

50/50 Sidewalk Repair Program:

PURPOSE

The City of Topeka accepts applications to remove and replace defective concrete and brick sidewalks through a cost-sharing plan of 50% paid by the City of Topeka and 50% paid by the property owner. Additional funding assistance could be available for those who are income-qualified or in a priority area.

Criteria for the Project

- The property must be classified as residential of no more than four units
- The sidewalk must be in violation of the city standards for sidewalk maintenance.
- A safety hazard must be present. Such as a one (1) inch or more trip hazard.
- Brick replacement/repair will be allowed per the city's brick sidewalk policy, but the City's share will be determined based on 50% of a concrete sidewalk.
- The project does not include the cleaning of brick sidewalks or the installation of handicap ramps.
- Property owners cost share must be received prior to the property being added to the list unless homeowner qualifies for financial assistance
- The property owner must not have outstanding construction permit violations and no outstanding indebtedness to the city.

Note: Funding is limited and is available on a first come, first serve basis. However, priority will be given to areas deemed by the Planning Department to be in high pedestrian demand according to the Pedestrian Master Plan including primary SRTS Routes, transit linkages, etc.

FINANCIAL ASSISTANCE ELIGIBILITY

Homeowners may qualify to have their out of pocket costs waived to fix non-compliant sidewalks under the following guidelines:

- 1) Applicant first must meet all qualifications of the 50/50 program
- 2) Property must be classified as an owner occupied residential
- 3) Applicant household income must not exceed 80% of the current annual median household income as determined by the US Dept. of Housing and Urban Development (HUD) for Topeka.
- 4) The property owners cost share (50% of sidewalk cost estimate) would be a deferred mortgage loan recorded against the property to secure the City's interest in the property.

- 5) If the property is sold, traded, transferred or refinanced within 5 years, the loan is due in full to the City of Topeka. After 5 years, the City will remove/forgive the lien upon notification by the property owner.
- 6) The minimum assistance provided per qualifying activity shall be \$1,000.
- 7) If the owner's total cost is under \$1,000, the work will be done as a grant that does not need to be repaid.
- 8) The city may elect to use approved volunteer labor to further assist in reducing cost share of owner/city.
- 9) If a property is located in a priority area of the Topeka Pedestrian Master Plan or Neighborhood Plan as determined by the Planning Department and/or is slated to be improved in the near future by a public improvement project, the city may elect to waive homeowner's share but complete project in future at city expense.

Department Responsibilities

PW/Engineering

- Determining if sidewalk is eligible and improvement cost
- Manage improvement project

Planning

- Determining priority for projects (e.g. Ped Plan) and if project is in a future public improvement area (e.g. DREAMS, infill sidewalks, etc.)
- Determine eligibility for financial assistance and administer