

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a planning and resource allocation document required by the U.S. Department of Housing and Urban Development (HUD) in order for units of government to receive certain federal grant funds. It has been developed according to the requirements of the *Comprehensive Plan Management Process* tool device provided by HUD. The Consolidated Plan regulations combine into a single submission the planning and application elements of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME) programs, American Dream Down Payment Initiative (ADDI), and Housing Opportunities for Persons with AIDS (HOPWA). The reporting requirements for these programs are also consolidated into one performance report. In addition, the City produces the Consolidated Plan in order to ensure its eligibility for Supportive Housing, Shelter Plus Care, and other federal housing funds. The HUD regulations for the Consolidated Plan are located at 24 CFR Part 91.

Alignment: The City of Topeka's Consolidated Plan program year runs from January 1st through December 31st. In addition to the annual Consolidated Action Plan that specifies funding priorities and activities for 2021, this Consolidated Plan also includes budget goals and priorities for 2021-2025 thus effectively making it a 5-year Plan. This alignment in program year time periods allows the City to better coordinate the City's annual operating budget, annual capital improvement budget (CIB), and five-year Capital Improvements Program (CIP).

A Working Group, established by and composed of representatives from national housing and community development associations, as well as HUD and the Office of Management and Budget (OMB), began holding monthly meetings in June 2004 for the purpose of developing an outcome performance measurement system for key HUD housing and community development programs. The performance measurement system that was developed by the Working Group is described below. The objectives represent the goals that the Department of Housing and Urban Development hopes to achieve through the proposed funding, and the outcomes represent the ultimate impacts on the community that should result from this funding.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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The following are the specific objectives and outcomes that the Department of Housing and Neighborhood Relations of the City of Topeka expects to achieve through community development activities funded by the CDBG, HOME, and ESG programs.

Objective: Enhance the quality of targeted Topeka neighborhoods

Measure: Increase homeownership

Measure: Decrease vacant houses

Measure: Stabilize/increase in property value of neighborhoods

Objective: Increase homeownership and rental housing opportunities

Measure: Households benefiting from services performed by KDOC housing rehabilitation

Measure: Homebuyers assisted financially

Measure: Single-family homes constructed

Measure: Housing units rehabilitated

Measure: Neighborhood infrastructure finance/started

Objective: Enhance the linkage of housing with supportive services

Measure: Citizens housed through Shelter programs

Measure: Homeless persons assisted

Measure: Homeless situations prevented

Measure: Families achieving self-sufficiency

Measure: Citizens receiving supportive services

Objective: Leveraging Federal Resources

Measure: Home required match provided

Measure: CIP neighborhood infrastructure

Measure: Debt capital investment generated

Measure: Additional Financial opportunities obtained

Measure: Non-paid citizen volunteer

3. Evaluation of past performance

The City of Topeka has monitoring procedures in regard to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Housing and Neighborhood Relations. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are to be monitored by the City's Purchasing Department and its contract compliance officers.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to HUD.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

The City has had internal audits and HUD audits and no significant findings have been found within the scope of work.

4. Summary of citizen participation process and consultation process

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In order to comply with the objectives established for the City of Topeka's Citizen Participation Plan, the following policies will be implemented by the Department of Housing & Neighborhood Relations. Housing & Neighborhood Relations staff members will be available to furnish interested citizens with information concerning: The total amount of CDBG, ESG and HOME funds expected to be available for use; the range of activities that may be undertaken with those funds; proposed CDBG, ESG and HOME activities likely to result in displacement, and the City of Topeka's plans for minimizing such displacement.

The City of Topeka will conduct at least one public hearing annually for the CDBG, ESG and HOME programs. Meetings will be staffed for assisting non-English speaking persons and persons with impairments. At least one hearing will be advertised community-wide in the City of Topeka's official newspaper at least two (2) weeks in advance, in order to allow interested parties to express their views of needs or respond to proposals or questions related to the CDBG, ESG and HOME programs. In addition to the public hearing, a public hearing for the adoption of the Consolidated Plan, the annual Consolidated Action Plans and the HND budget is held during City Council meetings.

At least one public hearing will be conducted before the proposed Consolidated Plan is initially published for comment. This public hearing will provide an opportunity to obtain the views of citizens on housing and community development needs and to develop proposed activities for inclusion in the one-year action plan. A public hearing will be held after the thirty-day comment period has elapsed for the published draft of the Consolidated Plan. This hearing is to give residents an opportunity to comment on the proposed use of funds in the Plan.

At least fifteen calendar days prior to the submission of the annual performance report the City will announce the availability of and make copies available of the report at the Housing and Neighborhood Relations office for citizen review and comment. In the event that a number of non-English speaking residents and/or persons with disabilities needing assistance are expected to participate in a public hearing, the City of Topeka will provide an interpreter and other needed assistance, including using staff or contracting with individuals to provide needed services.

The City of Topeka will publish a community-wide summary of the Five Year Consolidated Plan and/or the one (1) year action plan in the City's official newspaper. The summary will include the content and purpose of the consolidated plan and will contain a list of the locations where copies of the entire plan may be examined. A comment period of no less than thirty (30) calendar days after publication of the summary will be allowed for citizen input. In accordance with established policy, the City of Topeka will respond to written comments on the Consolidated Plan within fifteen (15) working days.

In its preparation of the Consolidated Plan, the City of Topeka will consider all comments or views received related to the Consolidated Plan. The City of Topeka will incorporate appropriate comments or views as modifications to the Consolidated Plan. Those comments not incorporated into the plan will be submitted as well, along with the reasons they were not accepted.

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To help broaden participation to the 5 year Con Plan the City of Topeka provided 4 service provider meetings to encourage agencies within the community to participate. Additionally, the Citizens Advisory Committee was consulted which consists of neighborhood leaders.

5. Summary of public comments

The public comments received varied by audience. There was an overall theme that the City needed to address vacant/abandoned buildings. This seemed to be of large concern to the citizens. All comments are noted in the plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were viewed as important to the Consolidated Plan process.

7. Summary

The City of Topeka's 5 year Con Plan for 2021-2025 establishes a unified vision for community and economic development by integrating the issues in a comprehensive and coordinated fashion.

Mission of the Consolidated Plan: The Department of Housing & Neighborhood Relations of the City of Topeka will concentrate resources geographically to entice collaborative investment from the private sector. A major emphasis will be to promote identifiable impacts and enhance neighborhood health. Where prior and ongoing financial investment is present, the Department of Housing & Neighborhood Relations will invest to enhance current and future success of its neighborhoods.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|--------|--------------------------------------|
| CDBG Administrator | TOPEKA | Department of Neighborhood Relations |
| HOME Administrator | TOPEKA | Department of Neighborhood Relations |
| ESG Administrator | TOPEKA | Department of Neighborhood Relations |

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Corrie Wright, Division Director of Housing Services, Department of Housing and Neighborhood Relations, 620 SE Madison 1st Floor, Unit 8, Topeka, KS 66607, 785-368-3711, cwright@topeka.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Obtaining the input of citizens, professionals, and other governmental entities is of the utmost importance during the draft of the Consolidated Action Plan. Effectively planning for a community would be difficult, if not impossible, without the support of its residents, especially low-income citizens directly affected by community development projects and programs. It is for these reasons that citizen participation is strongly encouraged throughout the processes of community revitalization planning.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Topeka coordinates services for housing with private and public assisted entities.

Health Services are provided by the Shawnee County Health Agency, Veterans Administration, Stormont Vail, Grace Med and Valeo Behavioral Health Care. The range of services provides access to youth up to the elderly. The collaboration is essential in providing health care to those in need to help maximize money and service the community. The child welfare agency is Kansas Department of Children and Families (DCF) and Kansas Children's Service League; they provide runaway youth programs and collaborate with the CoC in efforts to help alleviate homelessness. Additionally, the Shawnee County Health Agency is responsible for youth lead poisoning and gives the City of Topeka updates on the needs in our community.

Positive Connections provides HIV/AIDS services to the community. The collaboration with the City of Topeka continues as they are a part of the CoC.

The Topeka Housing Authority plays a key role in the coordination of services for housing needs in the community. The needs of the THA are key in development of services that the City of Topeka implements. Every effort has been made to reach out to all parties and get feedback on what they see as areas for growth.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Topeka serves as the lead agency for the Continuum of Care. The CoC serves to coordinate efforts of all community stakeholders and service providers. As the lead agency, the city has ongoing constant communication with other providers who serve the chronically homeless, families with

children, veterans, and unaccompanied youth. Examples of these providers include: Kansas Service Children's League, Veterans Administration, Valeo Behavioral Health Care, Topeka Rescue Mission, etc. These agencies also address persons at risk to help alleviate future homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Once the monitoring committee has made recommendations, the reports are provided to the Homeless Task Force, which is the governing body of the CoC.

A request for proposal is sent out to the public to apply for ESG funds. Once the scores are established, a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC.

The City of Topeka manages the HMIS system. ESG agencies report quarterly on the outcomes of their programs and activities. Each agency funded with ESG funds is required to enter services into the system. The City of Topeka has policies and procedures for use of the system that each agency must adhere to.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

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| 1 | Agency/Group/Organization | Topeka Housing Authority |
| | Agency/Group/Organization Type | Housing PHA Services - Housing Services-Children Services-Elderly Persons |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides input on public housing needs and requirements for Section 8 and public housing. Provides numbers of people affected, and strategies to alleviate the problem. |
| 2 | Agency/Group/Organization | YWCA |
| | Agency/Group/Organization Type | Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Families with children |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on the needs of persons experiencing domestic violence and strategies to help women and children. |
| 3 | Agency/Group/Organization | Citizen's Advisory Council |
| | Agency/Group/Organization Type | Business Leaders Civic Leaders Neighborhood Organization |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Citizen's Advisory Council is an integral part of the consolidated plan and provide essential input for the completion of the plan. |
| 4 | Agency/Group/Organization | HOUSING AND CREDIT COUNSELING, INC |
| | Agency/Group/Organization Type | Housing Services-Education Service-Fair Housing Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Housing and Credit Counseling provides fair housing information and statistics on people experiencing difficulties with their landlord or renter. Provide home ownership training for Topeka Opportunity to Own (TOTO) project clients. Provide services to council clients on their rights and responsibilities under the KS Residential Landlord and Tenant Act, City of Topeka Housing Code and Fair Housing Law. Also to utilize community social service resources to retain housing and avoid homelessness and to help resolve tenant landlord issues. |
| 5 | Agency/Group/Organization | CORNERSTONE OF TOPEKA |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Persons with Disabilities Services-homeless |

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| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy</p> |
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Provides input on the market analysis and what the limitations are for affordable housing. Cornerstone of Topeka is crucial for the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies.</p> |
| <p>6</p> | <p>Agency/Group/Organization</p> | <p>Valeo Behavioral Health Care</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Publicly Funded Institution/System of Care</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy</p> |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Valeo Behavioral Health Care is the community mental health center. They work with the Con Plan to improve coordination for the homeless in the community. Their input assisted with the development of social service funds being provided in the community. Social Detoxification Program, Valeo provides a safe, non-medical, therapeutic environment for clients with acute withdrawal from substance abuse. |
| 7 | Agency/Group/Organization | UNIVERSITY OF KANSAS MEDICAL PRACTICE ASSOCIATION |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Health Agency |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | KU Med provides the community with information on how the City can assist with the low-income population while assisting with health related issues. This collaboration will give the City a more holistic approach to serving clientele. |
| 8 | Agency/Group/Organization | Homeless Task Force |
| | Agency/Group/Organization Type | Services-Education Planning organization Business Leaders Civic Leaders |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Homeless Task Force is the governing body of the CoC. The CoC and its members are important to the Con Plan process to help the City address homelessness in the community. |
| 9 | Agency/Group/Organization | Stormont Vail Health Care |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Publicly Funded Institution/System of Care Business Leaders |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Stormont Vail Health Care was consulted about the Con Plan to bring in health care aspects of low-income individuals. The Con Plan addresses these issues with social service funds and other anti-poverty strategies. |
| 10 | Agency/Group/Organization | Shawnee County Department of Corrections |
| | Agency/Group/Organization Type | Housing Publicly Funded Institution/System of Care Other government - State Regional organization |

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| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Shawnee County Department of Corrections was consulted to assess the re-entry process. This is ongoing communication since they currently are releasing into homelessness. Ongoing communication will ensure better coordination of people being released from corrections. |
| 11 | Agency/Group/Organization | CASA-Child in Need of Care |
| | Agency/Group/Organization Type | Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Use Court Appointed Special Advocates (CASA), volunteers, appointed by the court to help abused and neglected children by advocating for social services and legal decisions that are in the best interest of the children. |
| 12 | Agency/Group/Organization | Catholic Charities |
| | Agency/Group/Organization Type | Housing Services - Housing Services-homeless Service-Fair Housing Publicly Funded Institution/System of Care |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Rapid Re-Housing (primarily for rental and or utility deposits and or first month's rent. Provide rental and utility assistance to establish housing or keep from becoming homeless. |
| 13 | Agency/Group/Organization | COMMUNITY ACTION |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Child Welfare Agency Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provide a youth development program that uses an evidence based curriculum, based within the game of gold to instill life and character building skills to children ages 7 through 18.Homeless Prevention (primarily for rental arrears, utility disconnects and staff salaries)Rapid Re-Housing (primarily for rental deposit and or first month's rent). |

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| 14 | Agency/Group/Organization | DOORSTEP INC |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provide prescription/dental assistance and transportation costs for families or individuals in need. Provide rent and utility assistance for families or individuals facing eviction or disconnection of utility services; Rental arrears and rental deposit and/or first month's rent. |
| 15 | Agency/Group/Organization | East Topeka Council of Aging |
| | Agency/Group/Organization Type | Services-Elderly Persons Services-Persons with Disabilities Services-Health Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provide transportation, check-up phone calls, senior companions, educational and recreational activities to senior citizens and adults with disability, so they may achieve and maintain an optimum level of physical, nutritional, social and mental function in order to maintain their health, dignity and independence. |
| 16 | Agency/Group/Organization | Jayhawk Area on Aging |
| | Agency/Group/Organization Type | Services-Elderly Persons Services-Health Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provide unbiased education and assistance to new Medicare recipients informing them of the variety of supplemental insurance policies available to them. |
| 17 | Agency/Group/Organization | Let's Help Inc. |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provide rental and utility assistance to establish housing or keep from becoming homeless. Homeless Prevention (primarily for rental arrears, utility disconnects). Rapid Re-Housing (primarily for rental deposit and or first month's rent). |

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| 18 | Agency/Group/Organization | THE SALVATION ARMY |
| | Agency/Group/Organization Type | Housing Services - Housing Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provide rental and utility assistance to establish housing or keep from becoming homeless. Help with food distribution to school aged children and their families. |
| 19 | Agency/Group/Organization | Shawnee County District Court |
| | Agency/Group/Organization Type | Services-Health Other government - County |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | A program that combines problem-solving court sessions, community supervision and treatment into a public health approach towards helping substance-using offenders. |
| 20 | Agency/Group/Organization | Shawnee Medical Society |
| | Agency/Group/Organization Type | Services - Housing Services-Health Other government - County |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides for assistance for low-income uninsured residents of Shawnee County in finding medical homes/preventative primary care with access to donated specialty care, hospital services and medication. |

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| 21 | Agency/Group/Organization | Shawnee Regional Prevention & Recovery |
| | Agency/Group/Organization Type | Services-Health Services-Education Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Conduct activities to prevent crime and substance use through citizen empowerment and mobilization by educating and empowering the community through presentations, trainings and meetings. |
| 22 | Agency/Group/Organization | City of Topeka Development Services |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Development Services Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem. |

