

City of Topeka

2022 Consolidated Action Plan



Objectives

HUD Objectives

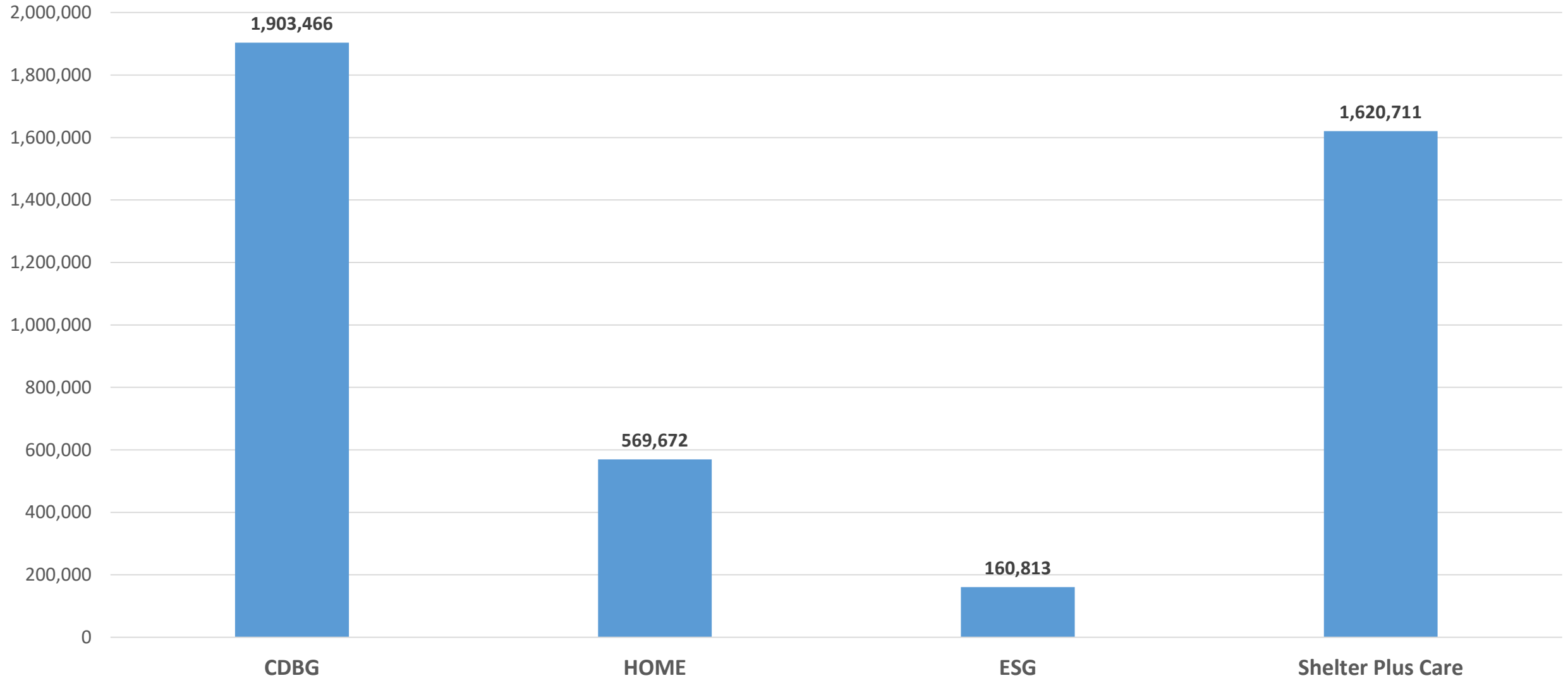
- Suitable Living Environment – Availability and Accessibility
- Decent Affordable Housing – Affordability
- Creating Economic Opportunities - Sustainability

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



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 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



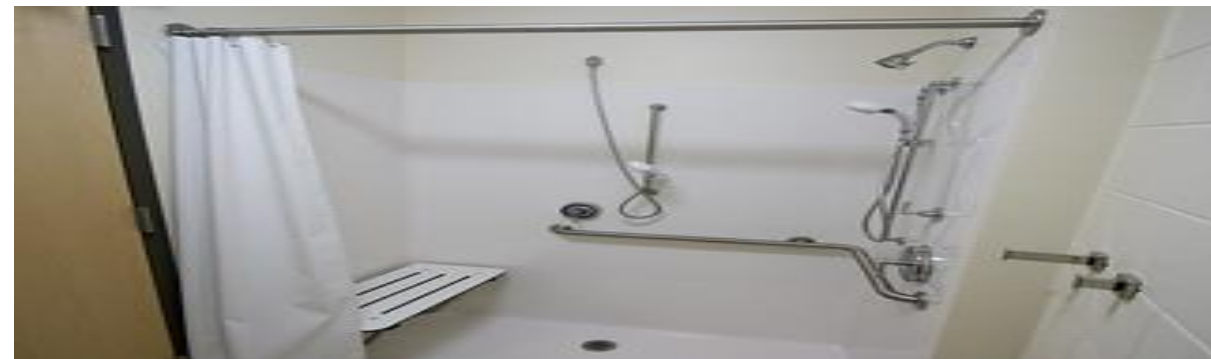
Accessibility Program

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.



Community Housing Development Organization (CHDO)

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



CHDO Homes



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)

Description	CDBG	HOME	ESG	S + C	CIP/GF	SUBTOTAL
HOUSING DEVELOPMENT						
In-Fill Housing Development	\$47,643	\$30,000.00				\$77,643
Existing Housing Rehabilitation	-	-				
Major Rehabilitation	\$80,000	\$125,340			\$33,500	\$238,840
Exterior Rehabilitation	\$78,000	-			\$33,500	\$111,500
Emergency Rehabilitation	\$289,347	-			-	\$289,347
Accessibility Modifications	\$100,000	-				\$100,000
Voluntary Demolition	\$85,000	-				\$85,000
Homeownership	-	-				
Homeownership -TOTO	\$31,000	\$180,000			-	\$211,000
Tenant Landlord/Homeownership Counseling	\$45,500	-			\$33,000	\$78,500
CHDO - Non Profit Set Aside	-	-				
Housing Development (15%)	\$100,000	\$90,248				\$190,248
Operating Subsidy	-	\$20,590				\$20,590
Tenant-Based Rental Assistance-TBRA	-	\$66,527				\$66,527
Inmate Crews	\$120,500	-				\$120,500
Rehabilitation Program Delivery	\$297,500	-				\$297,500
Weatherization	\$77,890					\$77,890
COMMUNITY DEVELOPMENT	-	-				
Dreams Program	\$60,000	-				\$60,000
NEIGHBORHOOD SERVICES	-	-				
NIA Support	\$65,000	-				\$65,000
Anti-Blight Activities	\$60,000	-				\$60,000
HOMELESS/SOCIAL SERVICES	-	-				
Social Services	\$67,000	-			\$367,047	\$434,047
Contracted Social Services - HND					\$51,293	\$51,293
Contracted Social Services - PD					\$139,948	\$139,948
Emergency Solutions Grant	-	-	\$148,753			\$148,753
Shelter + Care-RENT	-	-		\$1,497,300		\$1,497,300
ADMINISTRATION	\$299,086	\$56,967	\$12,060	\$123,411		\$491,524
CIP Neighborhood Infrastructure					\$1,700,000	\$1,700,000
TOTALS	\$1,903,466	\$569,672	\$160,813	\$1,620,711	\$2,358,288	\$6,612,950

Questions

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