City of Topeka
2022 Consolidated Action Plan
Objectives

HUD Objectives

• Suitable Living Environment – Availability and Accessibility
• Decent Affordable Housing – Affordability
• Creating Economic Opportunities - Sustainability

Department Objectives

• Enhance the quality of neighborhoods
• Increase Homeownership
• Enhance Housing with Support Services
• Leverage other resources
Which Grant Funds are Included?

Estimated 2022 Grant Amounts

- **CDBG**: 1,903,466
- **HOME**: 569,672
- **ESG**: 160,813
- **Shelter Plus Care**: 1,620,711
SORT Target Area Rehabilitation Program

Major Rehab - Owner Occupant

- First $5,000 is a grant for repairs without repayment.
- $5,000 additional grant for lead if house built prior to 1978 and determined required through Lead Risk Assessment.
- $30,000 max for repairs with 50% forgiveness after 7 years of occupancy and 50% permanent lien only paid when house is sold.

Eligibility

- Must be owner of home and occupied for 90 days prior to applying.
- Must be within the Targeted Area.
- All work must be approved by the department and is subject to availability of funds.
- Must qualify as low income eligible (At or below 80% of Median Annual Family Income for Topeka).
- Some examples:
  - Replacement of single pain windows with Energy Star
  - Replacement of low efficiency furnace with 90 percent efficient furnace.

Exterior Rehab - Rental Occupant

- Rental owner must provide 10% match for all funding paid first.
- $15,000 max for repairs with 60% forgiveness if landlord does not sell, transfer, or refinance property for 7 years and 40% permanent lien only paid when property is sold.

Eligibility

- Rental unit must be residential with affordable rent.
- All Eligibility Requirements of Owner Occupant.
- Exterior work only except for HVAC.
Emergency Repair Program

- Minimum of $300 and Maximum of $15,000 for work ($7,500 for Weatherization).
- First $1,500 is grant with no repayment for first occurrence.
- Must not exceed 60% of the current HUD median household income.
- Must reside in property more than one year prior to application.
- 50% forgiveness after 7 years of occupancy, 50% permanent lien only paid when house is sold.

Examples of Emergency Repairs
- Sewer lines
- Water heater
- Furnace
- Electrical
- Roof
- Air conditioning
Accessibility Program

Owner Occupied

- Maximum of $6,000 exterior and $4,500 interior and only $1,500 for mobile homes.
- Household income must not exceed 80% of the current HUD Median household income.
- Assistance is provided as a one-time grant with no repayment.
- Limited to one access into a home, into the bathroom and to one bedroom and fixtures, grab bars, high rise toilet, etc.

Rental

- Maximum of $4,000 for exterior only.
- All requirements for Owner Occupied.
Voluntary Demolition

Owners with income below 80% of median

Re-Use Activity       Re-payment % of Lien
Property re-used for non-residential 50%
Property re-used for residential rental 0%
Property re-used for owner-occupied 0%

• If the property is donated to a non-profit the lien 0%.
• Property must be vacant for minimum of 6 months prior to application.
• If a nonprofit owns the property, the City may choose whether or not to place a lien on the property depending on the use of the property.

Owners with income above 80% of median

When property is sold or leased or when improvements are made:

Re-Use Activity       Re-payment % of Lien
Property re-used for non-residential 75%
Property re-used for residential rental 50%
Property re-used for owner-occupied 25%
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.

- 50% forgiveness after 7 years of occupancy, 50% permanent lien only paid when house is sold.

- Homebuyer must go through Credit Counseling with Housing and Credit Counseling, Inc (HCCI).

- Newly acquired home purchase price cannot be over $75,000.

- Household income must not exceed 80% of the current HUD Median household income.
A CHDO is a private nonprofit, community-based service organization that has or intends to obtain staff with the capacity to develop affordable housing for the community it serves.

- Partnerships with Cornerstone to provide funding for Rehabilitation of Rental Units for Low Income residents.
- Partnerships with Cornerstone and Topeka Habitat for Humanity to provide new Infill Housing for Low Income residents.
- Household income must not exceed 80% of the current HUD Median household income.
- 15% of HOME funds are set aside for CHDO.
- Landlords agree to an affordability period applied to Rental Rehab.
CHDO Homes
Emergency Solutions Grant

The ESG program provides funding to engage homeless individuals and families living on the street; improve the number and quality of emergency shelters; and rapidly rehouse the homeless.

- Rapid Rehousing
- Emergency Shelter
- Homeless Prevention
- Homeless Management Information System (HMIS)
  - Database used by all Organizations to track services & statistics.
  - The City of Topeka began managing the HMIS system in 2018.
Neighborhood Supports

• NIA Support
  • Newsletters
  • Support events

• Neighborhood Beautification and Anti-Blight – Inmate Crews
  • Mowing and edging
  • Sidewalks
  • Clean up

• Dreams Program
# Final 2022 Consolidated Action Plan (Pre-HUD Allocations)

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Questions

Corrie Wright
Division Director of Housing Services
785-368-3711
cwright@topeka.org