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| 23 | Agency/Group/Organization | Department of Children and Families |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |
| 24 | Agency/Group/Organization | Strengthening Equipping Neighborhoods Together |
| | Agency/Group/Organization Type | Services-Children Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |

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| 25 | Agency/Group/Organization | USD 501 |
| | Agency/Group/Organization Type | Services-Children Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |
| 26 | Agency/Group/Organization | KANSAS HOUSING RESOURCES CORPORATION |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Publicly Funded Institution/System of Care Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |

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| 27 | Agency/Group/Organization | City of Topeka Planning Department |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Planning Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem. |
| 28 | Agency/Group/Organization | Habitat for Humanity |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care |

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| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p> |
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Habitat for Humanity helps in the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies.</p> |
| <p>29</p> | <p>Agency/Group/Organization</p> | <p>City of Topeka Emergency Management</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - Local</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p> |
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The Emergency Management Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.</p> |

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| 30 | Agency/Group/Organization | City of Lawrence |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |
| 31 | Agency/Group/Organization | Shawnee County Parks and Rec |
| | Agency/Group/Organization Type | Housing Services - Housing Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |

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| 32 | Agency/Group/Organization | City of Topeka Utilities |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Utilities Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem. |
| 33 | Agency/Group/Organization | Circles of Greater Topeka |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |
| 34 | Agency/Group/Organization | Heartland Visioning |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |
| 35 | Agency/Group/Organization | Shawnee County Community Developmental Disability Organization |
| | Agency/Group/Organization Type | Services-Persons with Disabilities Publicly Funded Institution/System of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. |

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| 36 | Agency/Group/Organization | Shawnee County Health Agency |
| | Agency/Group/Organization Type | Services-Health Health Agency |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on public health needs. |
| 37 | Agency/Group/Organization | Greater Topeka Partnership |
| | Agency/Group/Organization Type | Business Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | provides information on business needs in the Topeka area. |
| 38 | Agency/Group/Organization | Topeka Rescue Mission |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Services - Victims |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 39 | Agency/Group/Organization | Economic Recovery Task Force |
| | Agency/Group/Organization Type | Business Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information for business needs in the Topeka Metro area. |
| 40 | Agency/Group/Organization | Community Resources Council |
| | Agency/Group/Organization Type | Planning organization |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides demographic information on people experiencing homelessness and racial, ethnic and other statistical information. |
| 41 | Agency/Group/Organization | Neighborhood Improvement Associations |
| | Agency/Group/Organization Type | Civic Leaders Neighborhood Organization |

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| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis</p> |
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The NIAs are an integral part of the consolidated plan and the activities the City puts in the plan.</p> |
| <p>42</p> | <p>Agency/Group/Organization</p> | <p>City of Leavenworth</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p> |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. The consultation allowed for opportunities to explore how funds were being used in neighboring cities. |
| 43 | Agency/Group/Organization | Unified Government of Wyandotte County Kansas City, KS |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. The consultation allowed for opportunities to explore how funds were being used in neighboring cities. |
| 44 | Agency/Group/Organization | BIG BROTHERS & BIG SISTERS OF TOPEKA, INC. |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 45 | Agency/Group/Organization | TDC OF TOPEKA, INC |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Families with children Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 46 | Agency/Group/Organization | MEALS ON WHEELS, INC |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 47 | Agency/Group/Organization | KANSAS DEPARTMENT OF COMMERCE |
| | Agency/Group/Organization Type | Other government - State |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information for market analysis. |

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| 48 | Agency/Group/Organization | KANSAS LEGAL SERVICES INC |
| | Agency/Group/Organization Type | Other government - State |
| | What section of the Plan was addressed by Consultation? | Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information for market analysis. |
| 49 | Agency/Group/Organization | Positive Connections |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 50 | Agency/Group/Organization | Veterans Administration |
| | Agency/Group/Organization Type | Other government - Federal |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Market Analysis |

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| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on VA statistics, homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 51 | Agency/Group/Organization | Department of Property Maintenance, City of Topeka |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 52 | Agency/Group/Organization | Topeka Police Department |
| | Agency/Group/Organization Type | Services - Victims Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 53 | Agency/Group/Organization | Washburn University |
| | Agency/Group/Organization Type | Services-Education |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 54 | Agency/Group/Organization | Boys & Girls Club of Topeka |
| | Agency/Group/Organization Type | Services-Children |

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| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Families with children Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 55 | Agency/Group/Organization | KCSL |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Families with children Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 56 | Agency/Group/Organization | El Centro |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |

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| 57 | Agency/Group/Organization | Topeka Youth Project |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Families with children Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 58 | Agency/Group/Organization | LULAC |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |

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| 59 | Agency/Group/Organization | Papans Landing |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 60 | Agency/Group/Organization | United Way |
| | Agency/Group/Organization Type | Services - Victims |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem. |
| 61 | Agency/Group/Organization | Marian Clinic |
| | Agency/Group/Organization Type | Services-Health |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |

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| <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.</p> |
|---|---|

Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|--------------------|--|
| Continuum of Care | City of Topeka, KS | The Continuum of Care plan is part of the strategic plan. The CoC partners have identified permanent supportive housing as a need and the city is aware of this need in the community. If grant opportunities present themselves the City will make every effort to leverage more resources. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Topeka coordinates services with the Kansas Department of Health and Environment to help eradicate lead based paint in our community. Additionally, the City of Topeka works closely with Shawnee County on matters related to the city as a whole.

Narrative (optional):

All of our community partners are important in the process of obtaining citizen input.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City recognized the lack of community analysis to study conditions and opportunities as an impediment. Therefore, the City partnered with a St. Louis-based urban planning and real estate consulting firm to develop strategies to create a Citywide Housing Market Study and Strategy. This study provided a detailed assessment of housing needs in the city, analyzed household affordability for all population segments of the community, assessed existing housing programs and providers, and recommended a policy framework to guide equitable housing investments. Stakeholder Groups included in the Housing Study were Faith Leaders, Social Service Providers, Developers, Landlords & Property Managers, Universities and Major Employers, Brokers and Real Estate Professionals, Philanthropic Organizations, Neighborhood Groups, and Banking and Finance Professionals.

In addition, meetings were held with the Homeless Task Force which encompasses low income individuals to give their comments and feedback on the 5 year Consolidated Plan. HND employs bilingual employees and also contracts a translation service that can provide translation at every public meeting. Additionally, the City of Topeka contracts with agencies that can assist persons with impairments.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|--|---|--|---------------------|
| 1 | Public Meeting | Non-targeted/broad community | | Public Meeting Held June 23, 2020 at 9:00 a.m. at City of Topeka, 620 SE Madison St.)Public comments:3 Reduce Demo Add weatherization Increase Major Rehab | Comments were reviewed and taken into consideration. No room to increase major rehabilitation and no support to reduce demo based on need in the community. Weatherization is added. | |
| 2 | Newspaper Ad | Non-targeted/broad community | An ad was placed in the City Metro on July 6, 2020 regarding the availability of the draft Consolidated Action Plan. | Will be added | | |

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| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|-------------------|------------------------------|---|------------------------------|--|---------------------|
| 3 | Internet Outreach | Non-targeted/broad community | Emails were sent to the CAC and NIA Officers, and announcements were made on the City website, as well as Facebook, Twitter, Instagram and NextDoor Posts of draft Consolidated Action Plan for comments. | None | None | |

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| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|----------------------------------|------------------------------|--|---|--|---------------------|
| 4 | Public Meeting | Service Providers | Discussion of the Consolidated Action Plan with area service providers to get input. | Service Provider Meeting for Con Plan Held on June 25, 2020 at 10:00 a.m., City of Topeka, 620 SE Madison St.(2 individuals attended)Public comments:2. Add Weatherization Reduce Empowerment | All comments accepted. | |
| 5 | Citizen Advisory Council Meeting | Non-targeted/broad community | Citizen's Advisory Council Meeting on June 17, 2020 at 7:00 p.m. | Provide housing for units smaller than 1,000 feet. Provide weatherization (only if they get to pick the people) | Against City Code to provide housing for units smaller than 1,000 feet. Weatherization Program created, but will abide by HUD regulations without bias in picking people to participate. | |

Table 4 – Citizen Participation Outreach

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|---|-----------------------------|------------------------------|---|----------------------------|--|
| 6 | Homeless Task Force Meeting | Non-targeted/broad community | Homeless Task Force Meeting on June 10, 2020 at 1:00 p.m. | Add Social Service Funding | No funds were available to increase social services. |
| 7 | Final Public Hearing | Non-targeted/broad community | Public Meeting Held August 18, 2020 at 6:00 p.m. at City of Topeka, 620 SE Madison St.)Public comments: To be added | TBD | TBD |

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The 2020 Citywide Housing Market Demand Study and Strategy prepared by Development Strategies evaluates housing conditions and needs across Topeka. The study identified a critical need for more affordable housing options and resources that help households maintain stable housing. A key illustration of this point uses HUD's 2020 FMR of \$788 for a two-bedroom unit. This unit represents the base cost of a unit that is of decent quality (i.e., it has no major issues and is well-maintained). Nearly one-third (33 percent) of households in Topeka do not earn the \$16 per hour required to afford such a home and are typically forced to choose between being cost-burdened, living in substandard housing, living in over-crowded housing, or spend less on other necessities like food, clothing, schooling for children, child care, or transportation. Seventeen percent of households spend 30 to 50 percent of their income on housing and are cost-burdened; and 13 percent are severely cost-burdened, spending more than 50 percent

Key findings from the study relating to affordable housing are summarized below and additional detail and documentation is included in the appropriate sections of this document. :

- 90 percent of residential permits issued since 2013 were for new construction on vacant lots in new subdivisions. Very limited new housing development and housing reinvestment occurred in Topeka's older neighborhoods, where most affordable housing is located.
- Housing quality is generally substandard at lower affordability levels. More than half of all units at or below 50 percent AMI are "below average" quality or worse, according to Shawnee County Assessor property ratings. The rents for many of these units are considered to be affordable, but their condition leads to higher utility bills and potential health and safety hazards.
- The rate of homelessness in Topeka is 36 percent higher than the national average.
- Topeka is ranked 58th in the U.S. in terms of eviction rate and is 220th in population.
- Topeka's wages for entry level jobs do not support housing stability. Many of Topeka's entry-level jobs pay \$9 to \$12 per hour, which is not enough to afford safe and decent two-bedroom unit without being cost-burdened, work multiple jobs, or have more than one wage-earner. High-wage earners frequently choose to live outside the city.
- There is a need for 1,500 affordable senior units. An increasing senior population paired with a lack of new senior housing options suggest housing costs will be rising in the future.
- Housing in Topeka is an equity issue. Minority households in Topeka are more likely to be cost-burdened. For instance, African-Americans and Hispanics are more likely to be cost-burdened compared to the rest of the population. In Topeka, more than a third of Hispanics (36%) and

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over half of African-Americans (52%) do not earn the \$31,400 required to afford the \$785/month apartment.

- Demand projections indicate a need for 4,300 affordable and workforce housing units to eliminate housing cost burden and housing instability.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data published in August 2019 indicates the following:

- 16 percent of all households have incomes that are extremely low (0-30% HAMFI)
- 30 percent of all households have incomes that are extremely low to low (0-50% HAMFI).
- 78 percent of all renter households that are extremely low-income (0-30% HAMFI) have one or more housing problems.
- Approximately 21 percent of renter households are severely cost burdened: households pay more than 50 percent of their income for rent and only 6 percent homeowners pay half or more of their income for housing costs.

This reflects minimal change from the 2011-2015 CHAS data.

CHAS data is one dataset that demonstrates the number of households in need of housing assistance. For instance, it estimates the number of households with housing problems. A housing problem consists of one or more of the following four problems: cost burdened – monthly household costs exceed 30% of monthly income, overcrowding – more than one person per room, unit lacks complete kitchen facilities, and unit lacks complete plumbing facilities.

The tables in this section rely on 2015 5-year ACS estimates and CHAS data. The narrative is used to provide more up-to-date data, where available, and describe the impacts the new data may have.

| Demographics | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 127,473 | 127,670 | 0% |
| Households | 54,016 | 52,710 | -2% |
| Median Income | \$39,504.00 | \$42,250.00 | 7% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|-------------------------|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 8,215 | 7,375 | 10,340 | 6,250 | 20,530 |
| Small Family Households | 2,490 | 2,150 | 3,310 | 1,945 | 9,515 |

Demo

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Large Family Households | 425 | 485 | 740 | 475 | 1,595 |
| Household contains at least one person 62-74 years of age | 1,290 | 1,190 | 1,995 | 1,270 | 4,565 |
| Household contains at least one person age 75 or older | 700 | 1,770 | 1,530 | 810 | 1,615 |
| Households with one or more children 6 years old or younger | 1,495 | 1,440 | 1,690 | 965 | 1,860 |

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 245 | 90 | 70 | 70 | 475 | 45 | 10 | 45 | 0 | 100 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 30 | 45 | 185 | 35 | 295 | 0 | 0 | 20 | 15 | 35 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 120 | 100 | 45 | 55 | 320 | 15 | 100 | 100 | 65 | 280 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 3,345 | 950 | 190 | 60 | 4,545 | 1,140 | 460 | 160 | 40 | 1,800 |

Demo

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 1,080 | 2,125 | 1,825 | 160 | 5,190 | 445 | 950 | 1,150 | 430 | 2,975 |
| Zero/negative Income (and none of the above problems) | 395 | 0 | 0 | 0 | 395 | 165 | 0 | 0 | 0 | 165 |

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 3,735 | 1,185 | 490 | 220 | 5,630 | 1,205 | 570 | 330 | 115 | 2,220 |
| Having none of four housing problems | 1,975 | 3,210 | 4,900 | 2,310 | 12,395 | 740 | 2,410 | 4,620 | 3,600 | 11,370 |
| Household has negative income, but none of the other housing problems | 395 | 0 | 0 | 0 | 395 | 165 | 0 | 0 | 0 | 165 |

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

Demo

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,700 | 1,085 | 735 | 3,520 | 440 | 450 | 465 | 1,355 |
| Large Related | 260 | 250 | 35 | 545 | 125 | 100 | 60 | 285 |
| Elderly | 710 | 895 | 600 | 2,205 | 600 | 565 | 480 | 1,645 |
| Other | 2,130 | 1,055 | 725 | 3,910 | 465 | 340 | 335 | 1,140 |
| Total need by income | 4,800 | 3,285 | 2,095 | 10,180 | 1,630 | 1,455 | 1,340 | 4,425 |

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,290 | 315 | 10 | 1,615 | 365 | 170 | 20 | 555 |
| Large Related | 240 | 10 | 0 | 250 | 60 | 10 | 0 | 70 |
| Elderly | 510 | 465 | 210 | 1,185 | 445 | 110 | 95 | 650 |
| Other | 1,655 | 250 | 10 | 1,915 | 320 | 170 | 45 | 535 |
| Total need by income | 3,695 | 1,040 | 230 | 4,965 | 1,190 | 460 | 160 | 1,810 |

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 65 | 130 | 130 | 45 | 370 | 15 | 90 | 100 | 60 | 265 |
| Multiple, unrelated family households | 30 | 20 | 40 | 10 | 100 | 15 | 10 | 20 | 20 | 65 |

| | Renter | | | | | Owner | | | | |
|------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Other, non-family households | 50 | 0 | 55 | 35 | 140 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 145 | 150 | 225 | 90 | 610 | 30 | 100 | 120 | 80 | 330 |

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2015 5-year ACS data, 23,788 persons live in poverty, or 19.2% of the population. Of these, 5,035 are single-person households (21% of those in poverty), including 784 are 65 or older (16% of single-person households in poverty).

