



**DEVELOPMENT**STRATEGIES

### Introduction

Where are we in the process?

What is the purpose of this study?

What does this mean for strategy?

### **Demand Review**

What is the need?

What would it take to meet the need?

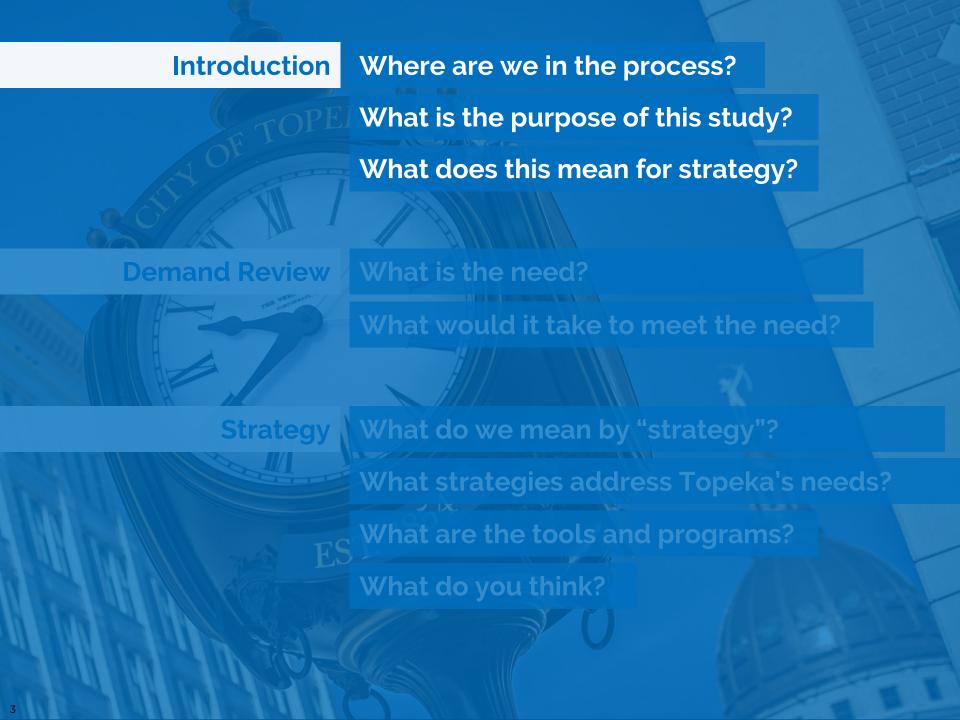
### **Strategy**

What do we mean by "strategy"?

What strategies address Topeka's needs?

What are the tools and programs?

What do you think?



Is Topeka positioned to accommodate the housing needs from a wide range of households now and into the future?

What are the types of housing that are missing in the market?

What are the barriers and opportunities for housing diversification?

What housing programs and organizations are needed?



#### PROCESS & SCHEDULE



1 MONTH
SEPTEMBER

**5 MONTHS**OCTOBER — FEBRUARY

2 MONTHS
MARCH—APRIL

### **Session Goals**

- Gain input on what strategies and tools are right for Topeka.
- **Identify** strategies that need more focus and refinement, or that are missing.
- Understand **community priorities** and strategies likely to gain the most buy-in.
- Set the stage for the final visit 6-8 weeks
  - Prioritized strategies
  - Implementation recommendations
  - Draft full report

### ?s for you

- Are these the right strategies and tools for Topeka?
- Is anything missing?
- What are the priorities?
- Where should the city focus and where do its partners need to do more?

7

# **Keep in Mind**

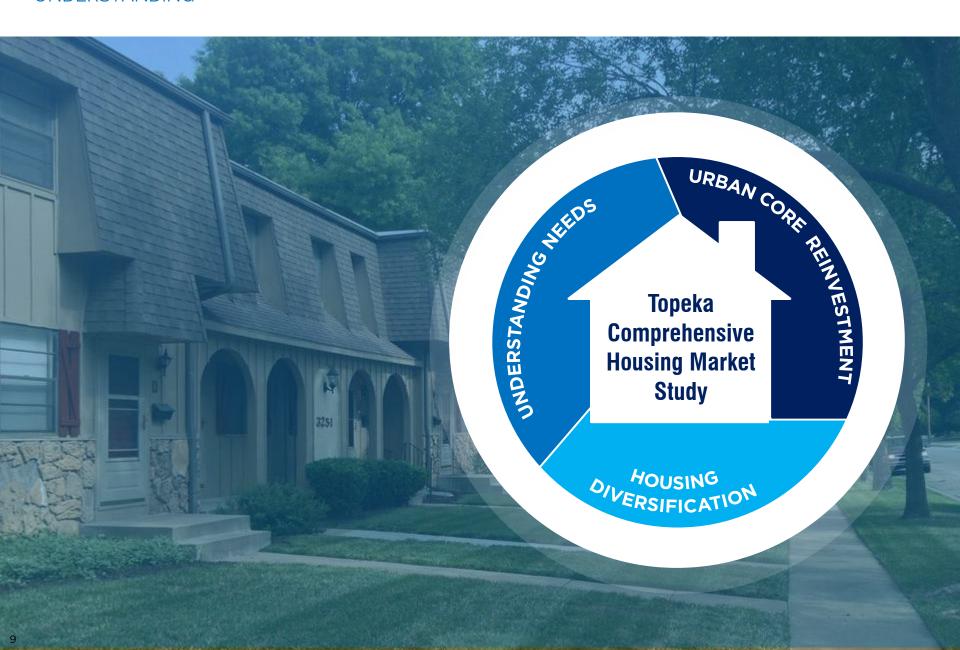
There are no silver bullet solutions.

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

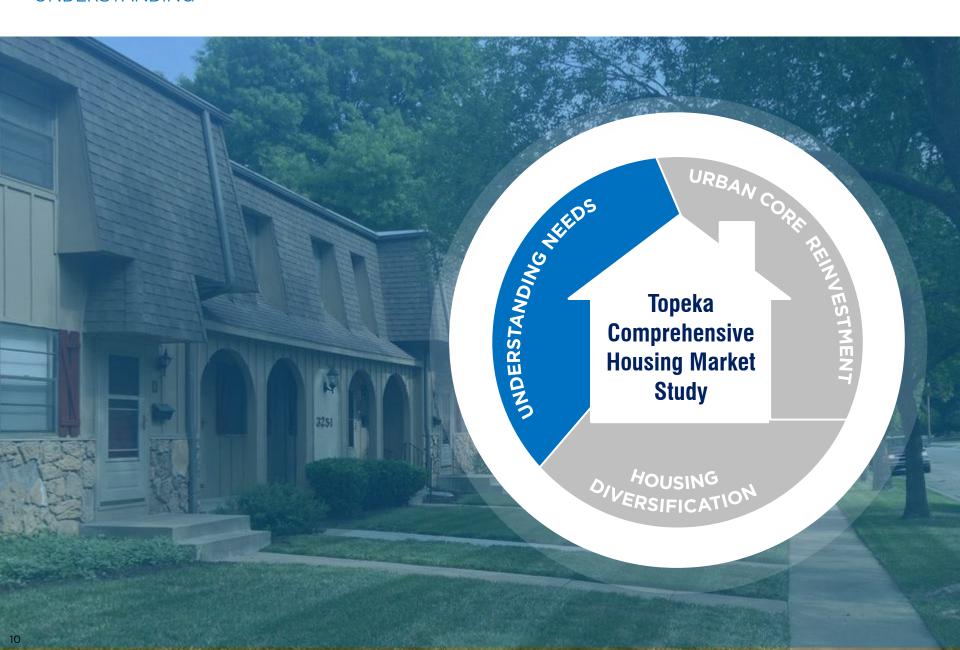
### There is a need to:

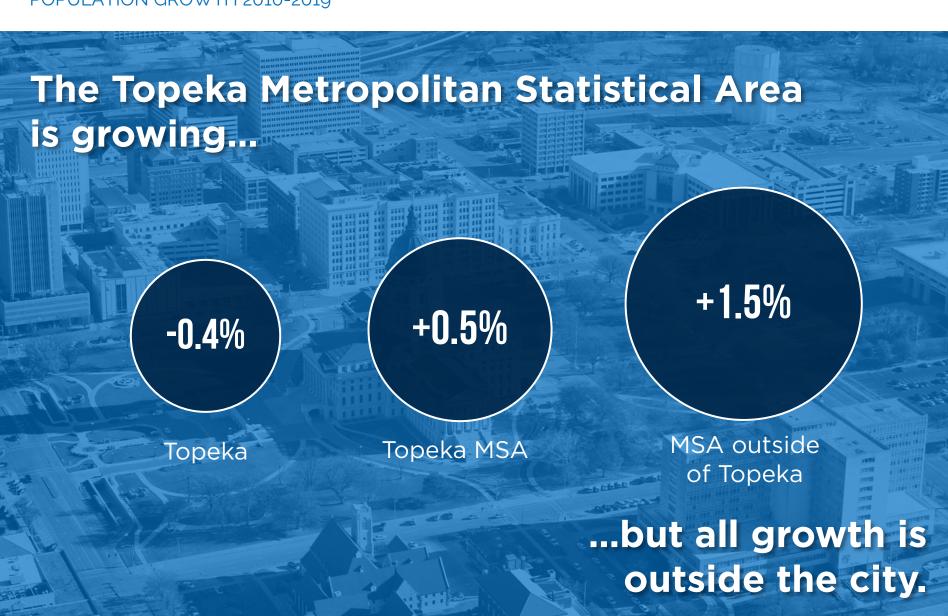
- Expand community capacity
- Develop new partnerships
- Increase overall commitment to housing
- Expand financial resources

# HOUSING STUDY UNDERSTANDING



# HOUSING STUDY UNDERSTANDING





### Based on projected job growth...

**53**%

of new jobs will pay <\$35k

rent + utilities <\$875

prices <\$160k

45%

of new jobs requiring a high school diploma will pay \$35k - \$75k

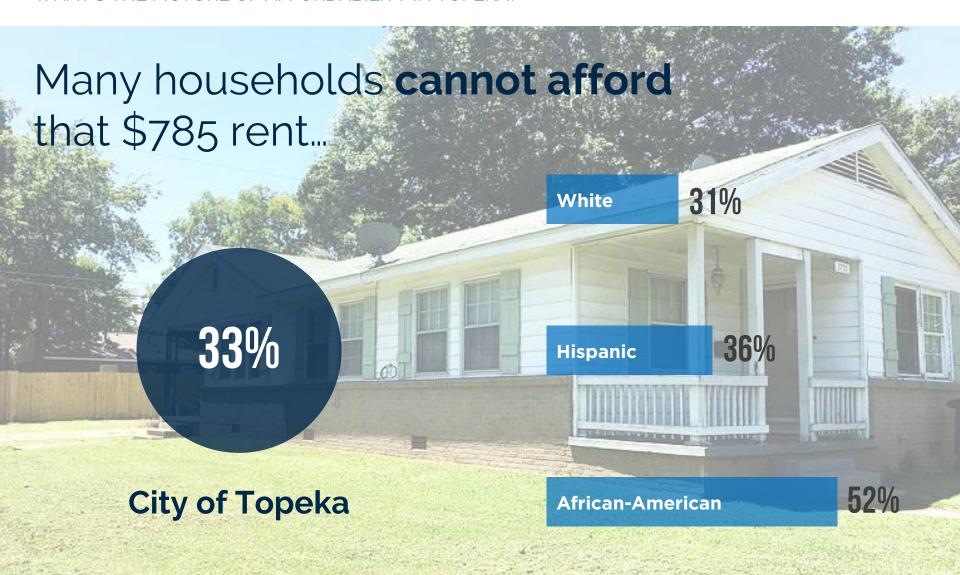
rent + utilities **\$875-\$1,875** 

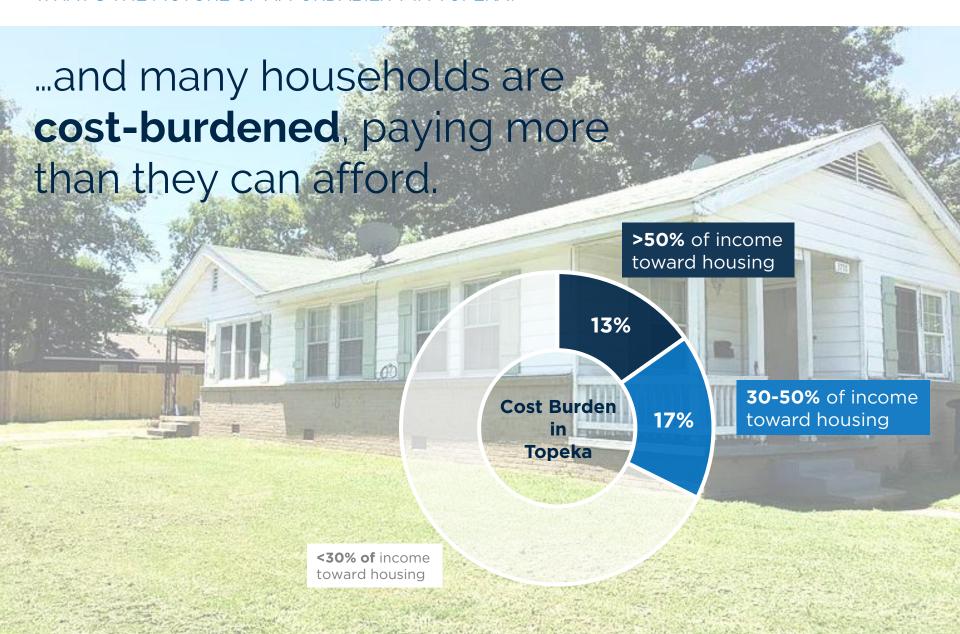
prices **\$160k-\$280k** 

...affordable and workforce housing will be critical.

