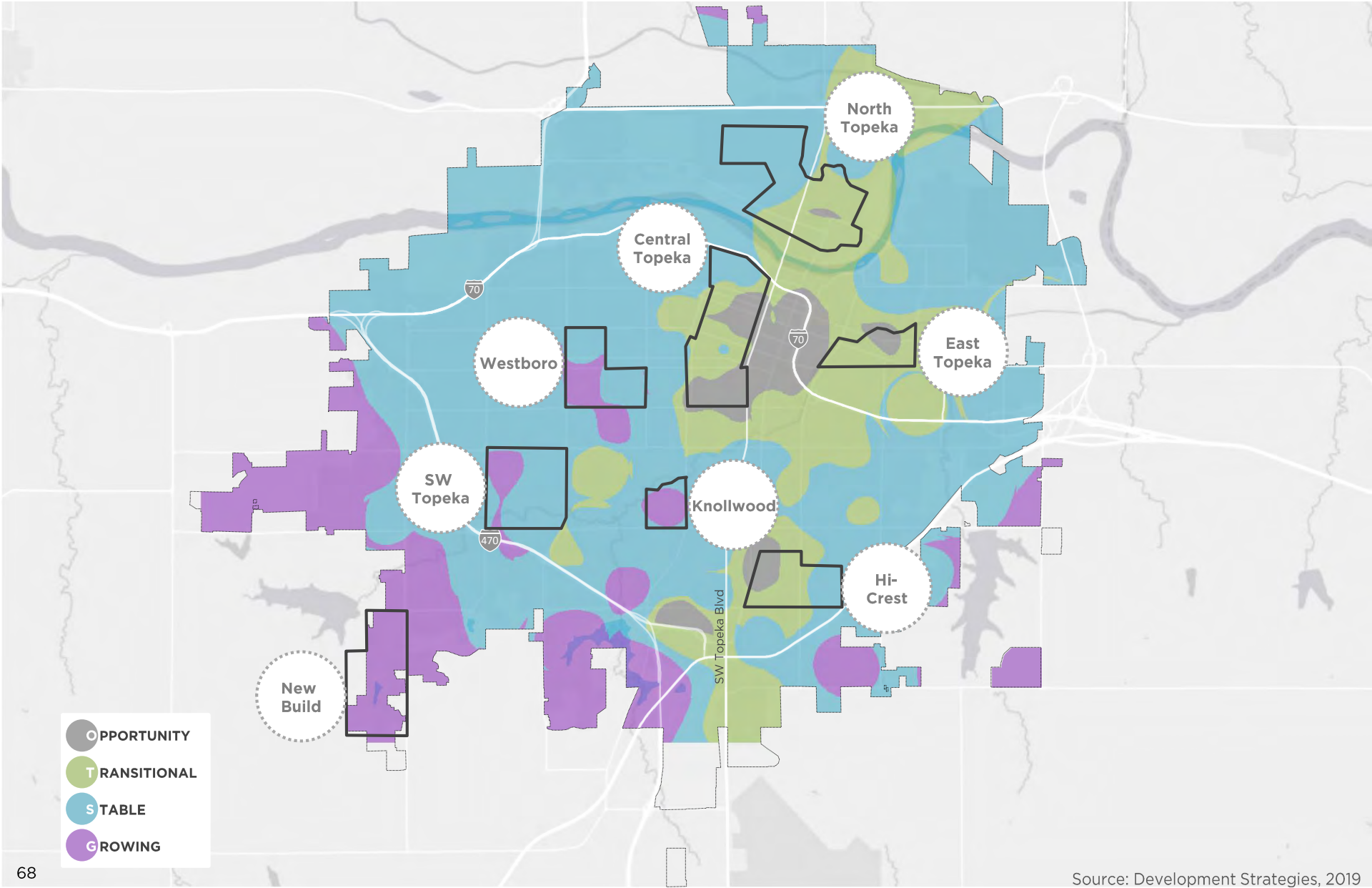
How do these strategies apply to
different focus areas?

TOPEKA'S NEIGHBORHOOD CYCLES

How do we characterize the market(s) in each of these complex areas?