The 2018 5-year ACS estimates indicate that the number of persons living in poverty decreased to 19,543 (an 18% decrease). Of these, 4,798 are single-person households (a 5% decrease); however, the number of single seniors living in poverty increased to 999 (a 27% increase), indicating a significant need for housing assistance for that age cohort.

The 2020 Housing Study indicates that the 65 and older age cohort is projected to grow by 24 percent over the next 5 years (ESRI projections, 2019-2024). This is attributed in part to the growing number of baby boomers retiring or leaving employment. With fixed income and inability to work this group of disadvantages households will be a focus of the department in the coming years.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2015 ACS data, 16 percent (20,176) of the noninstitutionalized population in the City of Topeka has some type of a disability. About 35% (7,149) are above 65 years of age.

The 2018 5-year ACS data indicates a decrease of persons with a disability to 19,038, a 6% decrease. However, the number of those 65 and older with a disability increased to 7,814, a 9% increase.

According to 2018 ACS data, those with a disability in Topeka have median earnings of \$21,217 compared to median earnings of \$31,866 with no disability. Disabled persons have more barriers to workforce participation and are more likely to be low-income, although this depends on the type and severity of disability. Regardless, there is a substantial need for housing assistance for persons with disabilities.

This number of families with victims of domestic violence, dating violence, sexual assault, and stalking is difficult to ascertain as complete data is unavailable. Based on available data there are approximately 500 families, of which two-thirds have children, in need of housing assistance that meet the criteria above. According to the FBI Crime Data Explorer, there were 650 to 780 violent crimes reported in Topeka each year from 2014 to 2018. Of these, 55 to 90 were sexual assault cases, 370 to 430 were aggravated assault cases, and 10 to 26 were homicides each year. While these statistics do not go into detail about housing situations, their incidence indicates the need for safe housing and supportive services for individual and families experiencing these challenges.

What are the most common housing problems?

The most common housing problem in Topeka is housing cost burden. Nearly 30 percent of all households are cost burdened. Cost burden is especially a challenge for renters, as 44 percent of all renters are cost burdened. About 13 percent of all households are severely cost burdened (paying 50% or more of their income for housing). 23 percent of renter households are severely cost burdened and 6 percent of owner households. This indicates that there is a lack of affordable housing that reduces housing cost burden, particularly for renters.

This challenge becomes more pressing for households in specific neighborhoods of the city—facing cost-burdens at an even higher rate: Central Topeka (19 percent), East Topeka (17 percent), Hi-Crest (14 percent), and North Topeka (13 percent).

Housing condition is also a challenge, particularly in older parts of the city. The 2020 Housing Study analyzed Shawnee County Assessor property ratings and found that more than 70 percent of the housing units that are most affordable at the 30% AMI level (\$70,000 for-sale home or \$450 or lower rent) are in below average or worse condition. About one-third of affordable units at the 60 percent AMI level or below (\$140,000 for-sale or \$750 per month rental) are rated as below average or lower. Common housing condition problems for these units include peeling paint, roof leaks, plumbing leaks or functionality problems, and no or poor HVAC systems. Poor weatherization causes high utility costs, which impacts housing cost burden.

Property value increases have greatly outpaced the rise in income levels for the lowest income households. It is natural to assume the rent levels would have to increase with higher property values to cover the costs of the rental property. Additionally, the utility rates continue to increase which affects the low income household the most.

Are any populations/household types more affected than others by these problems?

Housing cost burden is also a greater hardship for racial and ethnic minority households. African-Americans and Latinos are more likely to be cost-burdened than the general population. More than a third of Hispanics (36%) and over half of African-Americans (52%) do not earn the \$31,400 required to afford the \$785/month apartment. This has broad implications regarding the need for equitable housing strategies alongside affordable homeownership and rental assistance programs.

Minority populations are also more concentrated in older neighborhoods of Topeka that have lower property values and in neighborhoods with more housing condition problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The characteristics of low-income individuals and families are limited education, affordable childcare, and lack of savings to prevent unexpected circumstances. In order to overcome extreme poverty these households need jobs that pay a living wage. Additionally, they need the education and skills to obtain a job that will pay more than the minimum wage. Safe, stable, and affordable housing; expanded resources to help tenants prevent eviction and homelessness; and robust assistance for people experiencing homelessness are all needed as solutions to address this issue.

Families receiving rapid re-housing assistance are in great need of advocates and extensive case management to help them out of poverty. By the end of the period of rapid re-housing a plan should be implemented to identify and eliminate a barrier to their advancement in the community.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Our jurisdiction does not provide estimates of the at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Demo

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause an increased risk of homelessness. Housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. In addition, those individuals and families that are living in overcrowded and/or doubled up housing situations are particularly vulnerable to homelessness.</p>

Discussion

According to the 2020 Housing Study, assuming a 10-year production period, a total of \$53 million is needed each year to produce an equitable housing stock. The calculations also assume that, by meeting the noted demand, most households in Topeka would not be cost burdened.

The current city budget for housing programs, which include housing production, vouchers, and funding for partners, is nearly \$7 million per year. This number does not include what private developers spend to produce housing, or what is raised from other sources for ongoing initiatives from other providers, like Habitat for Humanity, Cornerstone of Topeka, Topeka Housing Authority, Catholic Charities, Community Action, Inc., and others. The City recognizes the clear need to expand its financial and organization capacity to provide quality housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing problems are defined as a household having any one of the following: a cost burden greater than 30% of income, more than one person per room, and/or housing without complete kitchen or plumbing facilities. Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 6,460 | 1,195 | 560 |
| White | 4,225 | 755 | 405 |
| Black / African American | 1,075 | 280 | 115 |
| Asian | 89 | 24 | 0 |
| American Indian, Alaska Native | 30 | 10 | 4 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 840 | 110 | 25 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,835 | 2,545 | 0 |
| White | 3,255 | 1,880 | 0 |
| Black / African American | 790 | 270 | 0 |

Demo

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Asian | 35 | 4 | 0 |
| American Indian, Alaska Native | 70 | 29 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 550 | 265 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,795 | 6,545 | 0 |
| White | 2,735 | 4,900 | 0 |
| Black / African American | 570 | 655 | 0 |
| Asian | 24 | 35 | 0 |
| American Indian, Alaska Native | 25 | 30 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 365 | 845 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 935 | 5,315 | 0 |
| White | 785 | 4,340 | 0 |
| Black / African American | 70 | 405 | 0 |
| Asian | 0 | 50 | 0 |
| American Indian, Alaska Native | 0 | 54 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 55 | 325 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

For the 50 to 0% AMI category, 34% of the jurisdiction as a whole had housing problems compared to the 19% for the 80-100% Area Median Income category. Notably, 79% of households in the 0-30% AMI bracket and 72% of households in the 30%-50% AMI bracket had one or more of four housing problems. Lower-income households are much more likely to experience housing problems, often severe housing problems, than the higher income categories. In terms of disproportionately greater need, there are only two instances that qualify under the definition in the introduction: the Asian group in the 30 to 50% AMI range and the African American group in the 50 to 80% AMI range. The Asian cohort is relatively small numerically, making up less than one percent of households in all income brackets.

Overall, the 0 to 30% AMI and 30 to 50% AMI brackets have disproportionately greater need to address housing issues than the higher income brackets.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As noted on the chart below the amount of housing problems for whites were disproportionately greater in the 0-30% HAMFI category showing whites with 1 or more of the four housing problems for 0-30% at 43% compared to whites with one or more housing problems for 80-100% at only 4%. Minorities did not have a disproportionately greater need in comparison.

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 4,940 | 2,715 | 560 |
| White | 3,270 | 1,710 | 405 |
| Black / African American | 785 | 570 | 115 |
| Asian | 89 | 24 | 0 |
| American Indian, Alaska Native | 30 | 10 | 4 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 635 | 310 | 25 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 1,755 | 5,620 | 0 |

Demo

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| White | 1,170 | 3,965 | 0 |
| Black / African American | 190 | 875 | 0 |
| Asian | 25 | 15 | 0 |
| American Indian, Alaska Native | 0 | 94 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 275 | 540 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 820 | 9,520 | 0 |
| White | 500 | 7,130 | 0 |
| Black / African American | 100 | 1,120 | 0 |
| Asian | 24 | 35 | 0 |
| American Indian, Alaska Native | 10 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 185 | 1,025 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 335 | 5,910 | 0 |
| White | 280 | 4,845 | 0 |
| Black / African American | 0 | 475 | 0 |
| Asian | 0 | 50 | 0 |
| American Indian, Alaska Native | 0 | 54 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 45 | 335 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Overall, the 0 to 30% AMI and 30 to 50% AMI brackets have disproportionately greater need to address housing issues than the higher income brackets. About 60 percent and 43 percent of households in those ranges, respectively, have one or more housing problems, compared to 24 percent overall.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Thirty percentage of the jurisdiction as a whole is housing cost burdened. There is a disproportionately greater cost burden to Black/African Americans where 46% of their total jurisdiction are cost burdened in comparison as shown in the chart below:

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 36,365 | 8,855 | 6,935 | 560 |
| White | 28,805 | 6,305 | 4,770 | 405 |
| Black / African American | 2,825 | 1,440 | 1,015 | 115 |
| Asian | 470 | 40 | 114 | 0 |
| American Indian, Alaska Native | 290 | 95 | 30 | 4 |
| Pacific Islander | 15 | 0 | 0 | 0 |
| Hispanic | 3,020 | 765 | 830 | 25 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Based on our analysis there is a need to address disproportionate housing costs needs for Black/African Americans.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to the ACS 2013-2018, the median family income (MFI) was \$46,890. Approximately 37% of households in the City were low and moderate-income (incomes below 80% of MFI). Areas of highest low-income concentration are defined as those Census Tracts with a low-income population greater than 50%. These areas are found in Historic North Topeka East, Oakland, East Topeka North, East Topeka South, Central Highland Park, Highland Crest, Chesney Park, Central Park, Monroe, Tennessee Town, Old Town, and Downtown.

The median household income for African-American households in Topeka (\$30,500) is approximately two-thirds of the citywide median (\$46,890). As per ACS 2013-2018, more than half (58%) of all African-American households in the city were low and moderate-income (incomes below 80% of MFI). This has broad implications regarding housing affordability. Additionally, minority households are concentrated in the older areas of the city, many of which were the historically redlined “declining” and “hazardous” areas. The resulting lack of investment in the housing stock in these areas contributes too many of the challenges present today.

Areas of highest minority concentration (26% or more of the population) include parts of Oakland, Historic North Topeka West, Old Town, Monroe, Chesney Park, Central Park, Tennessee Town, Historic Holliday Park, East Topeka North, East Topeka South, East End, Highland Acres, Highland Crest, Central Highland Park, and Jefferson Square.

If they have needs not identified above, what are those needs?

According to the ACS 2013-2018, more than two-thirds of African-American households and half of all Hispanic households in the City of Topeka rent a home. This is higher than the citywide percentage for renter occupied housing (43 percent). Thus, providing access to quality rental housing options is very important. It is also important to create more homeownership opportunities with adequate supports.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Areas of highest minority concentration (26% or more of the population) include parts of Oakland, Historic North Topeka West, Old Town, Monroe, Chesney Park, Central Park, Tennessee Town, Historic Holliday Park, East Topeka North, East Topeka South, East End, Highland Acres, Highland Crest, Central Highland Park, and Jefferson Square. These are typically older neighborhoods, in and near Downtown.

NA-35 Public Housing – 91.205(b)

Introduction

The Topeka Housing Authority has both public housing and Section 8 housing for the citizens in the City of Topeka. The need for more vouchers is evident in the following description.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| | | | | | | | | | |
| # of units vouchers in use | 0 | 0 | 623 | 1,252 | 0 | 1,089 | 72 | 0 | 91 |

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | | |
|------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | |
| | | | | | | | | | |
| Average Annual Income | 0 | 0 | 8,612 | 11,533 | 0 | 11,714 | 9,650 | 0 | |
| Average length of stay | 0 | 0 | 2 | 3 | 0 | 4 | 0 | 0 | |

Demo

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Household size | 0 | 0 | 1 | 2 | 0 | 2 | 1 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 82 | 195 | 0 | 183 | 6 | 0 |
| # of Disabled Families | 0 | 0 | 232 | 526 | 0 | 400 | 41 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 623 | 1,252 | 0 | 1,089 | 72 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 384 | 725 | 0 | 632 | 41 | 0 | 52 |
| Black/African American | 0 | 0 | 223 | 495 | 0 | 428 | 29 | 0 | 38 |

Demo

| Program Type | | | | | | | | | |
|-------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Asian | 0 | 0 | 2 | 3 | 0 | 3 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 13 | 23 | 0 | 22 | 0 | 0 | 1 |
| Pacific Islander | 0 | 0 | 1 | 6 | 0 | 4 | 2 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Program Type | | | | | | | | | |
|--------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Ethnicity | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 42 | 91 | 0 | 83 | 2 | 0 | 6 |
| Not Hispanic | 0 | 0 | 581 | 1,161 | 0 | 1,006 | 70 | 0 | 85 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Currently, the Topeka Housing Authority has more accessible units in their portfolio than they have need on their waiting list. Although, they do house a great number of people with disabilities, not all people that have physical disabilities require an accessible unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Topeka Housing Authority waiting list for Public Housing is currently 312 people. 1BR=239; 2BR=17; 3BR=39; 4BR=15; 5BR=2. The most unmet need of the families they serve in public housing is a need for assistance with security deposits, utility connection payments, assistance with getting birth certificates and state issued ID's, and social security cards. The total number of people on the Housing Choice Voucher waiting list is 2,357. Individuals on the Housing Choice Voucher (Section 8) list have the same concerns as those on the public housing waiting list, however they also have a need for assistance to pay application fees charged by private landlords. At this time the Housing Choice Voucher (Section 8) program is closed and nobody can apply to be added that waiting list. Topeka Housing Authority does not know at this time when it will reopen again.

How do these needs compare to the housing needs of the population at large

The needs of all people with low income describe the same limitations to finding housing. Application fees, deposits and utility connections can hinder their ability to find affordable housing.

Discussion

According to the 2020 Housing Study, Topeka has 17,700 households whose incomes indicate need for affordable housing (incomes at or below 60% AMI). Currently, the City has 5,590 units that are dedicated affordable housing units, or those subsidized through HUD, LIHTC, and other programs. This shows a gap of 12,100 units to meet the affordable housing demand in the community. The 2020 Housing Study outlines broad strategies such as setting up an Affordable Housing Trust Fund to guide the city's effort in closing this gap.