### HOUSING AFFORDABILITY SOME SIMPLE DEFINITIONS







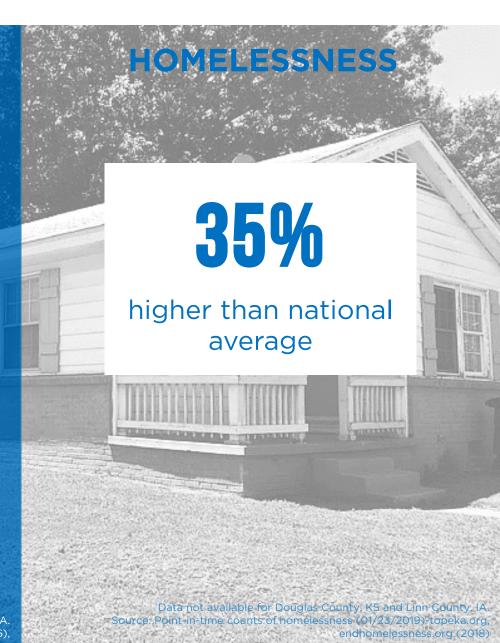
### HOUSING STABILITY THE EXPERIENCE

# EVICTION

**58**<sup>TH</sup>

highest eviction rate in the nation

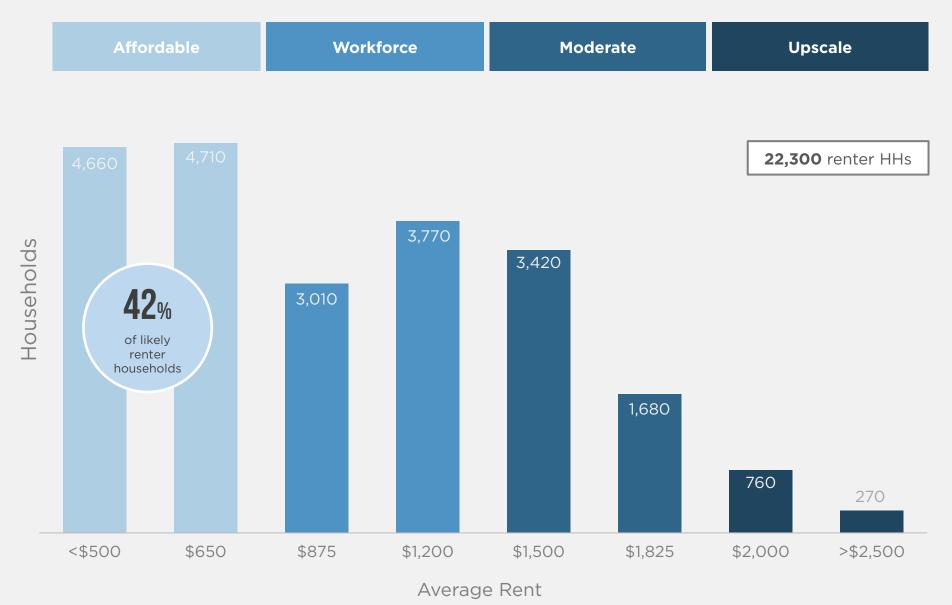
Topeka ranks **220<sup>th</sup>** in population among U.S. cities



Data not available for Douglas County, KS and Linn County, IA.

