



CITY OF TOPEKA

REINVESTMENT HOUSING INCENTIVE DISTRICTS (RHID)



Document updated October 2023

ABOUT RHID

The City of Topeka is offering incentives for Reinvestment Housing Incentive Districts (RHID) that will serve to stimulate economic growth and development of new residential housing developments in order to provide services, employment and tax revenues for the benefit of our community.

RHIDs are designed to aid cities, counties and developers in building housing within rural communities by assisting in the financing of eligible improvements. RHID captures the incremental increase in real property taxes created by a housing development project for up to 25 years.

REQUIREMENTS/PROCESS

A developer may initiate the district creation process by delivering to the City Manager a District Pre-Application consisting of the following:

- A** A cover letter requesting the creation of a district, including a general description of the housing development expected to occur within the district, the names of the housing developer or developers expected to construct such housing, the expected timing of such housing development, a narrative describing how the district is likely to address the policy goals of the Housing Study and discussion but-for principle.
- B** A legal description of the proposed district and a map depicting the existing parcels of real estate in the proposed district.
- C** Evidence of site control or a detailed plan for which the developer intends to secure site control.
- D** A certification that neither the developer entity nor any of its shareholders/partners/members is delinquent on its property tax or special assessment payments on any property it owns or controls in Shawnee County.
- E** A certification that neither the developer entity nor any of its shareholders/partners/members has any outstanding utility bills, zoning or property maintenance, or other code cases pending with the city.
- F** A non-refundable application fee of \$5,000. If the Developer withdraws the application, the City Governing Body elects not to create the District or does not approve the Housing Plan, or Kansas Secretary of Commerce elects to not approve the application, the City shall keep the application fee to reimburse it for the costs of processing and reviewing the application. The Developer shall not be entitled to any refund of the fee.

REINVESTMENT HOUSING INCENTIVE DISTRICTS (CONT.)

NEXT STEPS

Within thirty (30) days of receipt of a complete District Pre-Application, the City Manager will direct the preparation of a resolution for consideration by the Topeka Governing Body at a regular meeting not later than sixty (60) days following the City Manager's receipt of a complete District Pre-Application. The resolution shall include:

A The legal description and the map provided in the District Pre-Application;

B The findings required in K.S.A. 12-5244(a)(1) through (a)(4).

If the resolution is adopted by the Topeka Governing Body, the City Manager or designee will provide for publication of the adopted resolution as required in K.S.A. 12-5244(b) and will request approval by the Kansas Secretary of Commerce in the manner provided in K.S.A. 12-5244(c).



THIS PROCESS CAN TAKE UP TO SIXTY (60) DAYS



ELIGIBLE REIMBURSEMENT COSTS

The increment can be used to reimburse costs for the following items:

- Land Acquisitions
- Site Preparation
- Sanitary/ Storm Sewers
- Drainage Conduits
- Channels and Levees
- Street Grading
- Paving
- Street Lighting Fixtures
- Connections and Facilities
- Gas, Water, Heating, Electrical Services in Public Right of Way
- Sidewalks
- Water Mains and Extensions
- Permanent improvements for upper levels in Downtown Buildings 25 years or older

HOW TO KNOW IF RHID IS THE RIGHT FIT FOR YOU

To help your thought process, we're sharing the below commonly asked questions we pose to interested developers:

Are there unique and extraordinary costs associated with the project?

Does the project meet the housing needs identified in the [Topeka Housing Needs Analysis](#)?

Is the project located in an intensive care neighborhood according to the city's Neighborhood Health Maps?

Does the project require financial incentives to proceed?

RHID is a need-based incentive program. For every application received, the City of Topeka will include a "but-for" test in our financial analysis to ensure that incentives are only awarded to projects that would not proceed without them.



CONTACT INFORMATION

Please contact Rhiannon Friedman in the City of Topeka's Planning and Development Office at 785-368-3007 to discuss RHID. To learn about the city's additional economic incentives, please visit <https://www.topeka.org/finance/community-improvement-tax-increment-financing-districts/>.