The City of Topeka will continue to collaborate with the THA in efforts to close the gap of housing needs in the community. The need for affordable housing is clearly exemplified by the number of people on their waiting list. The City plans on assisting the THA with efforts to expand and receive more vouchers for the community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Topeka relies on the Topeka/Shawnee County Homeless Task Force to do the annual Point-in-Time count each year. The number of Veterans who are homeless has decreased each year. This is in part due to the number of HUD VASH vouchers the local Veterans Administration has available and the work of the community to get them housed. The number of chronically homeless individuals was 169 people.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 0 | 105 | 210 | 210 | 151 | 49 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 92 | 195 | 50 | 50 | 31 | 33 |
| Chronically Homeless Individuals | 67 | 90 | 30 | 30 | 15 | 45 |
| Chronically Homeless Families | 5 | 0 | 5 | 5 | 1 | 47 |
| Veterans | 7 | 16 | 5 | 5 | 5 | 25 |
| Unaccompanied Child | 2 | 1 | 5 | 5 | 2 | 21 |
| Persons with HIV | 0 | 4 | 7 | 7 | 5 | 34 |

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The local shelter the Topeka Rescue Mission is our main source for data. They received no government funds, either local or federal. We rely on their data for educational and program planning purposes. The number becoming and exiting homeless has been challenging in our community. The City is currently using HMIS to record this information and is working with the Rescue Mission to get their data into the HMIS system for better reporting.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 43 | 0 |
| Black or African American | 22 | 0 |
| Asian | 3 | 0 |
| American Indian or Alaska Native | 19 | 0 |
| Pacific Islander | 0 | 0 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 86 | 0 |
| Not Hispanic | 14 | 0 |

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The number of Veterans who are homeless has decreased each year. This is in part due to the number of HUD VASH vouchers the local Veterans Administration has available and the work of the community to get them housed.

The number of families with children in need of housing assistance has been rising in our community. A total of 33 households with a total of 67 children were homeless on the day of the point-in-time count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Forty-nine percent of the individuals were Caucasian with African American following with 25%. Additionally, only 50% were Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Eighteen households were unsheltered, compared to 220 households who were in an emergency shelter and another 56 in transitional.

Discussion:

Not having a permanent home disrupts the rest of a person’s daily life: it is harder to find jobs and private landlords may not rent to prospective tenants who lack a rental history. According to the 2020 Housing Study, Shawnee County has a higher rate of homelessness than its peers, with 23 homeless per

10,000 people, compared to 17 and 14 in Tulsa County and Sangamon County (Springfield, IL), respectively.

Each year the City does a point-in-time count of homeless people in the community. In 2020, the count has gone down by 9 percent to 401. The City intends to keep addressing this issue through safe, stable, and affordable housing; expanded resources to help tenants prevent eviction and homelessness; and robust assistance for people experiencing homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Housing assessments must also consider those persons and households with special needs such as the disabled, elderly, victims of domestic violence, those suffering with HIV/AIDS or from substance abuse. This segment of the population not only requires basic housing, but also housing that matches affordability with functionality due to their limited abilities or need for access to medical care and human services.

Describe the characteristics of special needs populations in your community:

Residents of any age, especially those of limited incomes, facing a wide variety of challenges, including those with physical, cognitive and/or behavioral health issues; elders; at-risk youth; victims of violence; veterans; people in need of long term care to live in the community, rather than in institutions, persons with limited English proficiency, persons who are unemployed or underemployed or at risk of homelessness and those with special barriers, such as criminal backgrounds, that make accessing housing and employment more difficult.

What are the housing and supportive service needs of these populations and how are these needs determined?

The Topeka/Shawnee County Homeless Task Force is the governing body of the CoC. The CoC provides input to the City regarding the needs of people with special needs. The CoC has determined that there is a need for additional permanent supportive housing for this population. Due to the number of people on low fixed income a rental subsidy program would be ideal.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The HIV/AIDS population in the City of Topeka is growing. Positive Connections, formed as the Topeka AIDS Project in 1985, is Kansas' oldest HIV/AIDS service organization. Serving Topeka and a 17-county region of rural Northeast Kansas, Positive Connections provides medical case management to individuals living with HIV/AIDS and comprehensive community education and outreach services that prevent future infections.

Discussion:

The City of Topeka has a high number of people with mental illness and a large growing elderly population. These two categories are being assessed on an annual basis.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The Rescue Mission expansion included an intake facility that will provide short-term emergency shelter for women and families, a shelter for men and a long-term program shelter for men. This expansion provided an additional 260 beds, or a total of 410 total beds in the mission. TRM plans to renovate the current facility to create an Empowerment and Transformation Center which will serve as a hub for adult education and training.

How were these needs determined?

The City of Topeka has partnered with TRM in this effort to expand the Mission and serve the homeless population in the community by donating land adjacent to the current facilities for their expansion.

Describe the jurisdiction’s need for Public Improvements:

Topeka is an aging community, which like many older communities struggles with the cost of maintenance and upkeep of its public infrastructure. In the coming 5 year period the City will expend nearly \$20 million dollars to address its aging and dilapidated street system. In addition, nearly \$103 million dollars is anticipated to be spent on updates to the City’s aging wastewater, storm water and potable water system. Neighborhoods will see an investment of \$7 million in infrastructure and housing improvements in the five year period. Finally, Topeka Fire Department is planned to have slightly over \$9.2 million in equipment and facilities upgrades to address public safety needs in the community. These improvements are included in the City’s five year Capital Improvement Plan.

How were these needs determined?

The prioritization criteria used in the Capital Improvement Plan process include: Fiscal Impact, Health, Safety, Environment, Economic Viability and Return on Investment, and Comprehensive Plan and Smart Growth. The full prioritization process was completed for the 2015-2019 CIP, and updated for the 2016-2020 CIP as necessary. Results from the exercise were used to compile the current CIP.

Describe the jurisdiction’s need for Public Services:

The City of Topeka has an excellent source of public services in the community. The agencies get around the table at several key meetings to discuss the need of the community. The Emergency Aid Council is a group of providers from all backgrounds sharing what is available in the community as well as what they need. The Homeless Task Force is another public service meeting.

The City of Topeka has a very large mental ill population that is being well served by the community mental health center.

How were these needs determined?

The needs were determined by public meetings and discussion with community stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Single-family units accounted for approximately 97 percent of all sales in the past twelve months (Sunflower Realtors Association, December 2019), and single-family units account for about 70 percent of the total housing stock despite only approximately 63 percent of units being owner-occupied. The remaining three percent of non-single-family sales consist of scattered, generally dated, townhome and condo units, and no contemporary multi-family for-sale options have been added in many years. 2015 ACS data indicates that 65 percent of housing units are detached single-family homes. Building permit data indicates that 71 percent of all permits issued over the past 10 years were for single-family homes.

Low-cost homes comprise a significant portion of Topeka's overall housing supply. According to ACS data, approximately 45 percent of all homes in the city have a value of less than \$110,000. However, these units do little to address the shortage of affordable housing options in the community given their generally poor condition. Approximately 55 percent of these homes are classified as being in "below average" condition or worse by the Shawnee County Appraiser's Office, indicating significant additional investment and repairs would be needed to return them to a livable standard.

Differences in home quality and value largely manifest themselves along geographic lines. Homes built inside the Interstate 470/Highway 24 boundary have a median home value of approximately \$95,000, and about twelve percent of all homes are vacant. In contrast, homes outside this boundary have a median value nearly twice this level--\$181,000—and an overall vacancy rate of just six percent¹. The lack of new construction within the inner belt and absence of developable lots is also evident in median property age. Approximately 25 percent of all homes within the interstate were built before 1940, with a median year built of 1958. This trend reverses along Topeka's periphery, where nearly 20 percent of all housing units were constructed since 2000, with a median year built of 1987.

The city has a current inventory of roughly 10,400 multi-family units (ESRI, 2019), contained primarily within traditional garden-style apartment communities. There has been only nominal development in the multi-family market over the past decade, with fewer than 100 new units added since 2010. Overall vacancy has remained steady between seven and eight percent, while asking rents have increased about 18 percent.

Most of the multi-family units in the city are contained primarily within traditional garden-style apartment communities. There has been only nominal development in the multi-family market over the past decade, with fewer than 100 new units added since 2010. Overall vacancy has remained steady between seven and eight percent, while asking rents have increased about 18 percent. Due to the lack of new construction in the market, midscale properties—communities that are more than 30 years old—have maintained rental rates around \$1.00 per square foot despite their condition and age. The absence

of new upscale products has impacts on the broader housing market as well. Affluent renter households have few options of sufficient quality, and therefore opt for lower-priced rentals, enter the for-sale market, or choose to live elsewhere.

The tables in the next few pages provide some additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of City of Topeka's housing stock. More recent data, where available, is discussed in the narrative.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2011-2015 ACS data, the housing stock within the City of Topeka is primarily single-family housing, with 65 percent of households residing in single-family detached structures. Approximately 53 percent of households are homeowners, with 72 percent of owner households living in housing units with three or more bedrooms. Thirty percent of housing units are in multifamily development, with two to twenty or more units in the structure. With over 17,943 multifamily units serving over 22,574 renter households, the data suggest that almost 4,600 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households.

The 2014-2018 ACS data indicates slight increases in detached single-family homes (67 percent), homeownership (56 percent), while the other proportions remain similar. The newer data set also indicates an increase of 285 housing units.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 38,700 | 65% |
| 1-unit, attached structure | 2,780 | 5% |
| 2-4 units | 3,885 | 7% |
| 5-19 units | 6,620 | 11% |
| 20 or more units | 5,840 | 10% |
| Mobile Home, boat, RV, van, etc | 1,780 | 3% |
| Total | 59,605 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|---------------|------------|
| | Number | % | Number | % |
| No bedroom | 135 | 0% | 965 | 4% |
| 1 bedroom | 825 | 3% | 6,685 | 29% |
| 2 bedrooms | 7,155 | 24% | 8,825 | 38% |
| 3 or more bedrooms | 21,595 | 73% | 6,525 | 28% |
| Total | 29,710 | 100% | 23,000 | 99% |

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Topeka has a total supply of about 4,820 affordable units, including nearly 3,000 LIHTC units, 744 public housing units, and just over 1,000 additional units contained within scattered properties supported by Section 8 vouchers (project-based) or other rental assistance programs. Similar to multi-family trends as a whole, relatively little has been constructed in the past few years. The most recently-developed affordable housing properties have included a mix of family and senior units, including the rehab and conversion of the historic Santa Fe Railroad office building into Pioneer Motive Place Senior Apartments in 2012 and Pioneer Group’s rehab of the Casson Building located along Topeka Boulevard near Downtown, which is currently underway. There is also a 150-unit affordable senior housing development proposed in a near downtown neighborhood that will substantially improve options for low-income seniors.

The public housing units target households with extremely low incomes, though demand for units among low-income households prevails. Other units assisted through contracts with HUD target households with incomes below 80 percent of the area median income, such as the Shelter Plus Care Program, Tanglewood Program and the Valeo Housing Project.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Topeka does not expect to lose affordable housing inventory in the near future.

Does the availability of housing units meet the needs of the population?

The 2020 Housing Study illustrates that there is a significant gap between the demand and supply of affordable housing in Topeka. There are roughly 15,000 renter households in Topeka that would be income-eligible for units at 60 percent of Area Median Income (AMI). Of those, 7,900 households are very low-income households at or below 30 percent AMI (earning less than \$20,580 per year). This far exceeds the existing supply of about 4,800 dedicated low-income affordable units in Topeka.

Housing quality is generally substandard at lower affordability levels. More than half of all units at or below 50 percent AMI are “below average” quality or worse. While these units are “affordable” their condition leads to higher utility bills and potential health and safety hazards.

There is an undersupply of rental units throughout the community. The absence of upscale rental properties—there is very little supply at 150 percent AMI and above—creates additional pressure as affluent households have fewer options of sufficient quality. These households opt for lower-priced rentals, enter the for-sale market, or choose to live elsewhere.

Additionally, in the coming years, the growing senior population will put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home. There is a need for senior housing options can accomplish at least two important goals: freeing up existing housing stock for first-time buyers, and providing seniors with a more suitable housing option to meet their lifestyle preferences.

Describe the need for specific types of housing:

Single-family homes were the primary type of housing built in Topeka over the past decade. Compared to peer cities and the state, single-family homes disproportionately dominated housing development in Topeka. Other markets had more multifamily development, and more missing middle development—duplexes, fourplexes, townhomes, and smaller walk-up multifamily properties.

The housing study concludes that there is a need to diversify the housing stock to retain and/or attract residents. The housing stock in Topeka is currently 66 percent single-family, 4 percent duplex, 7 percent fourplex, and 10 percent each for small and large multifamily, respectively. A target of 60 percent single-family, 7 percent each for duplex and fourplex, 14 percent for small multifamily, and 12 percent for large multifamily was established for the 20-year projection period. This would serve to shift the housing stock to include more missing middle typologies, proving a wider range of housing types for the city. Single-family would remain an important housing type and is expected to be a desired housing product over the long term.

The 2020 Housing Study also detailed a need for nearly 5,000 units of dedicated affordable housing over the next 20 years to address housing cost burden and housing condition challenges as discussed in the Needs Assessment. This includes 1,500 units of affordable housing for seniors. There is also a need for market-rate senior housing options, market-rate rentals, and moderately-priced for-sale homes.

Discussion

The dominant housing type in Topeka is the single-family home and development over the past decade included a higher proportion of this type than most cities in the Midwest. The housing Study clearly states that there is demand for different housing types, and the types of housing available in Topeka are likely to shift over the next 20 years. Additionally, as the demographics of the city reflect the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing values in Topeka remain below nearby cities such as Wichita, Lawrence, and Kansas City. The median home value was \$96,500 in 2015 and \$97,300 in 2018, according to ACS data. Part of the challenge with the existing stock is its age—the median year built for homes in Topeka is 1965, while about 20 percent of the overall housing stock was built before the 1940s—and many properties have considerable deferred maintenance or are no longer marketable. This issue is especially challenging in low-income areas where owners do not have the incomes to adequately maintain their properties. Another challenge is limited home price appreciation—it limits people’s ability to build equity and impacts the ability of the city to increase its tax base.

According to the U.S. Census Bureau, 2011-2015 and the American Community Survey there are 4,715 more rental households with incomes below \$15,000 than there are units with rents at or below \$299 per month, a price that would be no more than 30% of their monthly income. Low-income renter households, therefore, do not have enough units that are both affordable *and* available to them. The 2018 5-year ACS estimates indicate a gap of 4,070 units that meet these criteria, and improvement over the 2015 data, but still a critical need.

There are 10,832 (2015 data) rental households which are paying more than 30% of their income toward rent. That number decreased slightly to 10,448 in 2018. Several methods to resolve this affordability imbalance for low-income renters is to build or rehabilitate more low-cost rental units, or provide vouchers for these households to afford rental units in the next highest category of the value distribution.

According to the 2020 Study, there are approximately 6,300 more units that are affordable to households earning below \$15,000 than there are low-income households. This data is similar to what is published in both the 2015 and 2018 ACS data sets. 76% of these units have major condition issues and are older, which indicates that they would likely have higher utility bills. Expanding funds to conduct weatherization, support exterior and major rehabilitation, and to provide household supports like down payment assistance and credit counseling will help meet the need at this income bracket. Homeownership may also not be the best short-term solution for many of these households, making quality affordable rental housing critical, paired with programs that create pathways to sustainable home ownership.

There is also a disparity between household incomes for renters and homeowners: the median household income for renters is \$28,300 and is \$58,400 for homeowners (2015). These amounts increased to \$31,550 and \$64,580, respectively, in 2018—the income disparity between these cohorts increased, indicating the need for quality affordable housing and access to employment opportunities that enhance economic mobility.

The number of housing units in Topeka increased by about 600 units from 2015 to 2018, based on ACS 5-year estimates.