Source: Eviction Lab (2016),

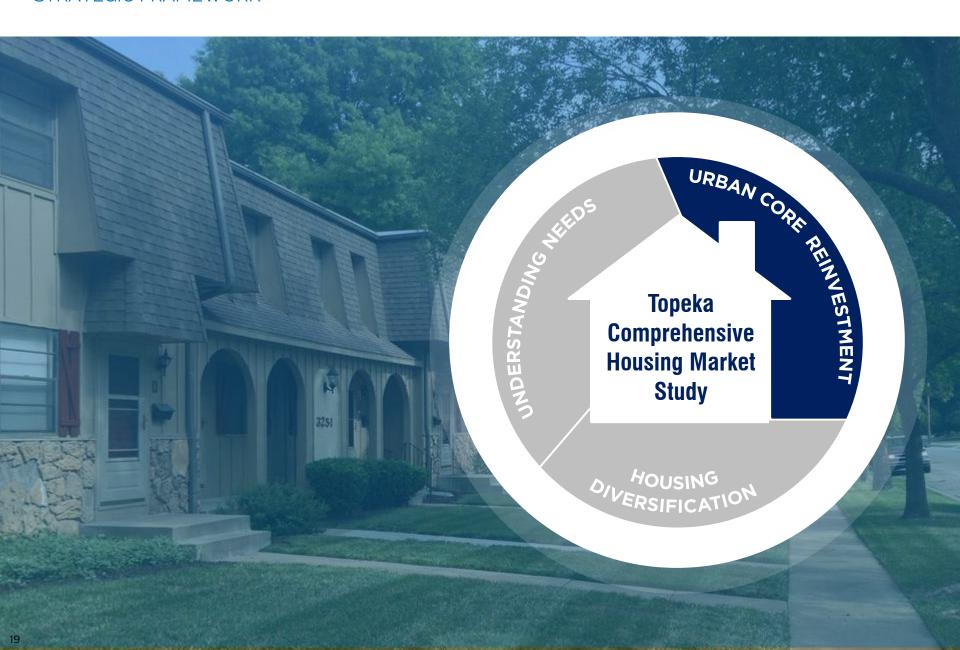
# HOUSEHOLD HOUSING AFFORDABILITY STUDY AREA - RENTAL



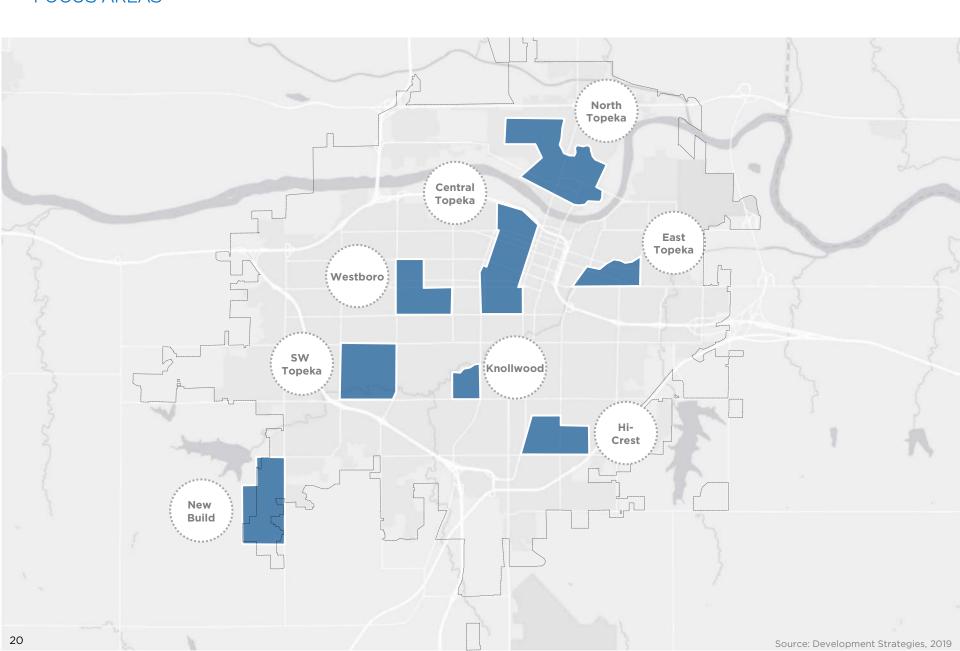
# HOUSEHOLD HOUSING AFFORDABILITY STUDY AREA – FOR-SALE



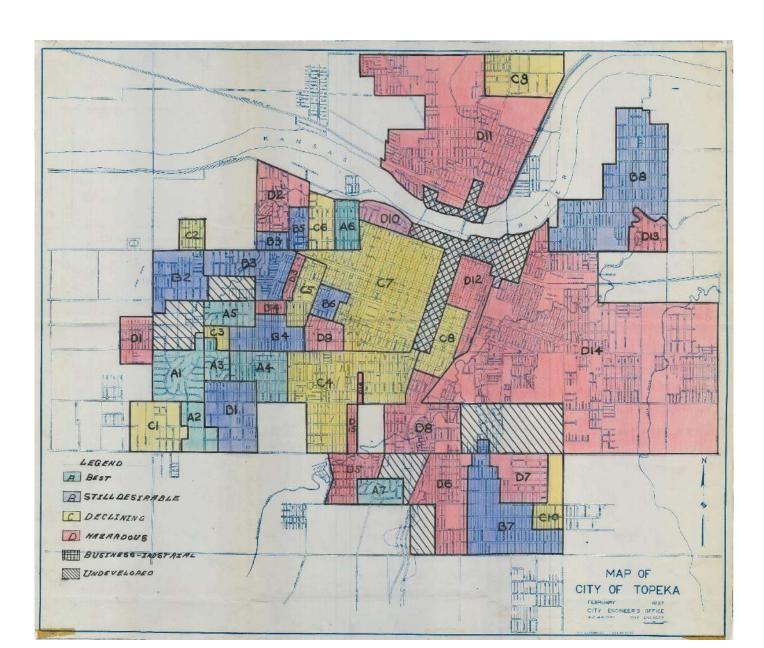
# HOUSING STUDY STRATEGIC FRAMEWORK



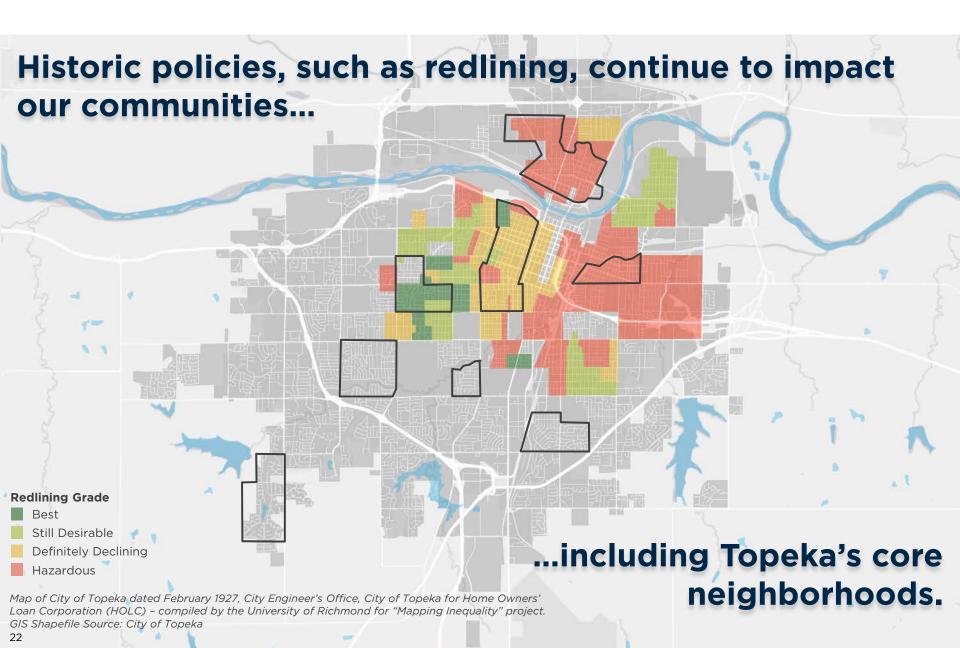
# UNDERSTANDING TOPEKA FOCUS AREAS



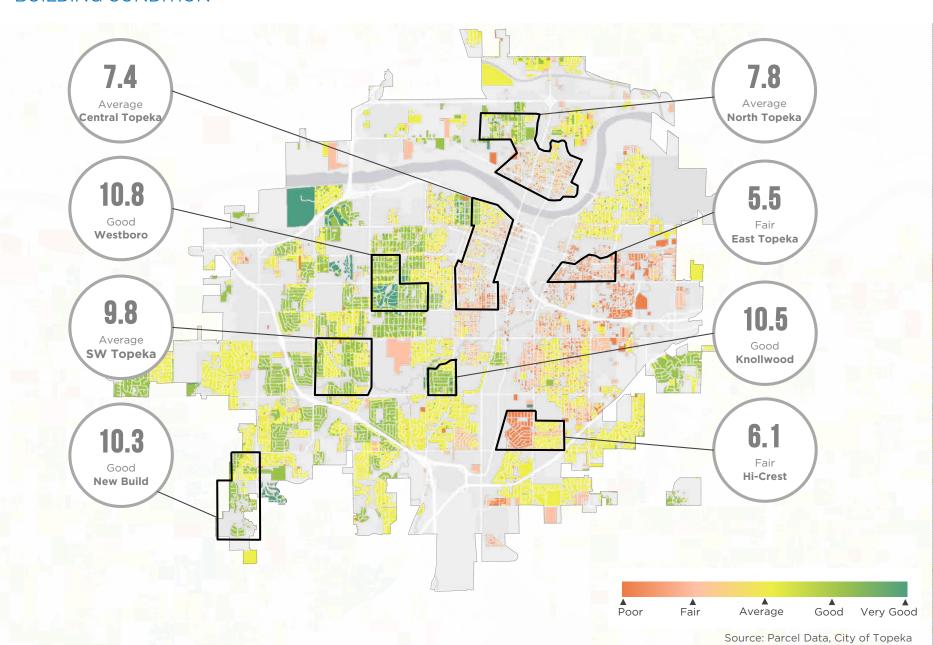
# UNDERSTANDING TOPEKA'S NEIGHBORHOODS HISTORY AND REDLINING



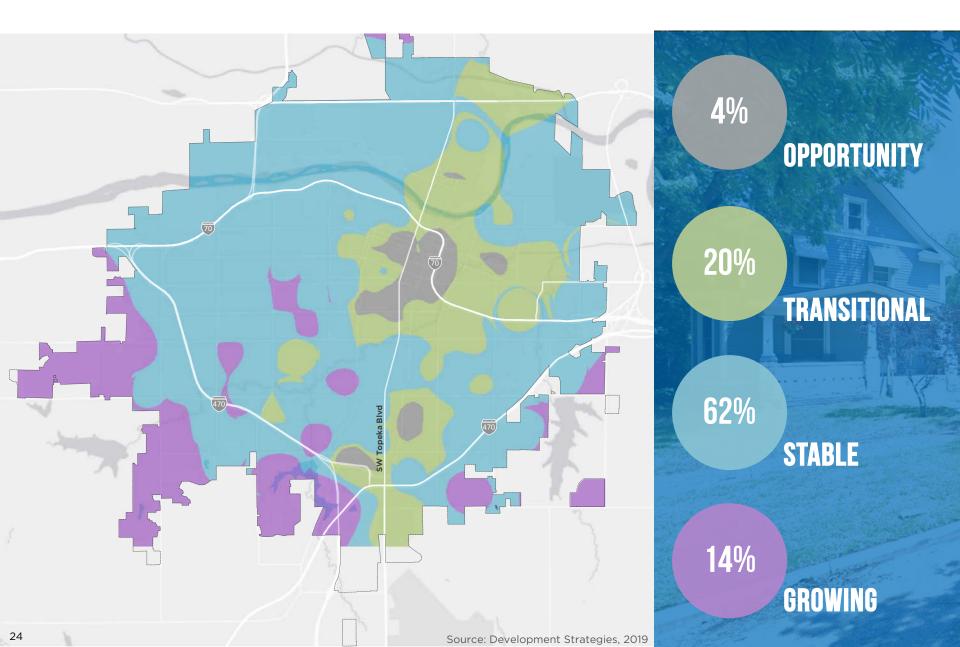
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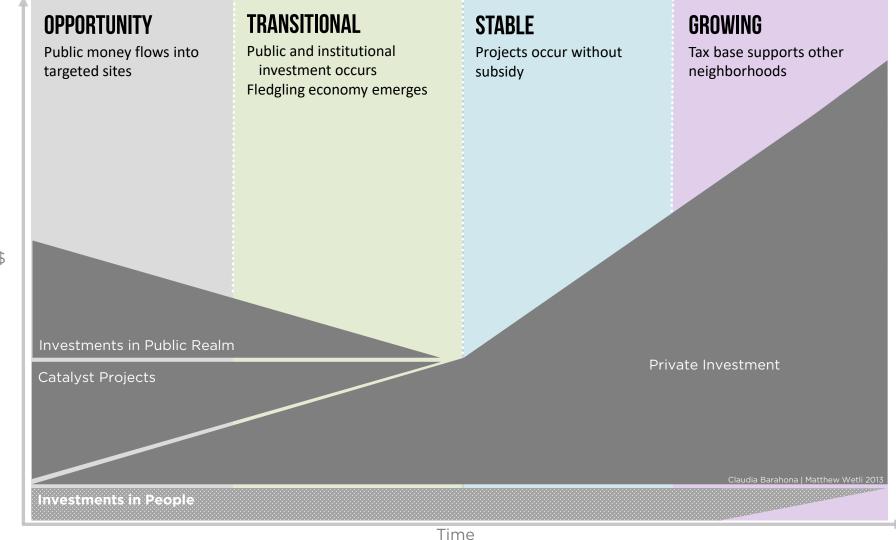
# NEIGHBORHOODS ANALYSIS BUILDING CONDITION