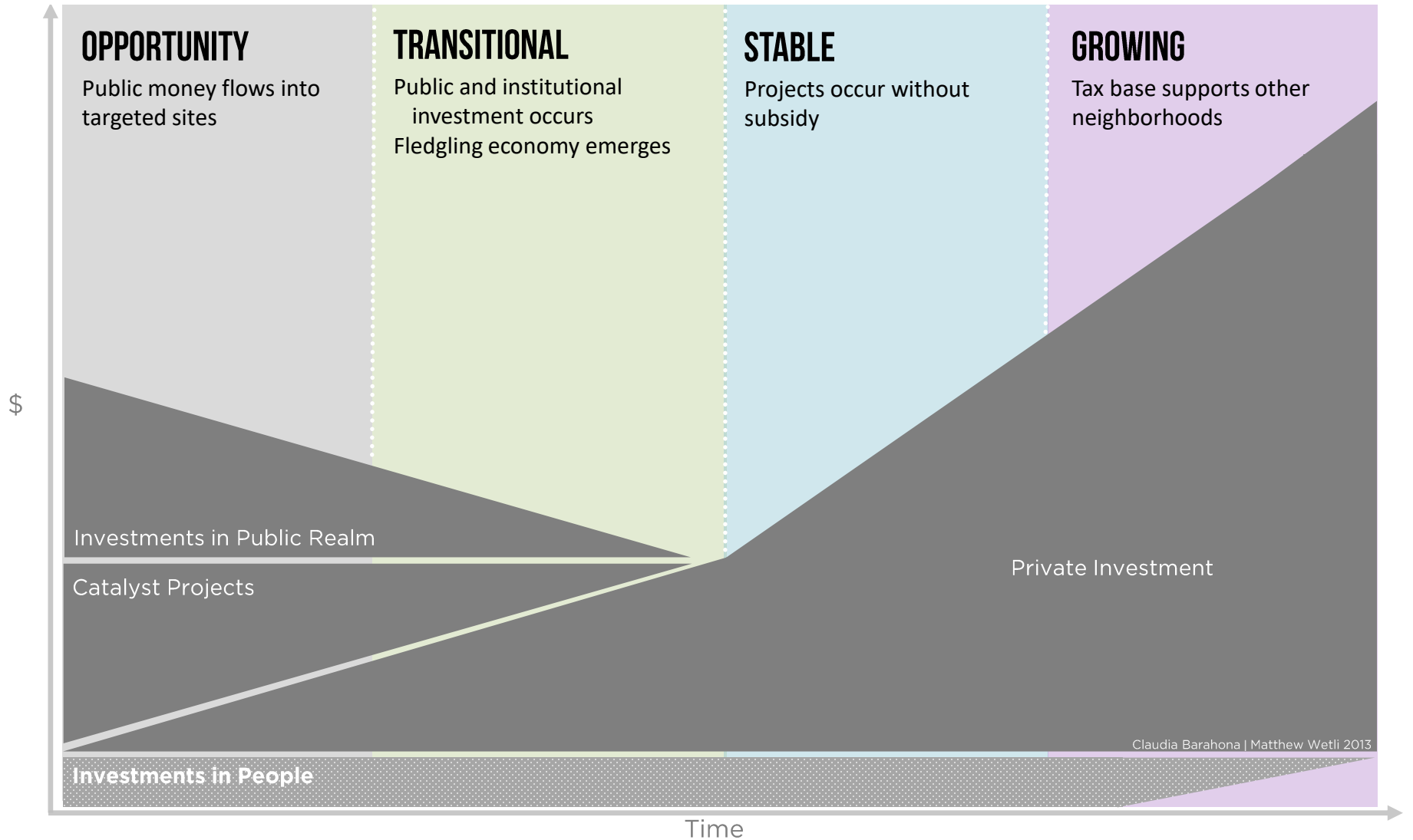
TOPEKA'S NEIGHBORHOOD CYCLES



- OPPORTUNITY
- TRANSITIONAL
- STABLE
- GROWING

UNDERSTANDING TOPEKA'S NEIGHBORHOODS

INVESTMENTS NEEDED



WHAT ARE THEIR CHARACTERISTICS?