The overall housing vacancy rate remained the same; however, the homeowner vacancy rate declined slightly (2.5% to 1.7%), while the rental vacancy rate increased by 0.5 percent from 11.6% to 12.1%. The relatively high vacancy rate for rental units is attributed to their condition. Quality and stable rental properties maintain a high occupancy rate.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 91,300 | 96,500 | 6% |
| Median Contract Rent | 477 | 555 | 16% |

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|---------------|---------------|
| Less than \$500 | 9,400 | 40.9% |
| \$500-999 | 12,030 | 52.3% |
| \$1,000-1,499 | 875 | 3.8% |
| \$1,500-1,999 | 290 | 1.3% |
| \$2,000 or more | 408 | 1.8% |
| Total | 23,003 | 100.0% |

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|---------------|---------------|
| 30% HAMFI | 2,470 | No Data |
| 50% HAMFI | 9,020 | 4,620 |
| 80% HAMFI | 17,335 | 9,955 |
| 100% HAMFI | No Data | 13,769 |
| Total | 28,825 | 28,344 |

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 543 | 593 | 785 | 1,033 | 1,229 |
| High HOME Rent | 543 | 593 | 785 | 1,033 | 1,229 |
| Low HOME Rent | 543 | 593 | 785 | 980 | 1,093 |

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The affordability gap analysis conducted in the 2020 Housing Study provides an overview of where there are clear mismatches between housing supply and demand in Topeka. “Demand” refers to what existing households can afford assuming that 30 percent of income goes towards housing costs (rent/mortgage payment plus utilities).

The demand gap analysis for owners shows that there are many households in Topeka that could afford more expensive homes than they currently live in, specifically homes \$250,000 or higher. This data also shows a substantial oversupply of homes \$110,000 and below. An oversupply for moderately priced homes is also shown—\$120,000 to \$190,000—yet, based on conversations with realtors and stakeholders, the housing available does not meet market preferences. Thus, a substantial portion of the existing supply is not marketable because of condition, style, location, or a number of other factors.

Property ratings from the Shawnee County Appraiser’s Office show that the vast majority (76 percent) of the housing priced \$70,000 is in “below average” or worse condition, meaning that it requires significant upgrades and is not likely suitable for habitation. While inexpensive to purchase, this housing is typically unaffordable because of the amount of work needed to stabilize it. A significant portion of the housing stock under \$190,000 is also rated “below average”—much of this housing is not currently in the form or condition to meet housing needs.

The affordability gap analysis for renters shows that there is considerable unmet demand for very affordable housing—affordable to those earning at or below 30 percent of AMI—at rents \$414 and below. There is an oversupply of moderately priced rental housing (\$550 to \$1,100 per month). However, as with the for-sale housing, a notable percentage of these units are substandard. It also reflects the fact that not much rental housing has been constructed over the past decade. Finally, there is unmet demand for rental housing at the high end of the market, or \$1,380 and up.

In summary, there is not sufficient housing of decent quality at all income levels, particularly housing affordable to very low income households and moderately priced for-sale and rental housing. For the former, this is evidenced by THA’s lengthy waiting list for its units and vouchers.

How is affordability of housing likely to change considering changes to home values and/or rents?

Providing safe, decent and affordable housing for all people has been a goal in Topeka and much of the U.S. for many years. We know that without it, our health suffers, our learning suffers, our productivity suffers, and most of all, families suffer the physical and social challenges that are caused by housing instability and unsafe housing conditions.

Limited new affordable housing options were added to the Topeka market during the past 10 years, especially compared to similarly-sized Midwest cities. Median home values have increased, but at a rate at or below inflection. Rents have increased more rapidly, evidenced by the 16% increase in median contract rent from 2009 to 2015, and an additional 11% increase by 2018 (\$615 median contract rent). Rising rents without the addition of more affordable housing options causes increased cost burden and more housing instability for low-income households.

These trends are not anticipated to change over the next five years and there is a need to expand affordable housing production.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME rents and Fair Market Rents are comparable to the Area Median Rent and this is confirmed by the 2020 Housing Study. The lack of affordable units is evident in the needs assessment. The 2020 Housing Study confirmed that quality rental properties maintain strong occupancy and affordable options, including public housing units, have lengthy waiting lists. The 2020 Housing Study listed the preservation and production of affordable housing as a critical need and is a primary focus of Topeka's housing strategy for the foreseeable future.

Discussion

Topeka's median home prices and rents are "affordable" compared to many cities in its region. However, as the data in this section and the 2020 Housing Study indicate, housing conditions, household housing cost burden, an older housing stock, and limited new development of rental housing for the past decade combine to create multiple housing challenges for low-income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The condition of housing units is strongly correlated to the income of the household residing within those housing units. In the City of Topeka, 79 percent of owner-occupied housing units and 53 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data shows that 21 percent of owner households and 44 percent of renter households have one housing problem or condition. In addition to those four conditions, lead-based paint is also a housing problem. Seventy-one percent of both owner-occupied and renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination.

Additionally, the 2020 Housing Study highlights an important finding. Analysis of the property ratings from the Shawnee County Appraiser’s Office indicates that the vast majority (76 percent) of the housing priced at or below \$70,000 is in “below average” or worse condition, meaning that it requires significant upgrades and is not likely suitable for habitation. While inexpensive to purchase, this housing is typically unaffordable because of the amount of work needed to stabilize it.

Housing serving low- to moderate-income households, priced between \$70,000 and \$190,000 also has condition challenges, although at a much lower rate. Approximately 20 percent of the housing stock price between \$70,000 and \$190,000 is also rated “below average”—much of this housing is not currently in the form or condition to meet housing needs.

Definitions

The City of Topeka’s substandard housing definition includes any structure or a premise that has any of the following conditions or defects: any block of egress, safe walking surface, items not anchored, dilapidation of structure, unsafe for occupancy, neglected, not with in code requirements, unsanitary, threat to life and or safety.

The City of Topeka uses the rule of 30% of replacement cost new to determine if a structure is eligible for its rehabilitation programs. This rule says that the cost to repair the building/home cannot exceed 30% of what it would cost to build new. It if met this 30% rule the home would be suitable for rehabilitation.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|-----------------------------|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| With one selected Condition | 5,605 | 19% | 10,380 | 45% |

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With two selected Conditions | 95 | 0% | 695 | 3% |
| With three selected Conditions | 35 | 0% | 30 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 23,975 | 81% | 11,890 | 52% |
| Total | 29,710 | 100% | 22,995 | 100% |

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 2,620 | 9% | 1,980 | 9% |
| 1980-1999 | 5,970 | 20% | 4,595 | 20% |
| 1950-1979 | 13,265 | 45% | 11,735 | 51% |
| Before 1950 | 7,860 | 26% | 4,685 | 20% |
| Total | 29,715 | 100% | 22,995 | 100% |

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 21,125 | 71% | 16,420 | 71% |
| Housing Units build before 1980 with children present | 2,330 | 8% | 1,200 | 5% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age of housing stock, combined with the legacy of disinvestment from red lining policies, has played a significant role in the decline of Topeka’s core neighborhoods. While these neighborhoods provide what might be called naturally occurring affordable housing, three-quarters of the most affordable housing stock is rated below average. This impacts a household’s ability to maintain the house, as well as the marketability of the house to future potential buyers. This is especially true in neighborhoods like East Topeka, Hi-Crest, North and Central Topeka, where median home values are \$75,000 or lower.

The 2020 Housing Study identifies ‘reinvestment in housing’ as one of the five goals that would address a full range of housing needs in the area. Investment in existing housing is critical for improving the safety, quality, and marketability of the housing stock. The study recommends providing technical and financial assistance for home repair to low-income homeowners—identifying critical improvements and connecting partners to help get the work done. It discusses expansion of weatherization programs and how it can be an effective, lower-cost way to improve home health, energy efficiency, and provide cost savings on utility bills. The study also suggests a landlord licensing program for ensuring that all rental properties meet the baseline standards for property maintenance. Targeted effectively, such programs can have a profound impact on the quality of core neighborhoods and the quality of life for many Topekans, and are a cost-effective use of limited resources.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Thirty-eight percent (10,305 households) of renter occupied units are below 50% of the HAMFI. With 71% of the rental housing older than 1980, an estimated 7,316 of those units could contain lead based paint hazards.

Discussion

Quality of housing stock is central to the stability of neighborhoods. The City of Topeka recognizes that improving the quality and affordability of available housing will require a range of ambitious strategies designed to support high standards for existing housing. The City plans to incorporate and start implementing the recommendations of the 2020 Housing Study to guide this effort. The City of Topeka partners with the State of Kansas with a lead remediation grant. They will correct the lead hazard and then we will provide the rehabilitation to bring the property up to standards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Currently the Topeka Housing Authority has 204 people on the public housing waiting list. On average we move in approximately 250 people per year. There are always more people on the waiting list than units available and we maintain a 3% or less vacancy rate. In short, the need is high for affordable rental housing options in Topeka and public housing is an important part of that affordable housing inventory. Another need of public housing in general is more funding allocated to capital funds. As public housing stock ages the cost to maintain it rises. Over the last five years THA’s capital fund has been reduced by over 40%. This is not an issue particular to our jurisdiction, rather this is a common concern in the industry across the nation.

Totals Number of Units

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | | | 678 | 1,243 | | | 437 | 0 | 901 |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently the Topeka Housing Authority has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains our properties to the best of our ability with the funding that is available. Some of the older designed units are in need of being redeveloped and we are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|-----------------------------------|---------------------------------|
| Topeka Housing Authority | 93 |

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Of the 744 public housing units currently online, 636 are over 30 years old could be updated and improved if funding allowed. They are constructed of old design and need updating. The Topeka Housing Authority has made many energy saving improvements over the years and overall our tenants are happy with the home they are living in.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Topeka Housing Authority continues to strive to make the living environment of low and moderate income families better. With decreased funding, it has become more difficult to invest in the properties which takes away some of the resident pride while being housed in the program. Efforts will continue to be made with this goal in mind.

Discussion:

The Topeka Housing Authority is working to maintain the condition of its existing units and preserving them as affordable long-term. It is also working to raise funds for rehabilitation programs to improve the condition of its older properties. Its properties are critical to meeting the affordable housing needs of very low income households in Topeka.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In the City of Topeka, the extensive network of public, private, and non-profit agencies that comprise the local Continuum of Care (CoC) work in concert to meet the needs of homeless persons. The approach focuses on preventing and ending homelessness and rapidly returning people who have become homeless to housing. Particular emphasis is placed on assisting chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth (under 18). The network includes providers of housing and services for the homeless, as well as governmental departments and area non-profit agencies that provide services and link persons to mainstream benefits, helping the homeless find and retain housing. Housing facilities for the homeless include emergency shelters, transitional housing programs, and permanent supportive housing, as well as public housing and Housing Choice (Section 8) vouchers.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 177 | 55 | 5 | 174 | 0 |
| Households with Only Adults | 200 | 32 | 15 | 230 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 50 | 0 |
| Veterans | 25 | 0 | 21 | 135 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Topeka has a regional community mental health center serving many of the homeless population. It offers a full range of health care services, including case management and job placement services. The city has two main hospitals, as well as health agencies, non-profit health center and many substance abuse treatment centers that all have services for the homeless.

Housing and Credit Counseling, Inc., has a local branch and provides credit counseling to the public and teaches the credit sessions of the local home buyer education classes. These services include budget counseling, debt management plans, and community outreach activities.

In addition, the Hearth Emergency Solutions Grant (HESG) funds may be used by the City for homeless prevention, rapid rehousing, and shelter operations.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Topeka has 420 year-round emergency shelter beds, some of which are designated for domestic violence victims. The Topeka Rescue Mission is our emergency shelter and is in the process of expanding its number of available beds, as well as adding programs that can help get people out of homelessness.

Transitional housing provides 51 beds for individuals. Rapid re-housing funds are used to support homeless individuals to be housed in transitional housing.

The local Veterans Administration continues its efforts to meet the needs of homeless veterans living in the City of Topeka; veterans can apply for benefits, get linked to housing and receive case management. The City of Topeka has 135 HUD VASH vouchers, which indicates the count of Veterans who are homeless is very low.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section gives a brief outline of the facilities and services available to the population with special needs within the City of Topeka. The governing body of the Continuum of Care, the Homeless Task Force provides most of the services to this population.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There are a variety of supportive housing programs within the City of Topeka. The Shelter + Care program has 184 housing units available for homeless individuals and families; however, this program averages 264 households per month. The participants in this program have case management and get services from their providers. The units are inspected to ensure that everything is in good repair and maintained. Community Action of Topeka has 14 housing units for homeless individuals with mental illness. This is permanent housing and the Valeo Behavioral Health Care offers on site case management. Valeo Behavioral Health Care also has a permanent supportive housing unit that houses 6 individuals at a given time.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

A partnership has been formed with agencies with referrals being made to transitional housing providers that are targeted for homeless people that need to be released from the hospital but have nowhere to go.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Topeka has an excellent relationship with the Continuum of Care and recognizes the need for more supportive permanent housing. The City will encourage the CoC agencies to fund another supportive housing program to help in this effort, if funds are available.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Topeka has an excellent relationship with the Continuum of Care and recognizes the need for more supportive permanent housing. The City will encourage the CoC agencies to fund another supportive housing program to help in this effort, if funds are available.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies can dramatically affect low to moderate income households. An increase in the sales tax rate is a regressive action, meaning it has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

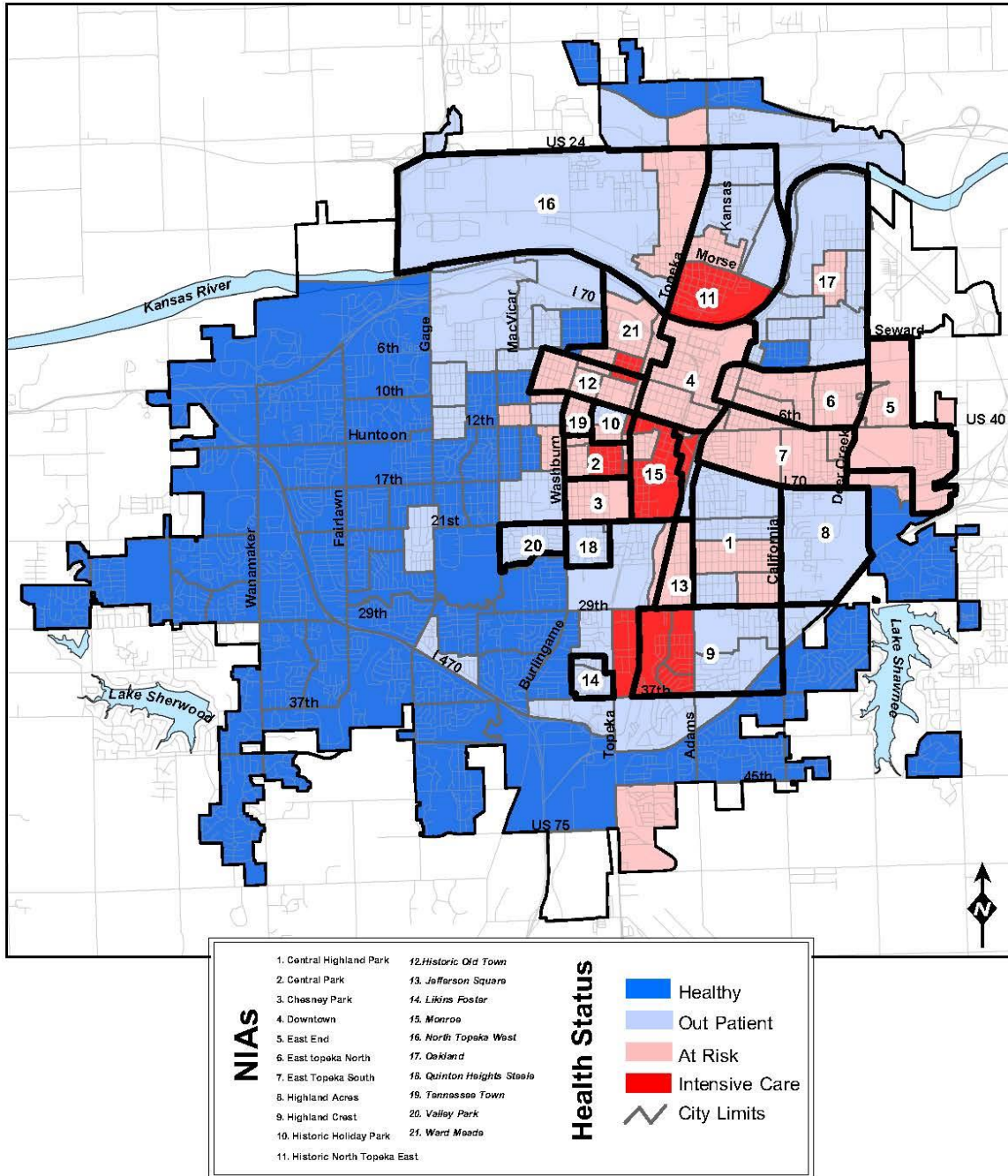
Following are some of the barriers to acquiring safe and affordable housing faced by Topekans.