# UNDERSTANDING TOPEKA'S NEIGHBORHOODS NEIGHBORHOOD CYCLES

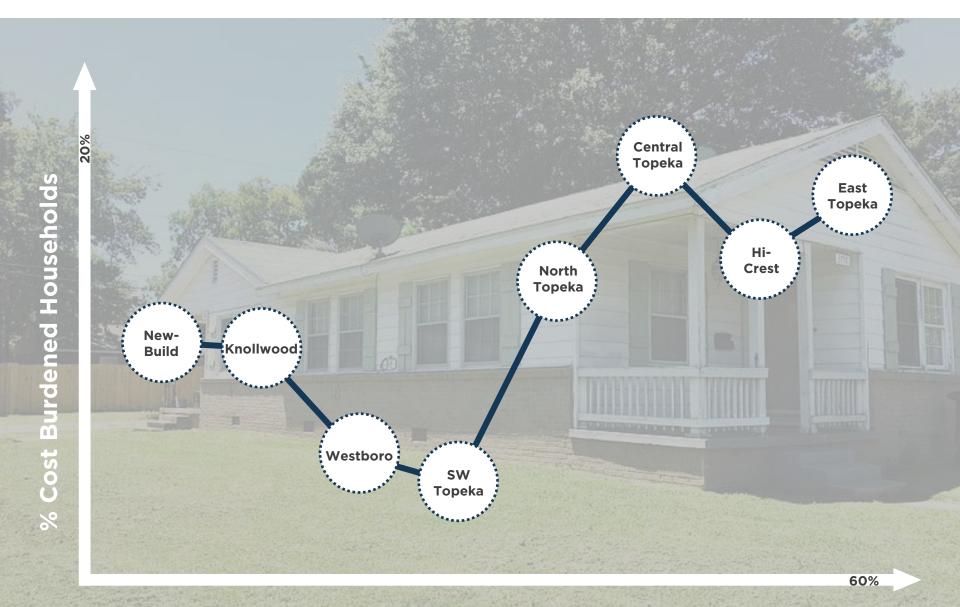


### UNDERSTANDING TOPEKA'S NEIGHBORHOODS **INVESTMENTS NEEDED**

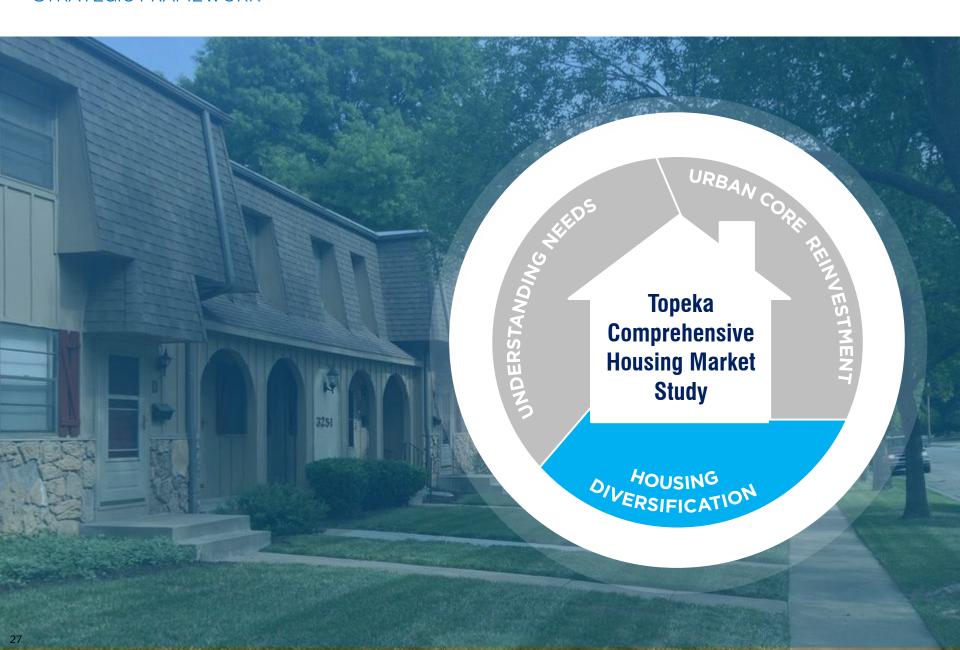


### NEIGHBORHOODS AND EQUITY

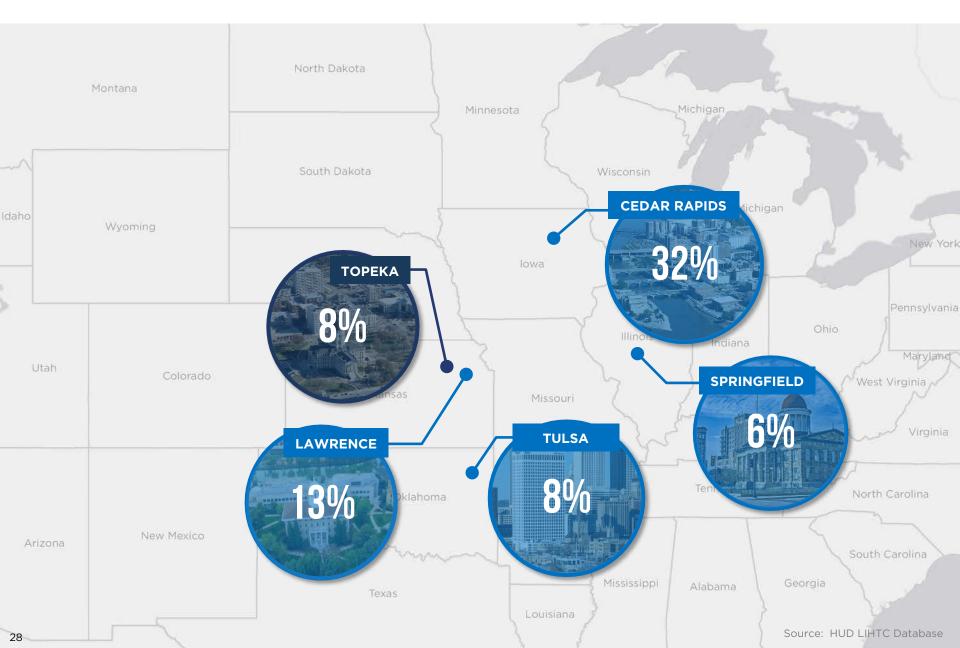
#### HOUSING COST BURDEN - A GREATER HARDSHIP FOR MINORITIES



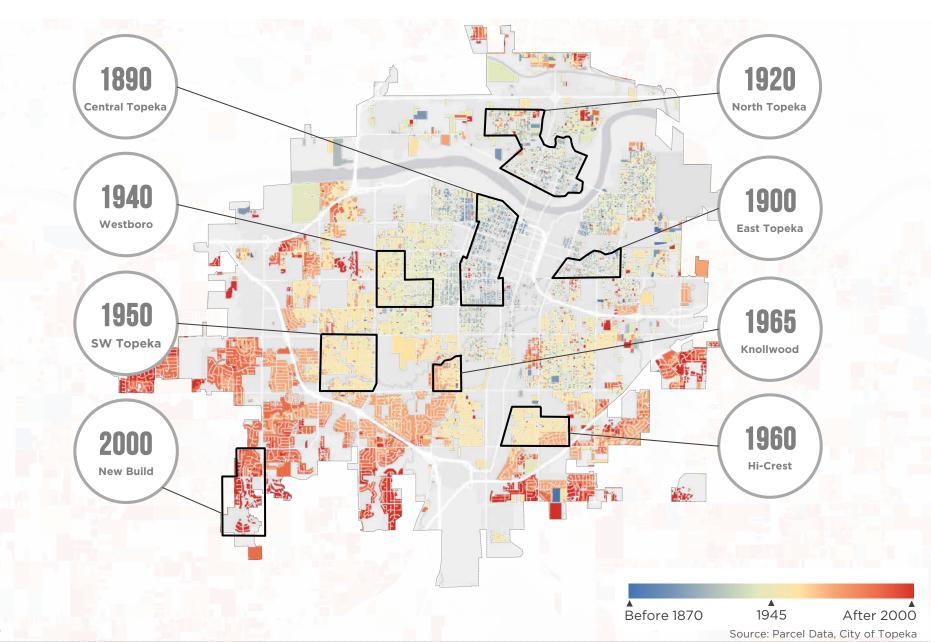
# HOUSING STUDY STRATEGIC FRAMEWORK



TRENDS
SHARE OF LIHTC UNITS BUILT SINCE 2010



### NEIGHBORHOODS ANALYSIS MEDIAN YEAR BUILT



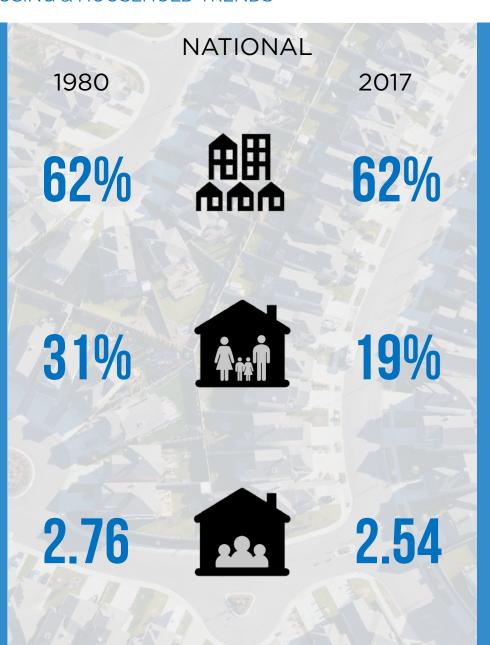
#### **HOUSING TRENDS**

#### SINGLE-FAMILY HOUSING & HOUSEHOLD TRENDS

Share of Single-Family Homes

Share of married HHs with children

Avg. HH size



The share of single-family homes remained the same from 1980 to 2017

Yet, the share of married households with children, a primary market for single-family homes, declined substantially

Household sizes also decreased, impacting consumer preferences about the size of housing units

Source: US Census, ACS 5-yr est.

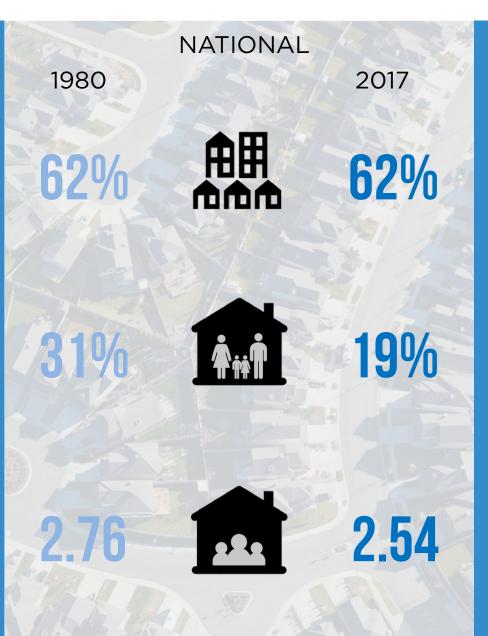
#### HOUSING TRENDS

#### SINGLE-FAMILY HOUSING & HOUSEHOLD TRENDS: USA VS TOPEKA

Share of Single-Family Homes

Share of married HHs with children

Avg. HH size



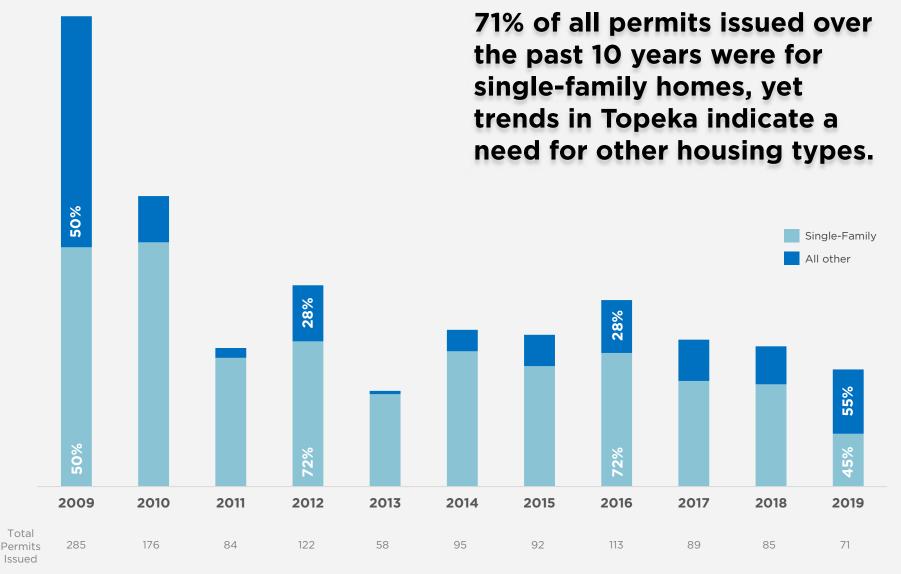
Topeka

68%

26%

2.29

### HOUSING TRENDS PERMITS ISSUED



# A mix of affordable, workforce, moderately-priced, and upscale housing is needed to support economic growth.

















### HOUSING STUDY MARKET ANALYSIS SUMMARY

#### **KEY FINDINGS**

Lack of growth since 1970s contributes to lack of reinvestment in core neighborhoods, while new construction is focused on the peripheries.

Topeka has affordable housing, but many households cannot afford a stable/quality home without being cost-burdened.

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

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

Topeka's **high-wage earners** frequently choose to live outside the city.

Housing in Topeka is an equity issue.



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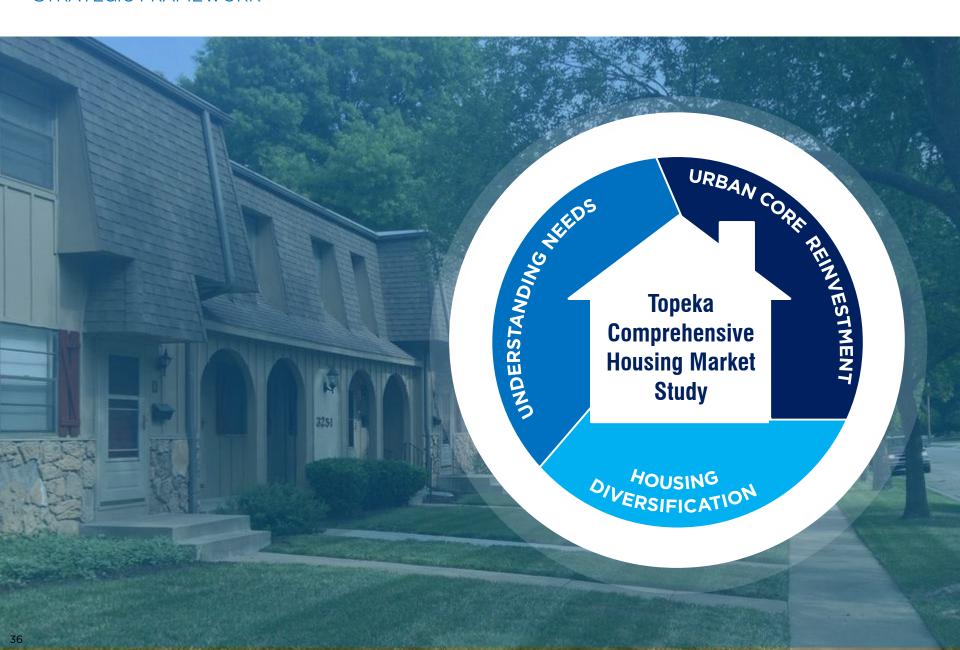
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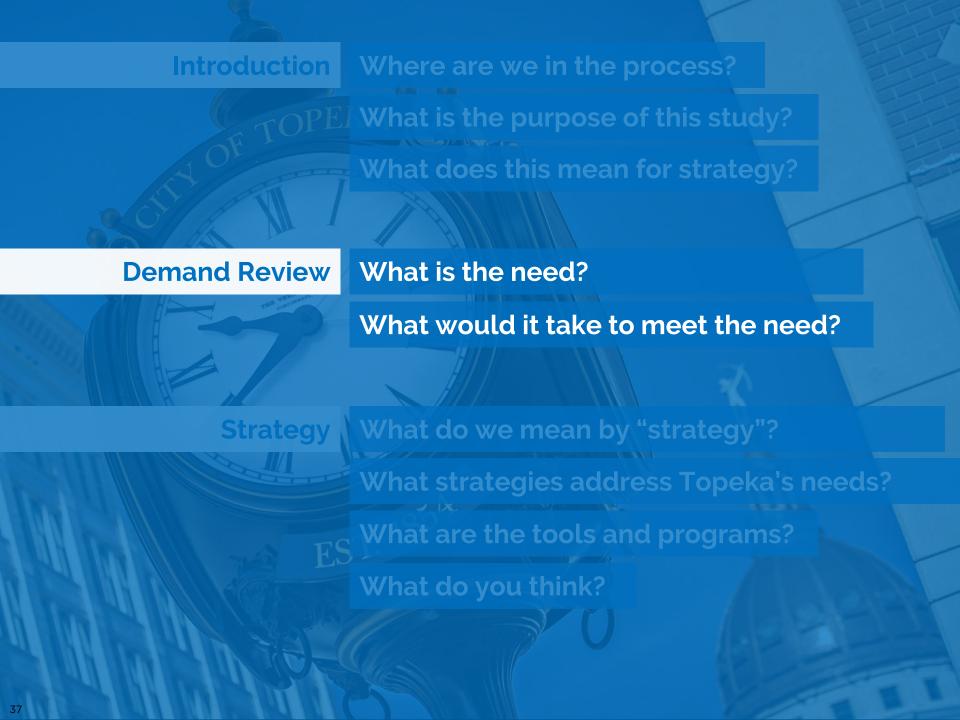
#### **IMPLICATIONS**

There is a need for...