Opportunity

- Marketability of existing stock
- High vacancy and low overall condition
- High cost burden
- Substantial feasibility gap
- Multi-faceted interventions needed
- Long-term commitment needed
- Potentially catalytic public assets

Transitional

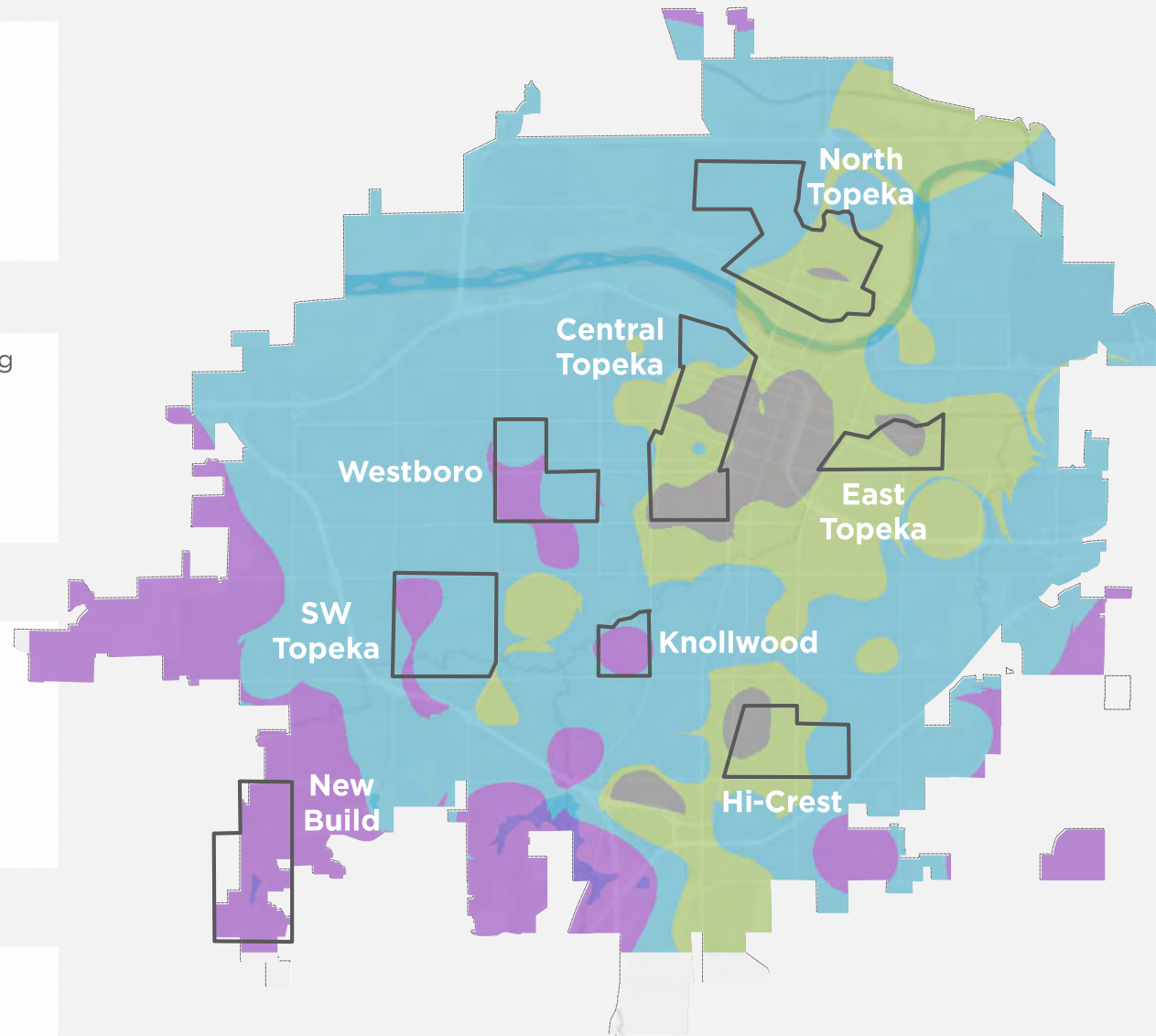
- Some market-based investment occurring
- Improving housing conditions
- More marketable housing stock
- Targeted interventions needed
- BRT could be a catalyst
- Moderate feasibility gap

Stable

- Generally stable market conditions
- Projects underway or proposed
- Historic preservation
- Shrinking feasibility gap
- Rising land costs
- Limited large-scale sites / public control
- Targeted interventions still needed

Growing

- High home values
- Historic preservation
- No feasibility gap
- Limited vacant land



WHAT IS THE **APPROACH?**

Opportunity

- Improve conditions
- Reduce housing instability
- Leverage public assets for catalytic development
- Build community development / ecosystem capacity
- Long-term investment strategy

Transitional

- Improve conditions
- Selective stabilization
- Preserve affordability
- Expand homeownership
- Build community development / ecosystem capacity

Stable

- Create / preserve affordability
- Sustain investment

Growing

- Promote inclusion and access
- Create affordability