- **Demographics of the Community** – According to ACS 2017 data, 17 percent of households in Topeka are experiencing poverty. Households belonging to minority groups in Topeka are experiencing poverty at a higher rate than White households (15 percent). Almost a quarter of both African-American and Hispanic households in Topeka are below poverty level, which significantly impacts their access to quality housing.
- **Lending Practices and Qualified Applicants** - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has significant credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem.
- **Developer Activity** - The developer community in Topeka is relatively small and existing developers generally operate at their desired capacity. Also, many may not be interested in building “missing middle” typologies or doing infill development due to increased complexity of the projects. Further, current development activity does not occur at a pace that will fill existing platted lots in a meaningful timeframe. All of these reasons contribute to the challenge of meeting the demand for affordable housing in Topeka.
- **Lack of Transportation to Major Employers** - Many workers without access to a car spend hours on multiple buses traveling to work. Transit-dependent workers are also cut off from a large percentage of regional jobs, as transit access is limited. This significantly impacts quality of life and access to opportunity for many low-income households. Low-income people who do have access to cars have a heightened cost burden when housing costs and transportation expenses are combined. Locating affordable housing near employment centers, putting housing near transit lines, and expanding job access via transit are all needed to meet housing demand.
- **Access to Support Services** - Stable housing is a key component contributing to economic mobility. It is known that many households, including low-moderate income and single-parent households often have to choose between maintaining stable housing while also pursuing their education or career goals due to a lack of support services. Access to services like childcare, mentoring, tutoring, educational, and similar programs, can free up individuals to take steps to move up the “economic ladder”. This multi-generational approach is critical, especially for single-mothers.
- **Historic Policies like Redlining** - Topeka’s core neighborhoods continue to show the lasting impacts of historic policies like Redlining. Redlining systematically discouraged investment in

certain areas of cities on the basis of racial distribution. This practice restricted where residents could get a bank loan or buy a house by limiting access to insurance in “Declining” and “Hazardous” areas. This policy severely impacted the residents of these neighborhoods and their ability to build wealth. The resulting lack of investment in the housing stock in these areas contributes to many of the housing challenges present today.

City of Topeka Neighborhood Health 2017

Composite



2017 Health Map

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economic health of a community has a large impact on the housing market. The job market, business activity, and individual’s level of education and employment status all impact wages, earning potential, and household income, which in turn affects a household’s ability to purchase or rent quality, affordable housing, and to maintain their housing. The data below provide a look at jobs and economic activity within the City of Topeka to provide employment opportunities and education levels.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 204 | 113 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 5,338 | 7,206 | 13 | 12 | -1 |
| Construction | 2,350 | 3,557 | 6 | 6 | 0 |
| Education and Health Care Services | 9,755 | 15,803 | 24 | 26 | 2 |
| Finance, Insurance, and Real Estate | 3,587 | 7,299 | 9 | 12 | 3 |
| Information | 848 | 1,012 | 2 | 2 | 0 |
| Manufacturing | 4,454 | 4,430 | 11 | 7 | -4 |
| Other Services | 1,669 | 2,913 | 4 | 5 | 1 |
| Professional, Scientific, Management Services | 3,464 | 5,923 | 9 | 10 | 1 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 5,741 | 8,871 | 14 | 15 | 1 |
| Transportation and Warehousing | 1,291 | 1,140 | 3 | 2 | -1 |
| Wholesale Trade | 1,615 | 2,241 | 4 | 4 | 0 |
| Total | 40,316 | 60,508 | -- | -- | -- |

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 63,785 |
| Civilian Employed Population 16 years and over | 58,820 |
| Unemployment Rate | 7.79 |
| Unemployment Rate for Ages 16-24 | 22.15 |
| Unemployment Rate for Ages 25-65 | 5.03 |

Table 41 - Labor Force

Data Source: 2011-2015 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 12,185 |
| Farming, fisheries and forestry occupations | 2,710 |
| Service | 7,595 |
| Sales and office | 14,500 |
| Construction, extraction, maintenance and repair | 4,535 |
| Production, transportation and material moving | 3,335 |

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 49,955 | 88% |
| 30-59 Minutes | 4,795 | 8% |
| 60 or More Minutes | 1,740 | 3% |
| Total | 56,490 | 100% |

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|--------------------------------|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 4,025 | 425 | 2,765 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 12,265 | 1,445 | 5,365 |
| Some college or Associate's degree | 14,965 | 1,095 | 4,340 |
| Bachelor's degree or higher | 15,585 | 320 | 2,440 |

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 125 | 510 | 700 | 1,145 | 1,065 |
| 9th to 12th grade, no diploma | 1,855 | 1,630 | 975 | 2,255 | 1,325 |
| High school graduate, GED, or alternative | 3,915 | 5,045 | 3,790 | 10,240 | 7,220 |
| Some college, no degree | 5,145 | 4,730 | 3,345 | 7,380 | 4,295 |
| Associate's degree | 565 | 1,600 | 1,330 | 2,080 | 605 |
| Bachelor's degree | 885 | 3,525 | 3,180 | 5,295 | 2,470 |
| Graduate or professional degree | 45 | 1,425 | 1,375 | 3,570 | 2,305 |

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 19,054 |
| High school graduate (includes equivalency) | 24,674 |
| Some college or Associate's degree | 30,126 |
| Bachelor's degree | 42,164 |
| Graduate or professional degree | 54,592 |

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to recent data in the 2020 Housing Strategy, the largest industry in Topeka by far is health care/social assistance. The industry employs 18 percent of workers. The next largest industry is retail

trade, which employs eleven percent. Public administration, manufacturing and educational services make up around nine percent each. As the state capital, the city has a large public administration industry, but it has relatively small manufacturing and educational services industries.

The 2020 Housing Strategy shows the fastest growing occupation is expected to be food preparation, which has a median wage of \$19,000. Many of the projected top growing jobs pay \$20,000 to \$30,000. According to HUD, a market-rate two-bedroom apartment of decent quality in Topeka would be \$785 (including utilities), which would be a burden for these low-earning workers.

Describe the workforce and infrastructure needs of the business community:

Economic growth and prosperity require a well-trained workforce, and the ability for business owners to link with education and training providers to ensure the workforce is meeting the needs of current and emerging occupations. Appropriate training is needed to build the talent and potential of all of Topeka's citizens. The City will continue to allocate resources to enhance self-sufficiency and link education and training with economic opportunity for low and moderate-income citizens. Additionally, the City will also continue to address infrastructure improvements such as roads, public waters, and public sewers in low income residential areas, including rural areas.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Economic growth is crucial goal for the success of the city. The Greater Topeka Partnership is actively working to bring in companies that will help this growth. Recently, the City of Topeka announced a new WalMart distribution center, and was selected for the Plug and Play startup initiative focused on the Animal Sciences Sector. To support the latter, GoTopeka announced the creation of an Animal Sciences district, which will create space for companies to locate or expand in Topeka. With this change, low-to-moderate income households have a better opportunity for employment which will stimulate our economy further.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The largest job sector in City of Topeka is healthcare and education. Jobs in these fields usually require a bachelor's degree or higher to obtain. The employable workforce includes over 16,000 with this education level. The majority of those graduates are older than 45 years of age indicating that an increase in this level is needed. When these older workers retire, younger workers will need to fill this void.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

With almost 2,000 citizens unemployed, the City of Topeka, Greater Topeka partnership, Joint Economic Development Organization (JEDO), and other economic development partners will continue to brainstorm on ways to help the economic growth of the community. The Topeka Workforce Center is crucial in helping these individuals obtain employment. Many community colleges in the area have created technical degrees in lieu of obtaining a bachelor's degree. These technical skills are crucial to the workforce as well as the individuals. With a more skilled workforce, the city has more leverage to get business to relocate to the City of Topeka.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

During this Consolidated Plan period, the City of Topeka will continue to assess and coordinate economic development initiatives in partnership with local workforce center to implement local economic initiatives.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The data shows that 47% of renter-occupied households have one or more of the following housing conditions: extremely low income households with substandard housing, households experiencing housing cost burden, extremely low income households experiencing severe housing cost burden, and extremely low income households with overcrowding. The tables do not identify what neighborhoods they live in but the City has determined where the areas of poverty are found. To determine if a low-income concentration exists, the Area Median Income of a Block Group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2020 Housing Strategy, as of 2019, approximately 10 percent of the city's population is African-American, and 16 percent is of Hispanic origin. A visual scan of racial distribution across the city shows minority households are concentrated in the older areas of the city, many of which were the historically redlined "declining" and "hazardous" areas. The median household income for African-American households in Topeka (\$30,500) is approximately two-thirds of the citywide median (\$46,100). This has broad implications regarding housing affordability and the need for equitable housing strategies.

More than two-thirds of African-American households and half of all Hispanic households in the City of Topeka rent a home. This is higher than the citywide percentage for renter occupied housing (43 percent). Thus, providing access to quality rental housing options is very important.

Households belonging to minority groups in Topeka experience poverty at a higher rate than white households (15 percent). Almost a quarter of both African-American and Hispanic households in Topeka are below poverty level, which significantly impacts access to quality housing.

What are the characteristics of the market in these areas/neighborhoods?

The 2020 Housing Strategy included an analysis of neighborhood conditions to understand the demographic, economic, and market trends in the city. This neighborhood cycle analysis looked at seven indicators to ascertain the prevailing housing and market conditions of neighborhoods in Topeka -

median household income, projected home value growth, median home value, share of owner households, households below poverty level, vacancy, and permit activity.

All the indicators have a unique role to play in the overall makeup of a neighborhood's condition. Indicators like median home value, households below poverty, and share of owner households weigh heavily towards understanding the current housing and market conditions. The remaining indicators like vacant units and permit activity, although not weighted heavily, help complete the picture, providing key insights pertaining to the development momentum. Values for each indicator have been categorized into four ranges, each range corresponding to one neighborhood cycle – Opportunity, Transitional, Growing, and Stable.

Opportunity and Transitional cycles showcase relatively weaker market characteristics. Opportunity areas have home values lower than \$45k, median HH income below \$16k, a low share of owner occupancy (below 30%), and higher vacancy (above 25%). Transition areas are better, but still require investment in people and housing— with home values between \$45k - \$70k, owner occupancy between 30% - 45%, vacancy between 15%-25% and poverty levels between 20% - 35%.

Opportunity neighborhoods are concentrated in central Topeka and Hi-Crest, and align with what stakeholders reported as the most challenged neighborhoods in the city. Transitional neighborhoods extend out from opportunity neighborhoods and make up approximately 20 percent of the city. See Neighborhood Cycle Map attached.

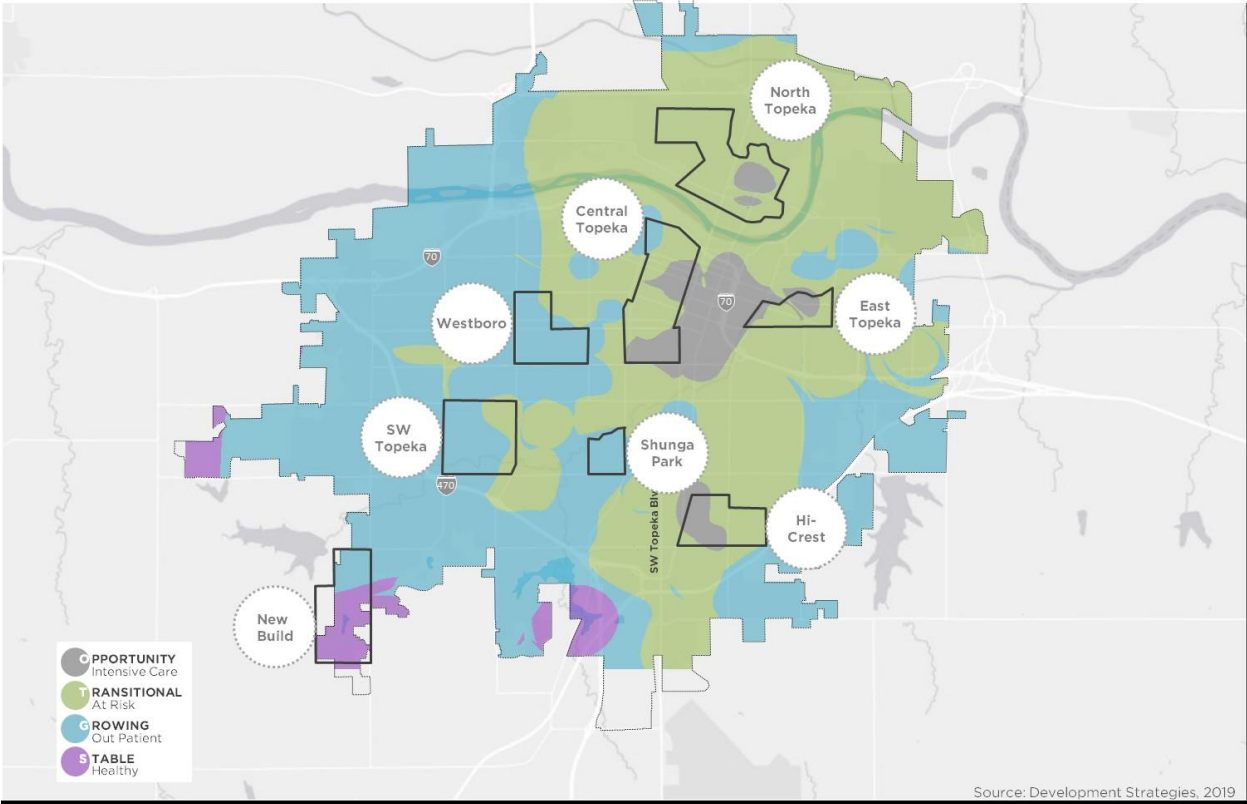
Are there any community assets in these areas/neighborhoods?

Community assets exist in the areas mentioned. These assets may vary depending on each community, but each neighborhood evaluates its assets available in order to determine what additional resources and opportunities that might be needed. The City of Topeka strives to increase assets in all neighborhoods.

Are there other strategic opportunities in any of these areas?

During this Consolidated Plan period, the County will continue to encourage funding alternatives to increase strategic opportunities in low and moderate income areas.