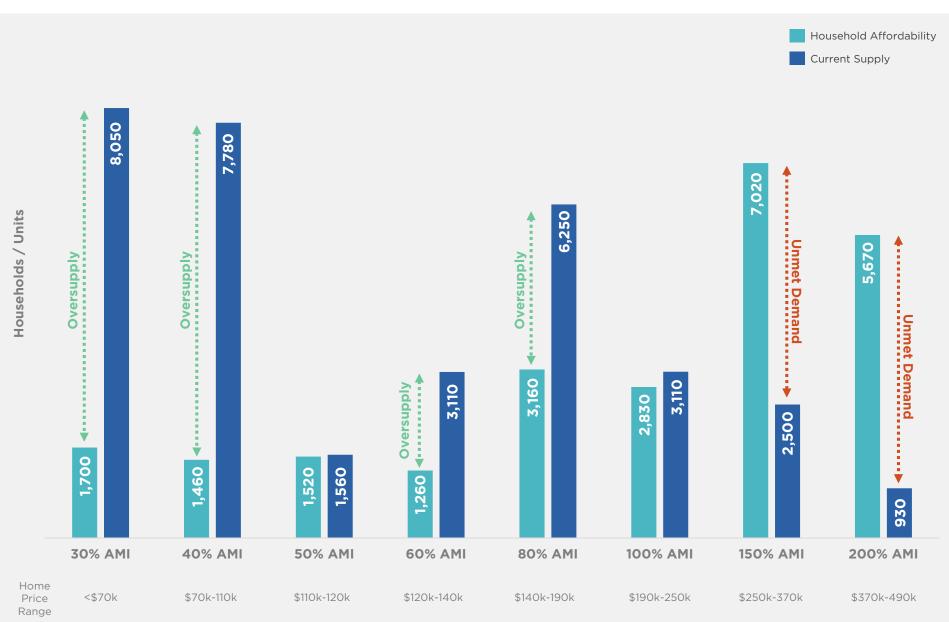
- Quality affordable rental housing (\$<700/mo.)</li>
- Moderately-priced for-sale housing (\$120k-\$225K)
- Senior housing options
- Upscale rental housing
- Non single-family new construction
- Transitional housing for homeless and other vulnerable households
- Reinvestment in the existing housing stock to meet a portion of the demand
- Affordable housing with better access to jobs

# HOUSING STUDY STRATEGIC FRAMEWORK

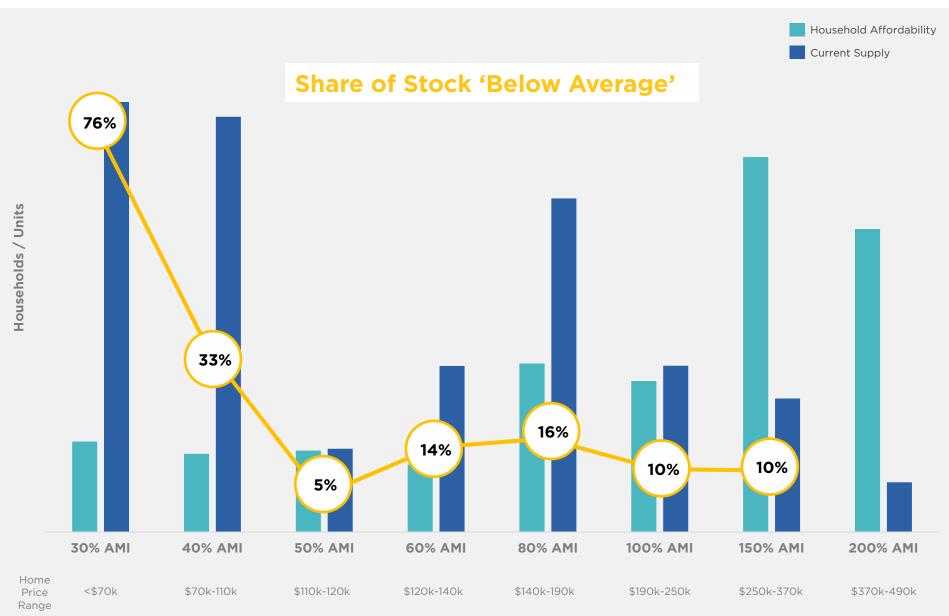




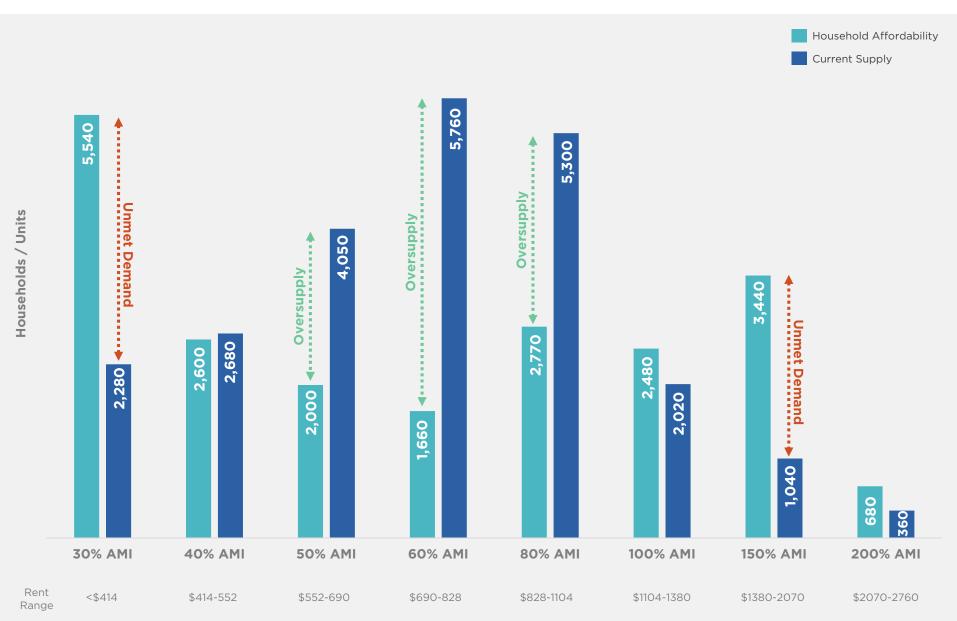
### DEMAND CITYWIDE AFFORDABILITY GAPS - OWNER



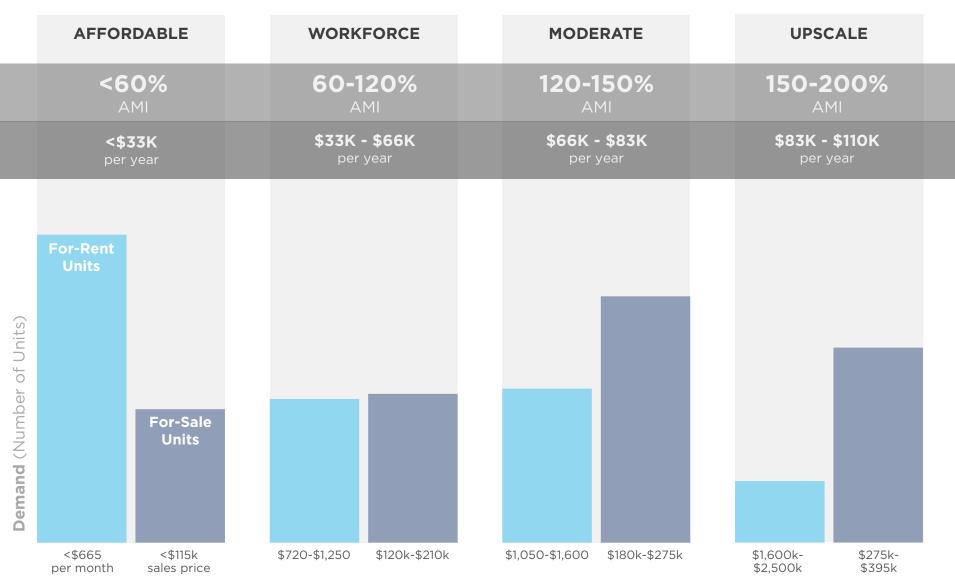
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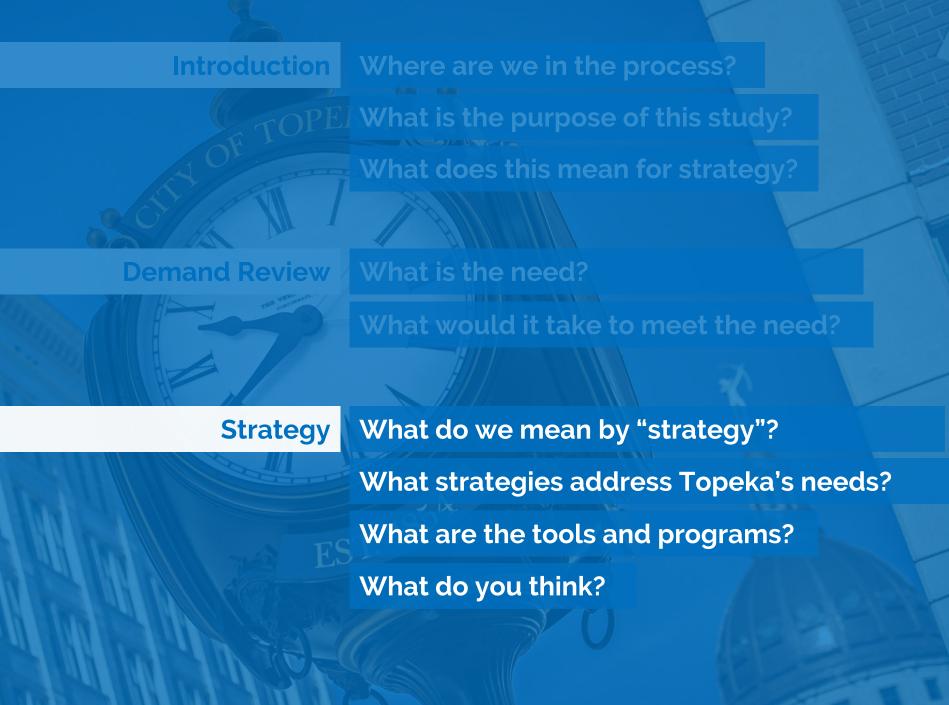


### DEMAND CITYWIDE AFFORDABILITY GAPS - RENTER



#### **DEMAND SUMMARY**





### **Session Goals**

Remember, the intent of this session is to...

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- Identify strategies that need more focus and refinement, or that are missing.
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### STRATEGIES WHERE DO THEY FIT?



#### **Development Stabilization** People Role Role Role Address feasibility Stabilize and Prepare Topekans to be stables tenants or issues to meet market strengthen demand with quality neighborhood homeowners housing products conditions to promote quality reinvestment **Examples Examples Examples** Neighborhood Weatherization & Tenant protections; Revitalization Program; repair programs; code homeownership tax credits; tax enforcement; landlord support; rental increment financing licensing assistance

# STRATEGIES WHERE DO THEY FIT?

Development	Stabilization	People
Cornerstone of Topeka Pioneer Group Topeka Housing Authority	CLAYTON EINANCIAL SERVIC	Veteran's Administration Topeka Housing Authority  Affordable Housing Providers
SENT Habitat for Humanity	Community Action, Inc. Topeka Rescue Mission Ministries The Salvation Army	Housing & Credit Counselling Doorstep Jayhawk Area on Aging Catholic Charities Let's Help Inc. Valeo Behavioral Health Care
Kansas Housing Resources Corporation		U.S. Bank Federal Home Loan Bank  Banking and Finance
City of Topeka	City of Topeka	City of Topeka

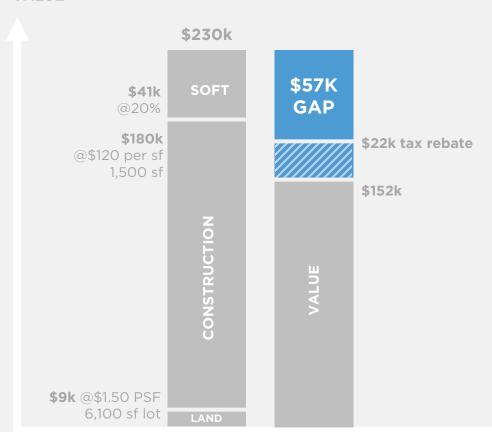


How do we know what level of investment is needed?

What tools are most appropriate?

# FEASIBILITY GAP UNDERSTANDING THE ANALYSIS

### COST and VALUE

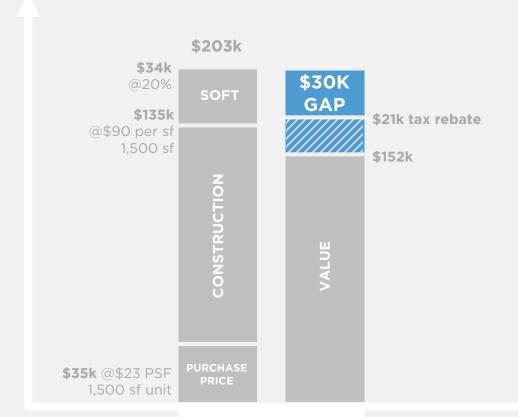


SINGLE FAMILY **NEW** 



### FEASIBILITY GAP UNDERSTANDING THE ANALYSIS

### COST and VALUE



SINGLE FAMILY

GUT REHAB



#### FEASIBILITY GAP PER-UNIT SUMMARY









MULTIFAMILY **NEW** 

SINGLE FAMILY **NEW** 

SINGLE FAMILY **GUT REHAB** 

SINGLE FAMILY **RENOVATION** 

# FEASIBILITY GAP PER-UNIT SUMMARY

COST AND VALUE

Cost to produce Value of tax rebate









MULTIFAMILY **NEW** 

SINGLE FAMILY **NEW** 

SINGLE FAMILY

GUT REHAB

SINGLE FAMILY **RENOVATION** 

#### MARKET IMPLICATIONS: 10-15 YEARS

#### SEGMENTS OF THE MARKET

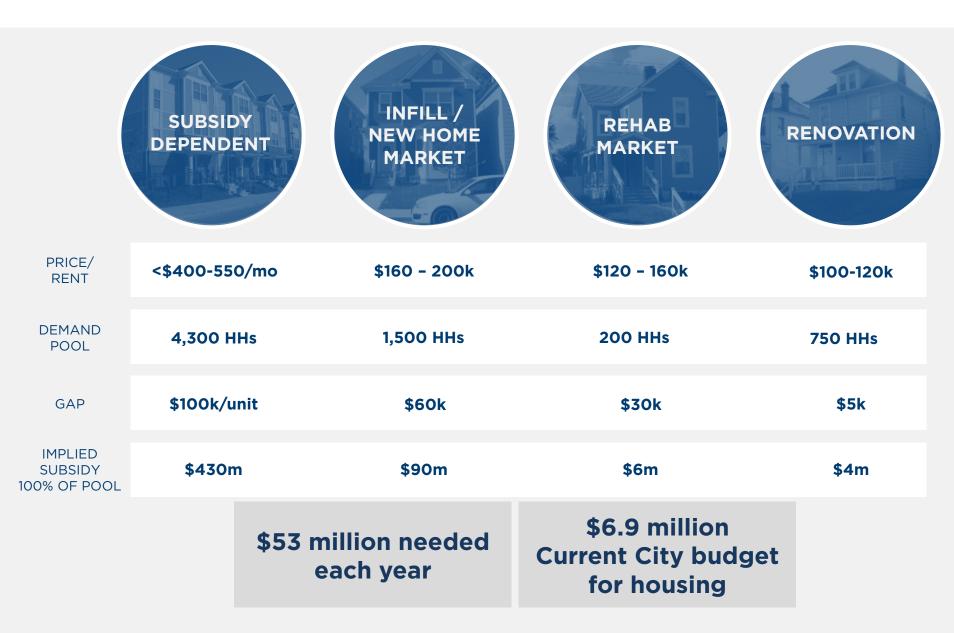


>100 acres

55

#### MARKET IMPLICATIONS: 10-15 YEARS

SEGMENTS OF THE MARKET





### KICK-OFF CONVERSATIONS WHAT WE HEARD

#### **QUALITY**

We need to improve the quality of the housing stock we already have, and reposition it to meet market demand.

#### **REINVEST**

We need a strategy that focuses housing reinvestment in our core neighborhoods.

#### **RESOURCES**

This study can help align resources and services to better serve our vulnerable populations.

#### **OPPORTUNITY**

Housing access and stability are foundational to child and family wellbeing, including school performance.

#### **ACCESS**

There is a shortage of quality affordable and workforce housing with convenient access to major employers.

#### **OPTIONS**

We need a diversity of housing price points and housing types.

### HOUSING GOALS WHAT WE HEARD

- Leverage housing (re)-investment to stabilize Topeka's core neighborhoods.
- Improve housing stability for Topeka's vulnerable residents
   housing as opportunity.
- Support **new housing development**, particularly **affordable** and **moderate-income** options.
- Address problem landlords, absentee owners, and vacant properties.
- Expand the **housing ecosystem** by building new partnerships to fund the Affordable Housing Trust Fund and create a CDC network.

### HOUSING STRATEGIES TO ADVANCE THE GOALS

# SIX STRATEGIES



Improve the quality of the existing housing stock



Address abandoned & vacant properties



Expand resources to encourage housing stability and support homeownership



Support development of a diverse mix of housing types

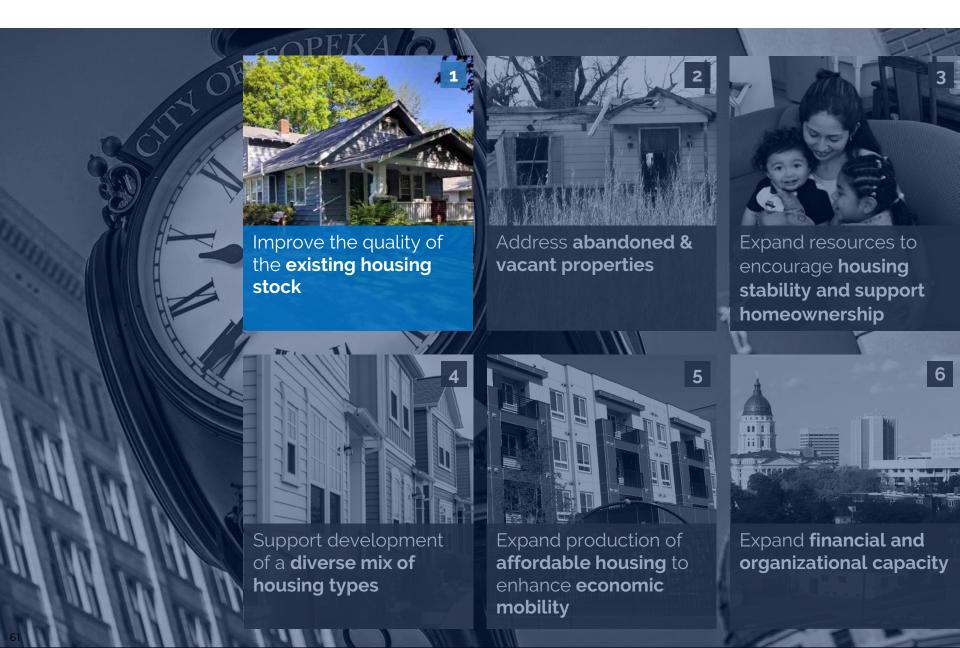


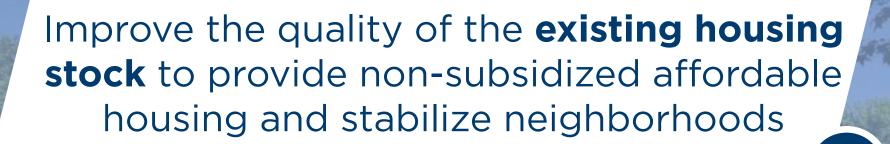
Expand production of affordable housing to enhance economic mobility



Expand **financial and organizational capacity** 

### HOUSING STRATEGIES TO ADVANCE THE GOALS





strategy

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

Expand financial and technical assistance for home repair.

Consider a **landlord licensing** program to address landlords with persistent code violations and excessive evictions. (would require change in state law to allow for interior inspections and maximize effectiveness)

Leverage historic districts and community anchors to identify targeted investment areas.

Fund adequate staff to support **consistent code enforcement.** 

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

- Explore creating a permanent funding source for home weatherization programs.
- Consider expanding weatherization program to rental properties owned by responsible landlords providing nonsubsidized 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 out-of-pocket medical expenses.
  - \$583 per day due to fewer missed days of work.
  - Returns \$2.78 in non-energy benefits for every \$1.00 invested.
  - Improves health and job stability.<sup>3</sup>
  - Creates jobs and other trade training opportunities.



#### Sources

<sup>1.</sup> US Dept. of Energy, Energy Efficiency & Renewable Energy, "Weatherization Assistance Program".

<sup>2.</sup> Green & Healthy Homes Initiative, "Weatherization and its Impact on Occupant Health Outcomes".

<sup>3.</sup> US Dept. of Energy, Energy Efficiency & Renewable Energy, "About the Weatherization Assistance Program".

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.



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

Expand financial and technical assistance for home repair.

Consider a **landlord licensing** program to address landlords with persistent code violations and excessive evictions.

This **would require change in state law** to allow for interior inspections and maximize effectiveness—cannot conduct interior inspections without tenant consent.

- Establish a licensing program to help owners/landlords understand their obligations under city ordinances, encourage proactive maintenance, and help to identify and resolve health and safety issues.
- Require inspection and occupancy permits for properties that meet set criteria for non-compliance.
- Explore self-certification and a framework that assumes initial compliance, phasing inspections in over time.
- Precedents:
  - Lawrence, KS (only one that requires interior inspections).
  - Overland Park, KS.
  - Kansas City, KS.



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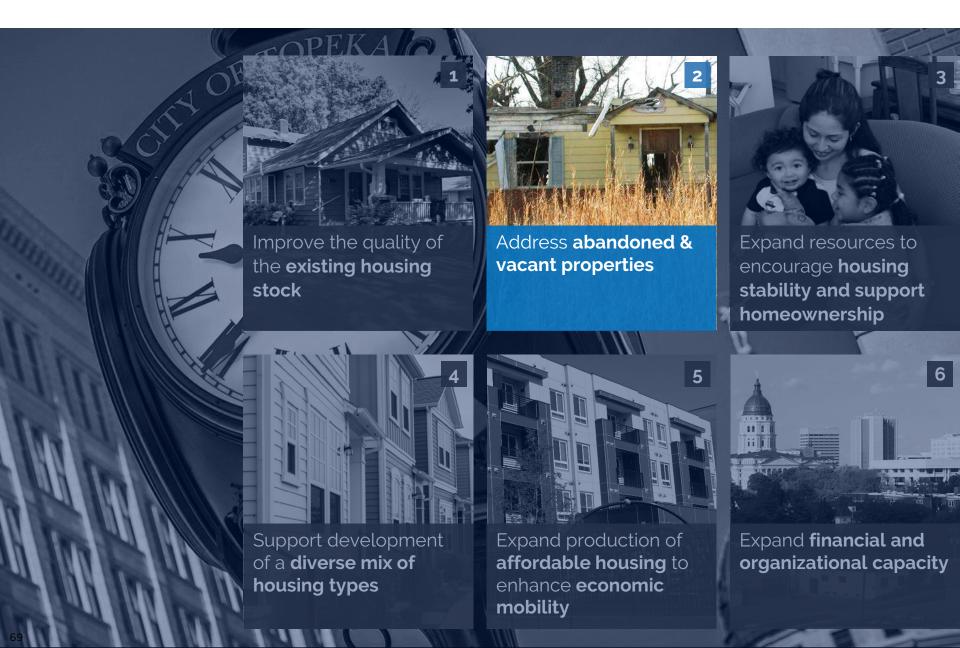
Fund adequate staff to support **consistent code enforcement.** 



### HOUSING GOALS WHAT WE HEARD

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### HOUSING STRATEGIES TO ADVANCE THE GOALS





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

Continue consistent code enforcement efforts.

Expand the foreclosure and vacant property registry to support other initiatives.

Adopt a "demolition as a last resort" policy to promote renovation and preservation.

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

- Create or identify public or nonprofit entities to strategically acquire vacant / problem properties and convert them to productive use.
- Land banks have the authority to acquire and clean title, and transfer properties to new owners in a strategic manner that advances community priorities, including the creation and preservation of quality affordable housing.
- 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.
- Land banks are most successful when:
  - They work closely with community and economic development organizations and plans as part of an implementation team.
  - paired with resources to stabilize and rehabilitate properties to return them to productive use.

#### Precedents:

- Land Bank Rehab Program (Kansas City, Kansas).
- Proposition Neighborhood Stabilization (St. Louis).
  - Rehabbed & Ready (Detroit).



#### STRATEGY 2 LAND BANKS IN KANSAS







Kansas City, KS



**Overland Park** 



Olathe



**Junction City** 



Pittsburgh

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

Continue consistent code enforcement efforts.