UNDERSTANDING TOPEKA'S NEIGHBORHOODS
 NEIGHBORHOOD CYCLES



Neighborhood Cycle Map

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2018 1-year ACS, 68% of households have broadband internet and 32% do not have an internet connection of any kind. For low-income households with incomes of less than \$20,000, the percentage of those with broadband internet drops to 39%—61% of low-income households do not have broadband internet service. For moderate-income households, or those earning \$20,000 to \$75,000, 67% have broadband internet subscriptions and 33 percent lack internet access.

As technology continues to advance, access to broadband internet is critical for general information, educational opportunities, job training, and connecting with supportive services. There is a significant need to improve access to broadband internet.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are several broadband internet providers in Topeka, including CenturyLink, AT&T, Cox Communications, Spectrum, and EarthLink. There are enough broadband internet providers in the city—increased competition will not significantly improve the ability of low-income households to access broadband internet. The likely primary barrier is the cost of the service in the face of housing cost burdens. Strategies or partnerships to install bulk service in existing affordable housing properties at a reduced rate and similar efforts would increase access for low-income households.

Nearly 87% of households have at least one computing device, and 79% have smartphones. About 13% have no computer. While access to computers in the home could be improved, the lack of an internet device is not the primary barrier to having broadband internet service.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Topeka's primary natural hazard risks are flooding in certain areas of the jurisdiction and more extreme weather in the form of droughts and/or severe weather and tornadoes.

Mandy of the neighborhoods in east Topeka between the Shunga Nunga Creek and Kansas River are in levee-protected areas, as are most northern Topeka neighborhoods. Other areas that could be impacted by more severe flood events are in special hazard flood areas along the Shunga Nunga Creek floodway that travels from the northeast to the southwest through the city.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

One of the greatest challenges in the special flood hazard areas is to for homeowners to obtain reasonably priced insurance or obtain financing to improve their units. GIS analysis was used to analyze what proportion of residential parcels are located in the levee-protected areas and the special hazard flood areas within the city. Approximately 5,000 residential parcels are located in the levee-protected areas of the city, or about 10 percent of the city's parcels. It is important to work with the U.S. Army Corps of Engineers to make sure the levees are property maintained. These parcels are not considered vulnerable at this time.

An additional 2,600 parcels are located within the special flood hazard areas along the Shunga Nunga Creek floodway. Approximately 2,100 of these parcels have structures on them. Not all of the structures located in this area are vulnerable; however, owners of those that are have difficulty obtaining financing for making improvements to their properties.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan establishes priorities based on the needs assessment, outlines specific objectives for the next five years and identifies geographic priority areas. Priority needs are listed in each of the three statutory areas – decent housing, economic opportunity and a suitable living environment. The priorities are based on the Market Analysis, previous Analysis of Impediments to Fair Housing study, citizen participation, and program eligibility requirements.

The Plan describes strategies for reducing and ending homelessness through homeless prevention, outreach, emergency shelter and permanent supportive housing. Lead-based paint hazards are discussed and programs are implemented. The plan provides a summary of the City's anti-poverty strategy. It also discusses how it monitors the housing and community development projects to ensure long-term compliance with program and comprehensive planning requirements is described.

Strategic Direction

As part of the Housing Study, a series of round table discussions and one-on-one interviews were held with stakeholders representing broad interests in housing and community development. These stakeholders provided valuable insight into Topeka's current housing market, the needs of residents, how housing affects employee attraction and retention, the challenges of providing a diverse housing stock, and the role they play in addressing Topeka's housing challenges.

The input received during these conversations helped establish the community's housing and community development priorities. The five goals outlined below seek to honor these community priorities, address the full range of housing needs in the area, and offer a strategic direction for organizing the efforts of the city and its partners.

- **Leverage housing (re)-investment to stabilize Topeka's core neighborhoods.**

While Topeka's core neighborhoods provide what might be called naturally occurring affordable housing, three-quarters of the most affordable housing stock is rated below average. This impacts a household's ability to maintain the house, as well as the marketability of the house to future potential buyers.

Investment in existing housing is critical for improving the safety, quality, and marketability of the housing stock. For some homeowners, it is providing technical and financial assistance for home repair. A weatherization program can be an effective, lower-cost way to improve home health, energy efficiency, and provide cost savings on utility bills. The City recognizes that when targeted effectively,

such programs can have a profound impact on the quality of core neighborhoods and the quality of life for many Topekan.

- **Improve housing stability for Topeka’s vulnerable residents.**

The number of evictions and homelessness being experienced in Topeka presents a significant challenge. Housing instability affects a household in numerous ways—ability to address chronic health issues, economic mobility, and educational attainment for children, to name a few.

This goal focuses on eliminating barriers to homeownership, such as access to available credit, savings for down payment, knowledge about the home buying process, and saving for needed home repairs. Efforts to reduce the number of evictions, through emergency rent and utility payment assistance, mediation, and legal representation, can help stem the cycle of housing insecurity that can plague some low-income families. For many, expanding the availability of affordable rental opportunities can provide stable housing that may lead to eventual homeownership.

Strategic Direction Continued

- **Support new housing development, particularly affordable and moderate-income options.**

The need for quality housing in Topeka spans the entire spectrum of prices and types of housing. National and local trends are showing smaller household sizes, a desire for quality, amenity-rich neighborhoods, and less home maintenance. The lack of “missing middle housing”—duplexes, fourplexes, row townhouses, small apartments—is limiting the ability of Topekan to find the right size of housing, in the right neighborhood, at the right price to meet their household needs.

Promoting and supporting the use of low-income housing tax credits, leveraging funds from an Affordable Housing Trust Fund, and promoting the building of homes on in-fill lots, can all work together to create affordable housing options.

- **Address problem landlords, absentee owners, and vacant properties.**

Housing that remains vacant due to neglect further impacts property values, neighborhood safety, and quality of life for neighbors, and strains the city’s ability to address negative impacts.

Licensing, certification, and inspection programs should be focused on meeting housing goals. Properties approaching severe disrepair should be identified and fixed before being demolished. Vacant properties should be actively acquired, managed, and put back into production through active land banking and partnerships with developers who can access resources to provide needed affordable housing stock.

- **Expand the housing ecosystem by building new partnerships to fund the Affordable Housing Trust Fund and create a CDC network.**

There are many partners working in Topeka to provide quality affordable housing, but they collectively lack the capacity to provide all of the affordable and workforce housing needed. The lack of capacity is in all facets of the community development ecosystem—builders to build the stock, financial institutions to provide capital, philanthropic and private equity to leverage public dollars.

Building new partnerships, between the public, private and philanthropic sectors, is needed to adequately fund the affordable housing trust fund. Promoting the creation of a community development financial institution (CDFI) dedicated to providing affordable housing, and a community development corporation (CDC) that can scale up and work in specific, targeted neighborhoods, can help leverage other public funds, programs, and strategies to expand the overall supply of affordable housing.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

| | | |
|----------|---|--|
| 1 | Area Name: | At-Risk Areas |
| | Area Type: | CDFI area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | 25 |
| | Revital Type: | Housing |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | There are 24 areas within the community that are considered at-risk areas. All are located within neighborhood improvement association areas with predominantly low income households. Please see the City of Topeka 2015 Health Map. At-Risk areas are shaded in pink. These include portions of North Topeka West, Historic North Topeka East, Oakland, Ward Meade, Downtown Topeka, East Topeka North, Historic Old Town, East Topeka South, Monroe, Historic Holiday Park, Tennessee Town, Elmhurst, Norton, Randolph, College Hill, Central Park, Chesney Park, Central Highland Park, Jefferson Square, Quinton Heights Steele, SW 21st and Gage, Highland Crest, SW 37th and Topeka Blvd., SE 45th and Topeka Blvd. |
| | Include specific housing and commercial characteristics of this target area. | The majority of the housing stock in this area was built pre -1959 and in need of repair, rehabilitation or demolition. The commercial characteristics vary by neighborhood. In some intensive care areas there is no commercial development. Other areas within the community have neighborhood businesses, while others have commercial and retail. Commercial development is contingent upon the existence of arterial roads within the neighborhoods. |

| | | |
|----------|---|--|
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | The identification of target areas is based on the City's neighborhood health maps. These maps are data driven from statistics within the city and the U.S. Census. Citizen input on our needs assessment directly correlates to the results of the health map. In addition to the input process for the Con Plan, city staff has communicated with the neighborhoods regarding the most recent status on the health map. |
| | Identify the needs in this target area. | The needs of the area include rehabilitation, infill housing and/or demolition of existing housing stock. |
| | What are the opportunities for improvement in this target area? | Investment in this area can help build homeownership, pride within the neighborhoods, and providing decent affordable rental housing. |
| | Are there barriers to improvement in this target area? | Rehabilitation of all the substandard housing in the intensive care areas is cost prohibitive. In order for all substandard housing to be rehabilitated there would have to be substantial private investment in addition to federal funds already dedicated to the purpose. |
| 2 | Area Name: | Intensive Care Areas |
| | Area Type: | CDFI area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | 65 |
| | Revital Type: | Housing |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | There are 7 intensive care areas identified within the limits of the City of Topeka. All 7 are located within neighborhood improvement association areas with predominantly low income households. Please see the City of Topeka 2015 Health Map. Intensive Care areas are shaded in red. These include portions of Historic North Topeka East, Historic Old Town, Central Park, Monroe, East Topeka South, East Topeka North, and Highland Crest. |

| | |
|--|--|
| <p>Include specific housing and commercial characteristics of this target area.</p> | <p>The Intensive Care areas have very low homeownership, with a large percentage of people living in poverty. The homes are older and not well maintained than other areas of the community, which results in lower property values. The commercial characteristics vary by neighborhood. In some intensive care areas there is no commercial development. Other areas within the community have neighborhood businesses, while others have commercial and retail. Commercial development is contingent upon the existence of arterial roads within the neighborhoods.</p> |
| <p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p> | <p>The identification of target areas is based on the City's neighborhood health maps. These maps are data driven from statistics within the city and the U.S. Census. Citizen input on our needs assessment directly correlates to the results of the health map. In addition to the input process for the Con Plan, city staff has communicated with the neighborhoods regarding the most recent status on the health map.</p> |
| <p>Identify the needs in this target area.</p> | <p>The needs of the area include rehabilitation, infill housing and/or demolition of existing housing stock.</p> |
| <p>What are the opportunities for improvement in this target area?</p> | <p>Investment in this area can help build homeownership, pride within the neighborhoods, and providing decent affordable rental housing.</p> |
| <p>Are there barriers to improvement in this target area?</p> | <p>Rehabilitation of all the substandard housing in the intensive care areas is cost prohibitive. In order for all substandard housing to be rehabilitated there would have to be substantial private investment in addition to federal funds already dedicated to the purpose.</p> |

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Department of Neighborhood Relations initiated the Stages Of Resource Targeting (SORT) model for investing public resources in Topeka's neighborhoods. In essence, resources are targeted to one or two areas where noticeable impacts can result. Furthermore, according to the SORT concept, the timing of

various activities follows a prescribed format so that all of the targeted area's needs are met as opposed to spot investment. In addition, each respective annual Consolidated Action Plan incorporates the line item of Neighborhood Infrastructure from the CIP budget. This further allows for better focusing of resources and enhances the leveraging of DNR resources. The City Council approves the ranking of the Target Areas on an annual basis based upon City staff recommendations and citizen input through a variety of channels.

Redevelopment areas and neighborhoods desiring to be a focus of SORT targeting from the Department of Neighborhood Relations will be considered within the following conceptual framework for allocation resources:

Phase I – Planning Stage

This stage is where Neighborhood Revitalization Plans are initially developed. Residents within the community help develop the improvement plan for their neighborhood. The emphasis of this stage will be to identify various housing, neighborhood, community and economic development needs. In addition, efforts will be made to identify resources including, but not limited to, human, organizational and financial.

Phase II – Activation Stage

At this stage, the City will activate its existing resources, most of which will have little or no additional fiscal impact on City operations. Focusing existing activities such as Code Compliance, litigation regarding demolitions and crime reduction activities will be a major component of this stage. Existing programs administered by Department of Neighborhood Relations may also target areas in preparation for the next phase. Also, CIP funds for the repair and expansion of infrastructure will receive priority. Developing public/private partnerships will be necessary during this stage to ensure a framework that is conducive to future leveraging in the next phase. Homeownership of existing homes will be considered during this phase, while new construction will not.

Phase III – Investment Stage

Investment of new capital will be the highlight of this phase. However, City funds will not be the only focus. Because the Activation Stage included the development of public/private partnerships, an area must be prepared to demonstrate it has the potential to lure private capital to its region before it can advance to this phase. Leveraging of City resources will be a major activity during this phase. Other government capital resources as well as those from the private sector will be pursued during the Investment Stage. Only during this phase will the Department of Neighborhood Relations consider new construction, homeownership opportunities.

The Department of Neighborhood Relations will generally target a majority of its resources in no more than two or three redevelopment areas or neighborhoods per year. Each redevelopment area or

neighborhood within a phase will be ranked based upon its ability to show measurable impacts with the most efficient use of resources. Once a targeted redevelopment area or neighborhood has graduated to the top priority within the Investment Stage, it cannot receive new funding for more than three consecutive years. If however, significant measurable impacts are evident before the end of the three-year investment period, it may be removed from the top priority position.

SHORT Continued

Based on the neighborhood health model of *intensive care*, *at risk*, *out patient*, and *healthy* neighborhoods, treatment for neighborhoods should be based on a “continuum of care” approach. Those neighborhoods that are most distressed (*intensive care*) require the most intervention and therefore, will require sizeable resources and attention. But if all relevant resources are devoted to an *intensive care* area, an *at risk* neighborhood or an unstable *outpatient* neighborhood may fall prey to blighting influences themselves. To avoid “pushing the blight around”, a four-pronged approach, or continuum of care, should be employed (the neighborhoods below are not inclusive of all neighborhoods in Topeka and do not represent an absolute commitment to funding):

High Priority – These are neighborhood areas that have the poorest health or that are rapidly declining, but that can be revitalized through moderately aggressive intervention over a short period of time due to substantial revitalization activity or potential.