- Secure funding to add adequate staff to enhance quick response and follow-up actions to code violations.
- Continue to collaborate with the Municipal Court and City Prosecutor's offices to promote voluntary compliance and corrective actions by property owners.
  - Municipal Court, City Prosecution and Property Maintenance Division have worked together to increase voluntary compliance and prosecution of parties who refuse to voluntarily comply dramatically in the past 5 years with increases from 6 cases a year to multiple dockets each week dedicated to Property Maintenance cases.
  - The City Prosecutor meets regularly with City of Topeka Property Maintenance Code Division staff for training on the legal application of the City's International Property Maintenance Code, as well as meeting in preparation for each week's Code Dockets in Municipal Court.
- Coordinate periodic community tours with municipal judges who oversee code violation cases to highlight the condition of the properties and impacts on the community.



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#### CURRENT MUNICIPAL COURT APPROACH:

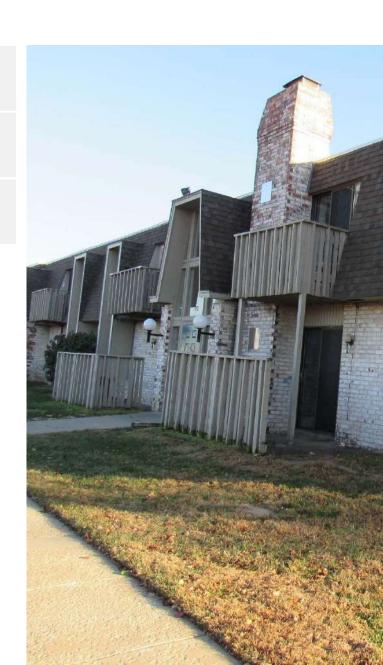
- Court intervention through criminal proceedings and sanctions a tool to be used as a last resort to gain compliance by property owners.
- Court actions to promote voluntary corrective actions by property owners include:
  - Continuance to allow adequate time to comply
  - Provision of information about community and government resources to assist with the cost of corrections.
  - Dismissal of criminal cases when violations are corrected by owner.
  - Waiver of fines when violations are corrected within a specified amount of time after a plea in the criminal case.

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

Continue consistent code enforcement efforts.

Expand the **foreclosure and vacant property registry** to support other initiatives.

- Utilize the database to analyze ownership patterns.
- Add data to track properties with recurring code violations and nuisance complaints.
- Resources:
  - Center for Community Progress.



# STRATEGY 2 STRATEGY DETAIL

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

Continue consistent code enforcement efforts.

Create a database of vacant and abandoned properties to analyze ownership patterns.

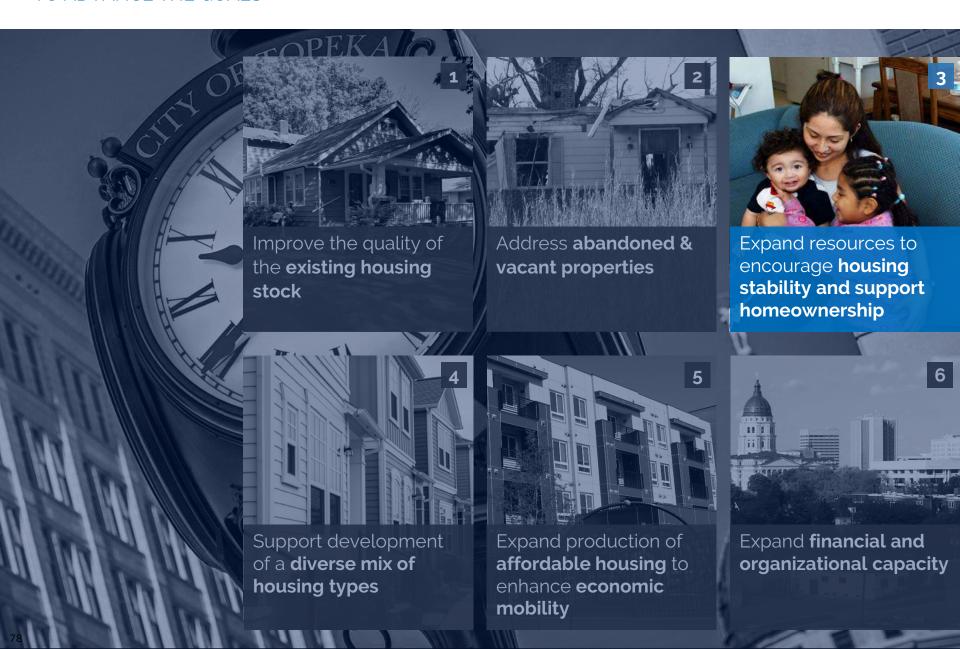
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## HOUSING STRATEGIES TO ADVANCE THE GOALS





Expand supports to prevent and address homelessness and eviction.

Expand financial assistance for low- and moderate-income homebuyers and homeowners.

Support residents working toward homeownership with affordable rental opportunities.

Expand financial and technical assistance for rehabilitation.

Provide housing options that support aging in place.

#### Expand supports to prevent and address homelessness and eviction.

- Explore establishing a tenant right to counsel in eviction cases.
- Align resources to provide additional emergency rental and utility assistance to divert households from eviction.
- Facilitate investment in permanent supportive housing and/or housing first by assisting with acquisition and control of suitable buildings / sites while development partnerships and funding sources are established.
- Coordinate with utility providers to identify tenants with delinquent bills and partner with social service providers to create an **outreach system** to connect vulnerable tenants to assistance that can keep them housed.
- Partner with existing providers to expand tenant education so that there are resources to help vulnerable renters learn to be stable tenants.





#### POLICY CHANGES PRIORITY ACTION

Establish a **tenant right to counsel** in eviction cases.

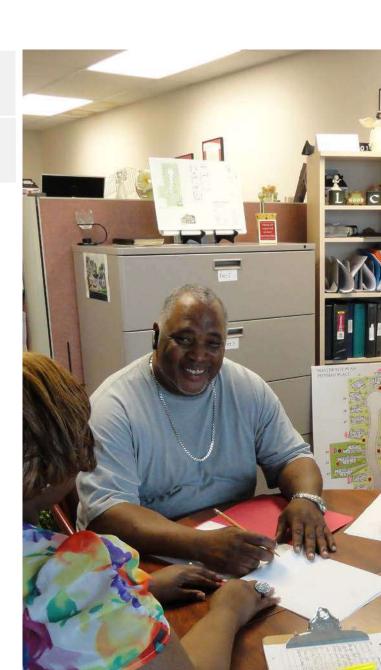
- Create a citywide policy that establishes a right to tenant counsel, and partner with nonprofit organizations to fund and ensure the availability of legal counsel at the scale needed.
- Guaranteeing legal counsel for tenants in eviction cases is shown to significantly reduce the number of cases that result in a warrant for eviction.
- Preventing eviction will be critical to neighborhood stabilization efforts, and will help renters stay in their homes as their neighborhood experiences reinvestments.
- In eviction cases nationwide, an estimated 90 percent of landlords have legal representation, compared to only 10 percent of tenants.
- Preventing eviction can avoid a cycle of housing insecurity and homelessness for families, which makes it very difficult to access quality employment or succeed at school.
- Tenant right to counsel laws are also shown to be cost effective, saving many times more than the costs of counsel in related spending on homelessness, education, and courts.



Expand supports to prevent and address homelessness and eviction.

Expand **financial assistance** for low- and moderate-income homebuyers and homeowners.

- Identify existing lenders that specialize in working with this cohort.
  - Lending products (first-time homebuyer loans).
  - Down payment assistance.
  - Leverage TOTO.
- Partner with additional lending institutions / credit unions to expand the number of lenders offering this product.
- Encourage creation of a mortgage-lending Community
   Development Financial Institution (CDFI) to expand the availability of assistance.
- Explore creation of an appraisal gap mortgage program to support homebuyers interested in purchasing or renovating homes in neighborhoods where market values are depressed.



# STRATEGY 3 HOUSING CDFI

Expand supports to prevent and address homelessness and eviction.

Expand **financial assistance** for low- and moderate-income homebuyers and homeowners.

#### **Community Development Financial Institutions (CDFIs)**

#### What are they?

Community Development Financial Institutions (CDFIs) are **private** financial institutions that are 100% dedicated to delivering **responsible, affordable lending** to help low-income, low-wealth, and other disadvantaged people and communities join the economic mainstream.

#### What do they do?

By **financing community businesses**—including small businesses, microenterprises, nonprofit organizations, commercial real estate, and affordable housing—CDFIs spark job growth and retention in hard-to serve markets.

#### Who runs them?

The four CDFI sectors characterized by different business models and legal structures:

- Community Development Banks
- Community Development Credit Unions
- Community Development Loan Funds
- Community Development Venture Capital Funds



Expand supports to prevent and address homelessness and eviction.

Expand **financial assistance** for low- and moderate-income homebuyers and homeowners.

- Ensure that the homebuyer support network—homebuyer education, credit counseling, etc.—continues to be strong by identifying and connecting organizations with local, state, and federal funding sources.
- Partner with financial institutions and non-profits to expand the use of Individual Development Accounts (IDAs).
- Work with Topeka Housing Authority to expand Family Self Sufficiency program.
- Potential partners:
  - Topeka Habitat for Humanity.
  - Housing and Credit Counseling, Inc.
  - Cornerstone of Topeka.
  - Catholic Charities.
  - Community Action.
  - Topeka Housing Authority.



Expand supports to prevent and address homelessness and eviction.

Expand **financial assistance** for low- and moderate-income homebuyers and homeowners.

Support residents working toward homeownership with **affordable rental opportunities.** 

- Identify organizations and companies providing lease-to-own options, or those willing to.
- Identify additional partner developers to utilize LIHTCs to build affordable units that would convert to homeownership units after the compliance period.
  - Precedent: CROWN Program (Omaha).
- Explore the possibility of utilizing Housing Choice Vouchers to support homeownership.



Expand supports to prevent and address homelessness and eviction.

Expand **financial assistance** for low- and moderate-income homebuyers and homeowners.

Support residents working toward homeownership with **affordable rental opportunities.** 

Expand financial and technical assistance for rehabilitation.



Expand **financial assistance** for low- and moderate-income homebuyers and homeowners.

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Expand financial and technical assistance for rehabilitation.

#### Establish policies to support aging in place

- Allow and encourage housing typologies that build in affordability (such as accessory dwelling units).
- Support accessibility modifications for existing rental and owner-occupied housing stock. (e.g., grab bars, railings, etc.)
- Encourage inclusion of accessible units in new infill development. (e.g., with zero-step entries, interior accessibility, etc.)
- Explore senior village model to expand holistic supports and reduced isolation for seniors in their homes.
  - Community building.
  - Cultural and education activities.
  - Vetted list of service providers (transportation, repair, technology, health and wellness, shopping assistance).
  - Precedent: Villages OKC (Oklahoma City).

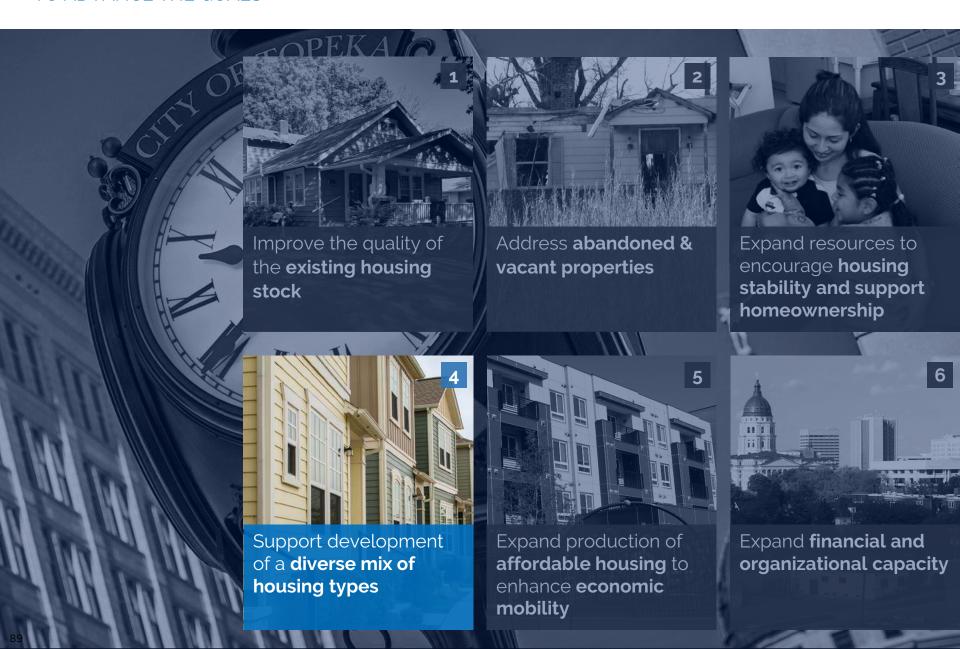




#### HOUSING GOALS WHAT WE HEARD

- Leverage housing (re)-investment to stabilize Topeka's core neighborhoods.
- Improve housing stability for Topeka's vulnerable residents
   housing as opportunity.
- Support **new housing development**, particularly **affordable** and **moderate-income** options.
- Address problem landlords, absentee owners, and vacant properties.
- Expand the **housing ecosystem** by building new partnerships to fund the Affordable Housing Trust Fund and create a CDC network.

## HOUSING STRATEGIES TO ADVANCE THE GOALS





Support a diverse range of infill housing typologies and price points.

Support market-rate housing Downtown to bolster economic development.

Leverage ongoing or planned public investments.

#### Support a diverse range of infill housing typologies and price points.

- Examine existing regulations to determine if they support infill development that is similar in design to existing housing.
- Consider an infill development overlay that allows for reduced setbacks, reduced minimum dwelling sizes, accessory dwelling units, etc.
- Consider creating a gap financing source to encourage new infill typologies, lower risk for participating developers.
- Encourage mixed-income infill.
- Fund could offer a bridge loan used for predevelopment costs (such as acquisition, design, and securing financing), a forgivable loan.
- Precedent: Missing Middle Housing Pilot Program (Minneapolis).



#### STRATEGY 4 STRATEGY DETAIL

Support a diverse range of infill housing typologies and price points.

#### NOAH IMPACT FUND (Twin Cities)

Family Housing Fund

- Context: quickly rising rents in areas of opportunity; many midsize multifamily properties in fairly good condition, owned by mom-and-pop owner-developers.
- Fund provides low-cost equity (@6.5% return, v. 15% conventional expectation).
- Attractive to mom-and-pop developers interested in moderately upgrading rental property, but not flipping to achieve higher market-rate rents.
- Targeted 45- to 100-unit properties.
- Affordability restriction: flexible AMI, 15 years.



Support a diverse range of infill housing typologies and price points.

#### Support market-rate Downtown development.

- Downtown housing will continue to be an important component of Topeka's housing stock.
- The Downtown Topeka Market Strategy estimated demand for up to 900 units over the next 10-15 years in Downtown, ranging from new construction multi-family to townhomes.
- Downtown housing supports talent attraction and retention, and development needs to continue to support additional amenities.
- Most of the housing currently downtown is affordable and, while many of the units need reinvestment, it is important to balance the market by encouraging market-rate development.
- Support for downtown housing should not siphon funds from existing housing and support programs.





Support a diverse range of infill housing typologies and price points.

Support market-rate Downtown development.

Leverage ongoing or planned public investments.

- Continue SORT program and seek partnership to expand availability of home repair funds.
- Coordinate public improvements outside of SORT neighborhoods—infrastructure, parks, sidewalks, sewer—with planned housing development, where possible, so that new infrastructure supports new housing.
- Map publicly-owned sites adjacent to planned public improvements.
- Where a critical mass exists, issue a development RFP for publicly owned sites to attract development along with public improvements. Define acceptable types of development and incentives available.
- Coordinate with city departments to streamline process once a developer is selected and plan approved.

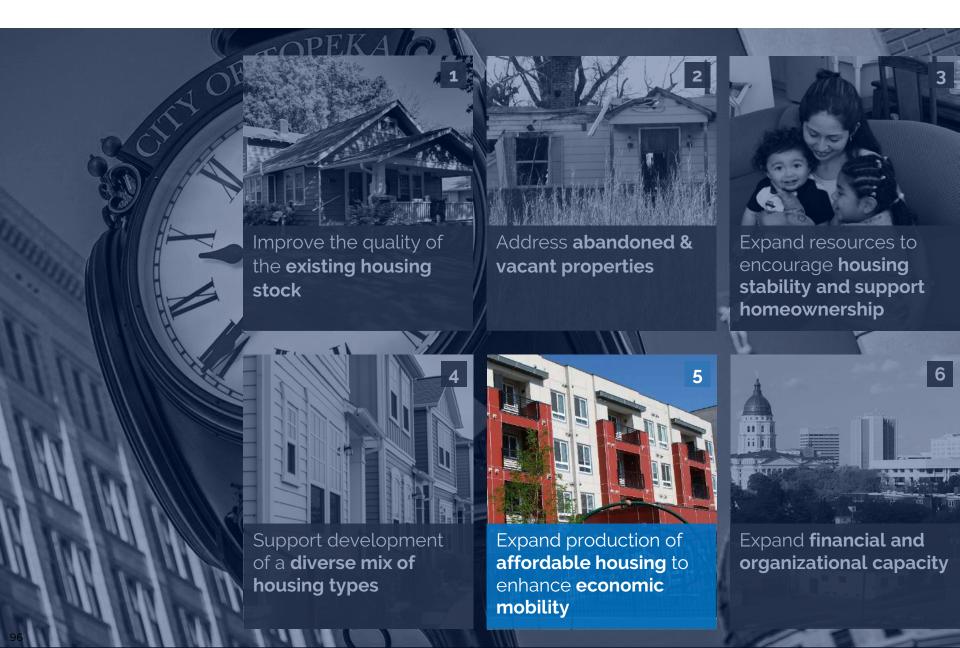




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## HOUSING STRATEGIES TO ADVANCE THE GOALS





Identify locations for affordable housing with convenient access to employers and amenities.

Coordinate with employers to provide alternative transportation options.

Coordinate with employers, institutions, and social service agencies to provide support services.

#### Identify locations for affordable housing with convenient access to employers and amenities.

- A key challenge communicated by various groups is the lack of transportation options to major employers, particularly for third shift. Other evening and early morning work schedules are also impacted.
- One way to address this is to promote or facilitate workforce and affordable housing development/renovation within walking or biking distance to employers.
- Utilize GIS to identify buildable sites, ownership, and assessed values to approximate acquisition costs.
- Identify existing multi-family that could support affordable or workforce housing with modest renovations.
- Identify funding sources, including KHRC programs (4% or 9% LIHTCs, Trust Fund, etc.), AHTF, HOME funds, NRP, etc. that could be combined to make a project feasible.
- Identify potential developer partners.
- Alternatively, identify a critical mass of vacant parcels that could be acquired through a land bank and made development ready. A development RFP could then be issued to identify the best development partner.



# STRATEGY 5 STRATEGY DETAIL

Identify locations for affordable housing with convenient access to employers and amenities.

Coordinate with employers to provide alternative transportation options.

- Identify potential funding sources and support grant applications.
- Consider coordination with Topeka Transit.



Identify locations for affordable housing with convenient access to employers and amenities.

Coordinate with employers to **provide alternative transportation options.** 

Coordinate with employers, institutions, and social service agencies to provide **support services**.

- Stable housing is a key component contributing to economic mobility.
- Access to services like child care, mentoring, tutoring, educational, and similar programs, can free up individuals to take steps to move up the "economic ladder".
- The Family Scholar House model could be implemented in Topeka in coordination with Washburn University and key employers.
- Precedents:
  - Kentucky Scholar House
  - Family Scholar House

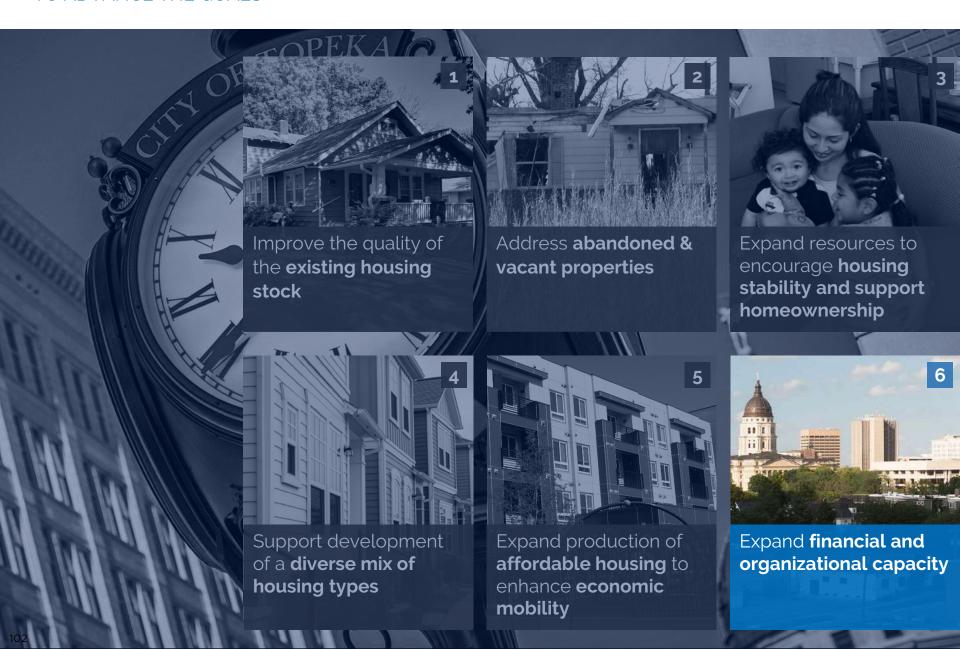




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## HOUSING STRATEGIES TO ADVANCE THE GOALS





Enhance the city's ability for strategic land control (not eminent domain).

Target incentives to support quality housing development.

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

## STRATEGY 6 STRATEGY DETAIL

Enhance the city's ability to facilitate development through **strategic land control** (not eminent domain).

- Establish a land bank to expand the city's ability to strategically acquire and clean title of vacant properties so they can be returned to active use.
- Support the development of a CDC that will expand capacity to redevelop vacant and underutilized property in support of housing goals.





#### STRATEGY OFTAIL

Enhance the city's ability to facilitate development through **strategic land control** (not eminent domain).

**Target incentives** to support quality housing development.

- Continue to leverage tax rebate program (NRP) to support quality affordable and mixed-income development, such as through infill.
- Fund the Affordable Housing Trust Fund, pooling philanthropic capital and a dedicated source of public revenue.
  - Affordable Housing Trust Funds are flexible sources of funding that leverage state and federal programs to further support the provision of quality housing for low- and very low-income housing.
  - Focus AHTF on stabilization—owner and rental repair and modernization—to support affordable housing without subsidy.
  - Consider partnering with landlords with a strong track record to preserve affordable housing through vacancy payments and similar tools.
  - As more funding is secured, leverage the AHTF to support 4% LIHTC projects.



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

- Adapt the Neighborhood Improvement Association (NIA) initiative to 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.



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#### HOUSING STRATEGIES TO ADVANCE THE GOALS

# SIX STRATEGIES



Improve the quality of the existing housing stock



Address **abandoned & vacant properties** 



Expand resources to encourage housing stability and support homeownership



Support development of a diverse mix of housing types



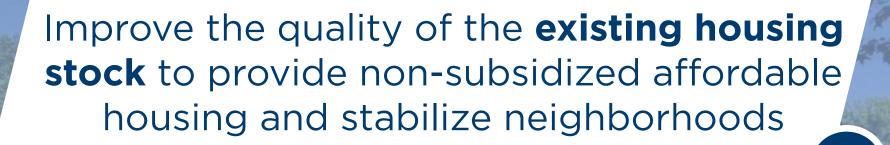
Expand production of affordable housing to enhance economic mobility



Expand **financial and organizational capacity** 

#### ?s for you

- Are these the right strategies and tools for Topeka?
- Is anything missing?
- What are the priorities?
- Where should the city focus and where do its partners need to do more?



strategy

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

Expand financial and technical assistance for home repair.

Consider a **landlord licensing** program to address landlords with persistent code violations and excessive evictions. (would require change in state law to allow for interior inspections and maximize effectiveness)

Leverage historic districts and community anchors to identify targeted investment areas.

Fund adequate staff to support consistent code enforcement.



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

Continue consistent code enforcement efforts.

Expand the foreclosure and vacant property registry to support other initiatives.

Adopt a **"demolition as a last resort"** policy to promote renovation and preservation.



Expand **financial assistance** for low- and moderate-income homebuyers and homeowners.

Support residents working toward homeownership with affordable rental opportunities.

Expand financial and technical assistance for rehabilitation.

Provide housing options that support aging in place.

Expand supports to prevent and address eviction and homelessness.



Support a diverse range of infill housing typologies and price points.

Support market-rate housing Downtown to bolster economic development.

Leverage ongoing or planned public investments.



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