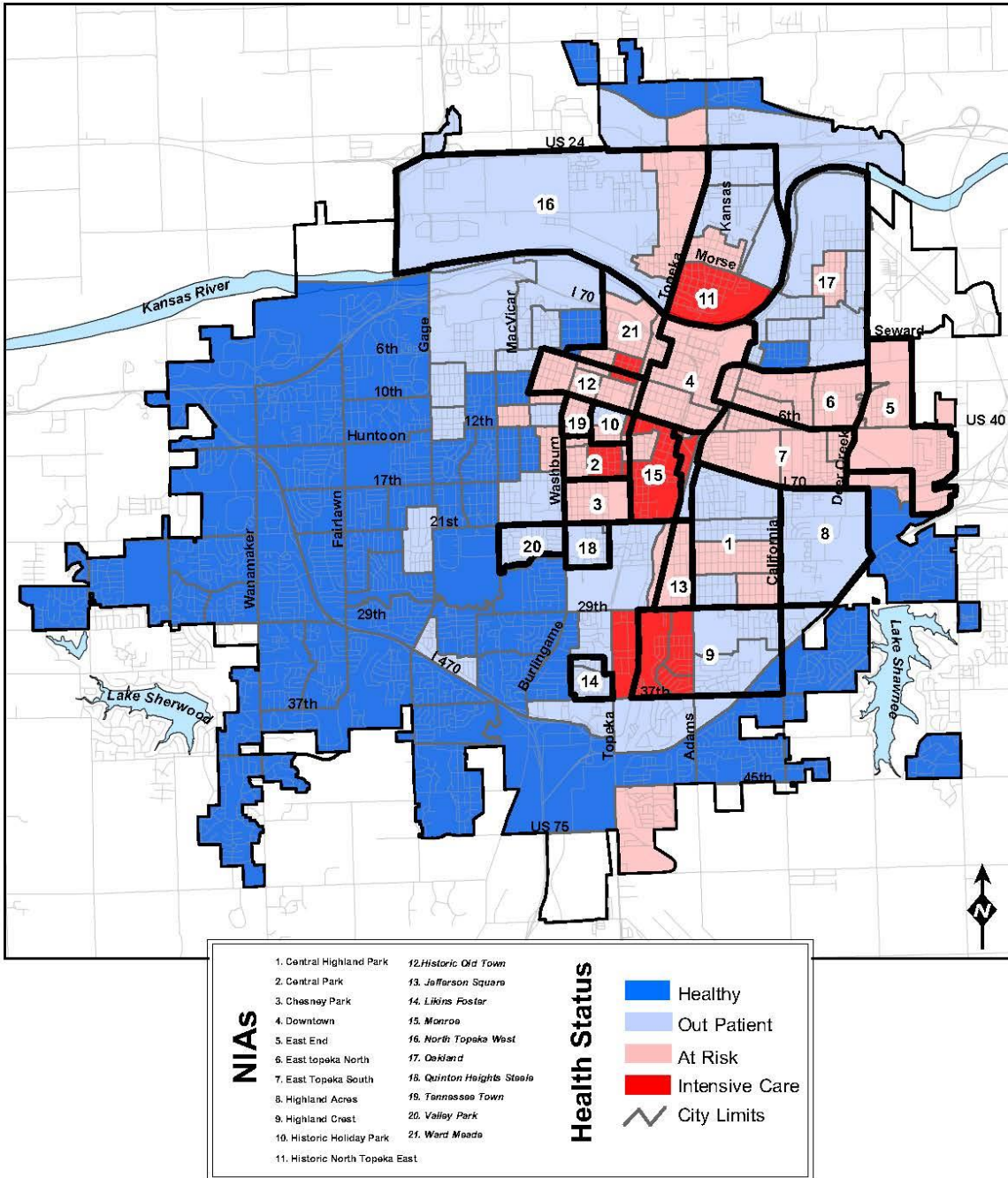
Above Average Priority – These are declining or rapidly declining *at risk/intensive care* neighborhood areas that have the poorest health that will require significant stimulus and major intervention over a longer period of time. Because of the magnitude of poor health conditions or the lack of substantial revitalization activity/potential, they should act as a secondary top priority.

Average Priority – These are stable/rising *at-risk* neighborhoods or declining *out patient* neighborhood areas of favorable health that will require either minor intervention or prevention measures to address a significant neighborhood need. Rising healthy neighborhoods may require some planning intervention to prevent incompatibilities. They should be treated on an as needed basis to ensure maintenance of their health.

Low Priority – Neighborhood areas of favorable or optimal health conditions that are least in need of intervention. Public intervention in the form of funding subsidies is not expected except to respond to private market forces that compromise the quality of health.

City of Topeka Neighborhood Health 2017

Composite



2017 Health Map

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

| | | | |
|---|------------------------------------|---|---|
| 1 | Priority Need Name | Enhance Quality of Targeted Neighborhoods | |
| | Priority Level | High | |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly | |
| | Geographic Areas Affected | Intensive Care Areas | |
| | Associated Goals | Accessibility Modifications Administration for CDBG Anti-Blight Activities Emergency Rehabilitation Exterior Rehabilitation Homeownership Homeownership Counseling Major Rehabilitation NIA Support Program Delivery SORT Infrastructure Voluntary Demolition Empowerment | |
| | Description | Enhance quality of targeted neighborhoods by increasing homeownership, decreasing vacant housing and stabilizing the property value. | |
| | Basis for Relative Priority | Based on constituent input demolishing dilapidated buildings and focusing on target areas was most important. | |
| | 2 | Priority Need Name | Increase Homeownership and Rental Housing |
| | | Priority Level | High |

| | | |
|----------|------------------------------------|---|
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly |
| | Geographic Areas Affected | Intensive Care Areas |
| | Associated Goals | CHDO Housing Development CHDO Operating Subsidy Weatherization HOME Administration Infill Housing Inmate Program |
| | Description | Increase homeownership and rental housing opportunities by using inmate crews to provide housing rehabilitation, homebuyers support, infill housing, rehabilitation, and neighborhood infrastructure. |
| | Basis for Relative Priority | Based on constituent input increasing ownership and providing rehabilitation were important to the community. |
| 3 | Priority Need Name | Enhance Linkage of Housing with Support Services |
| | Priority Level | High |

| | |
|------------------------------------|---|
| Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| Geographic Areas Affected | Intensive Care Areas At-Risk Areas |
| Associated Goals | Administration for Shelter Plus Care Emergency Solutions Grant Shelter Plus Care Social Service Grants Tenant Based Rental Assistance |
| Description | Enhance housing with supportive services by sheltering homeless individuals, preventing homelessness, helping families achieve self-sufficiency, offering supportive services. |
| Basis for Relative Priority | Based on constituent input providing support services to homeless and at-risk of homeless individuals and families were important. |

Narrative (Optional)

Census data indicates that Topeka has 21% percent of the people living in poverty. Based on the percentage of all housing stock built before 1970 and the number of people living in poverty, the City prioritized enhancing the quality of targeted neighborhoods.

Forty-three percent of the housing units in Topeka are occupied by renters. An additional 47% of all households are cost burdened. These facts combined lead to prioritizing increased homeownership and affordable rental housing.

Enhancing housing with supportive services and increasing support services in general, is another priority based on statistics regarding poverty levels, cost burdened families, number of people who are seniors or are facing mental illness.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) | Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance provides the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals. |
| TBRA for Non-Homeless Special Needs | Since a large percentage of low income households are on disability, the availability for TBRA would be of great value. Most people with limited income are paying more than 30% of their income towards housing costs. Our city has a greater percentage of people with mental illness and the time it takes to acquire social security disability can take years. TBRA could help assist people with all disabilities temporarily until benefits are received. |
| New Unit Production | The City of Topeka has a shortage of affordable housing and new housing stock can be very beneficial. Within the City of Topeka, 41% of the housing units were built before 1959, which typically require significant effort and expense to maintain and repair. In addition, another 30% were built between 1960 and 1979 and most likely have begun to experience significant mechanical systems failure. Combined, over 71% of the housing units are of an age that requires continued investment (2013 5-Year ACS). New units can also help revitalize the neighborhoods in which low to moderate income households live. |
| Rehabilitation | Since 71% of the housing stock are units older than 1979, there is a substantial number that need rehabilitation. Many have experienced mechanical and systems failure. In effort to revitalize and provide affordable housing to households, rehabilitation poses a good solution. |
| Acquisition, including preservation | Acquisition is essential because there are many abandoned, dilapidated or vacant properties that need attention and preservation. These properties lower property values, attract criminal activity and perpetuate the broken window syndrome in our neighborhoods. Our funds are targeted for affordable housing thus acquisition would result in newly rehabbed units flowing back into the community. |

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

For 42 years the Department of Neighborhood Relations (DNR) has administered a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City’s approved 2021-2025 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, DNR receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Target Area. And finally, the City will utilize over \$300,000 for Neighborhood Stabilization from the State of Kansas.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,846,476 | 0 | 0 | 1,846,476 | 7,385,904 | CDBG funds will be used for administration, housing activities, public improvements, and public services. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 552,627 | 0 | 0 | 552,627 | 2,210,508 | HOME funds will be used for homebuyer assistance, homeowner rehabilitation, new construction and tenant based rental assistance. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 155,147 | 0 | 0 | 155,147 | 620,588 | ESG will be used for rapid re-housing, homeless prevention and shelter activity. |

| | | | | | | | | |
|--|------------------|----------------------|-----------|---|---|-----------|-----------|---|
| Competitive McKinney-Vento Homeless Assistance Act | public - federal | Housing TBRA | 1,735,581 | 0 | 0 | 1,735,581 | 6,942,324 | Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals. |
| General Fund | public - local | Economic Development | 2,058,288 | 0 | 0 | 2,058,288 | 8,233,152 | Capital Improvement program dollars for infrastructure, rehabilitation and replacement in |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|-----------------|---------------------|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| | | Public Improvements | | | | | | LMI neighborhoods. The remainder is match for the HOME program. |

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The department’s Stages of Resource Targeting program leverages \$500,000 in federal housing funds to acquire \$1.4 million investment from the city’s capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city’s most blighted and lowest income neighborhoods.

The Continuum of Care grant provides \$1.6 million of in-kind match for Shelter Plus Care program.

The City leverages \$100,000 for housing programs as required for match commitment. This money supplements existing programs and is budgeted from the general fund each year by city council.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

Discussion

The City is leveraging federal, state and local funds to enhance affordable housing opportunities Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable the City's Department of Housing and Neighborhood Development to maximize the HUD objectives.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------|---|------------------------|
| CORNERSTONE OF TOPEKA | CHDO | Homelessness Ownership Rental | Jurisdiction |
| COMMUNITY ACTION | Non-profit organizations | Homelessness public services | Jurisdiction |
| BIG BROTHERS & BIG SISTERS OF TOPEKA, INC. | Subrecipient | Non-homeless special needs public services | Jurisdiction |
| TDC OF TOPEKA, INC | Subrecipient | Non-homeless special needs public services | Jurisdiction |
| MEALS ON WHEELS, INC | Non-profit organizations | Non-homeless special needs public services | Jurisdiction |
| HOUSING & CREDIT COUNSELING, INC | Non-profit organizations | Homelessness Non-homeless special needs Ownership Rental public services | Jurisdiction |
| KANSAS DEPARTMENT OF COMMERCE | Government | Ownership Planning Rental | State |
| KANSAS LEGAL SERVICES INC | Non-profit organizations | Homelessness Non-homeless special needs public services | Jurisdiction |
| YWCA | Non-profit organizations | Homelessness Non-homeless special needs public services | Jurisdiction |
| Topeka Housing Authority | PHA | Public Housing | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---------------------------------------|------------------------------------|---|-------------------------------|
| Habitat for Humanity | Non-profit organizations | Non-homeless special needs Ownership public services | Jurisdiction |
| Community Resources Council | Non-profit organizations | Non-homeless special needs Planning neighborhood improvements | Jurisdiction |
| Valeo Behavioral Health Care | Non-profit organizations | Homelessness Non-homeless special needs Rental public services | Jurisdiction |
| Positive Connections | Non-profit organizations | Homelessness Non-homeless special needs public services | Jurisdiction |
| Veterans Administration | Government | Homelessness | Region |
| Neighborhood Improvement Associations | Non-profit organizations | Non-homeless special needs neighborhood improvements public facilities public services | Jurisdiction |
| Topeka Rescue Mission | Community/Faith-based organization | Homelessness Non-homeless special needs public services | Jurisdiction |
| Topeka Metro | Private Industry | Non-homeless special needs Planning public services | Jurisdiction |
| Net Reach | Non-profit organizations | Non-homeless special needs Planning public services | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------------|---|-------------------------------|
| Heartland Visioning | Non-profit organizations | Planning | Jurisdiction |
| Department of Community Engagement, City of Topeka | Departments and agencies | Non-homeless special needs Planning neighborhood improvements public facilities public services | Jurisdiction |
| Department of Property Maintenance, City of Topeka | Departments and agencies | Non-homeless special needs Planning neighborhood improvements | Jurisdiction |
| Topeka Police Department | Government | Non-homeless special needs public services | Jurisdiction |
| USD 501 | Government | Non-homeless special needs public services | Jurisdiction |
| Washburn University | Public institution | Non-homeless special needs public facilities | Jurisdiction |
| Boys & Girls Club of Topeka | Subrecipient | Non-homeless special needs | Jurisdiction |
| KCSL | Government | Non-homeless special needs public services | Region |
| El Centro | Subrecipient | Non-homeless special needs public services | Jurisdiction |
| Shawnee Medical Society | Non-profit organizations | Non-homeless special needs public services | Jurisdiction |
| Topeka Youth Project | Non-profit organizations | Non-homeless special needs public services | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|------------------------------------|--|-------------------------------|
| LULAC | Non-profit organizations | Non-homeless special needs public services | Jurisdiction |
| Papans Landing | Non-profit organizations | Non-homeless special needs public services | Jurisdiction |
| CASA-Child in Need of Care | Non-profit organizations | Non-homeless special needs public services | Jurisdiction |
| United Way | Non-profit organizations | Non-homeless special needs Planning public services | |
| East Topeka Council of Aging | Non-profit organizations | Homelessness public services | Jurisdiction |
| Marian Clinic | Community/Faith-based organization | Homelessness Non-homeless special needs public services | Region |
| Citizen's Advisory Council | Departments and agencies | Non-homeless special needs Planning | Region |
| UNIVERSITY OF KANSAS MEDICAL PRACTICE ASSOCIATION | Public institution | Non-homeless special needs Planning | Region |
| Homeless Task Force | Departments and agencies | Homelessness Non-homeless special needs Planning public services | Region |
| Stormont Vail Health Care | Private Industry | Non-homeless special needs Planning public services | Region |
| Shawnee County Department of Corrections | Government | Non-homeless special needs public services | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|------------------------------------|--|-------------------------------|
| Catholic Charities | Community/Faith-based organization | Homelessness Non-homeless special needs public services | Region |
| DOORSTEP INC | Non-profit organizations | Homelessness Non-homeless special needs public services | Region |
| Jayhawk Area on Aging | Non-profit organizations | Homelessness Non-homeless special needs public services | Region |
| THE SALVATION ARMY | Non-profit organizations | Homelessness Non-homeless special needs public services | Region |
| Let's Help Inc. | Non-profit organizations | Homelessness public services | Region |
| Shawnee County District Court | Government | Non-homeless special needs public services | Jurisdiction |
| Shawnee Regional Prevention & Recovery | Non-profit organizations | Non-homeless special needs public services | Region |
| City of Topeka Development Services | Departments and agencies | Non-homeless special needs Planning public services | Region |
| Department of Children and Families | Government | Non-homeless special needs public facilities public services | Jurisdiction |
| Strengthening Equipping Neighborhoods Together | Non-profit organizations | Non-homeless special needs public services | Region |
| KANSAS HOUSING RESOURCES CORPORATION | Non-profit organizations | Non-homeless special needs public services | Region |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------------|---|-------------------------------|
| City of Topeka Planning Department | Departments and agencies | Non-homeless special needs Planning public services | Region |
| City of Topeka Emergency Management | Departments and agencies | Non-homeless special needs public services | Region |
| City of Lawrence | Government | Homelessness Non-homeless special needs Planning public services | Jurisdiction |
| Shawnee County Parks and Rec | Government | Non-homeless special needs public services | Region |
| City of Topeka Utilities | Departments and agencies | Non-homeless special needs public services | Region |
| Circles of Greater Topeka | Non-profit organizations | public services | Region |
| Shawnee County Community Developmental Disability Organization | Government | Non-homeless special needs public services | Region |
| Shawnee County Health Agency | Government | Non-homeless special needs public facilities public services | Region |
| Greater Topeka Partnership | Non-profit organizations | Non-homeless special needs public services | Region |
| Economic Recovery Task Force | Departments and agencies | Non-homeless special needs Planning | Region |
| City of Leavenworth | Government | Homelessness Non-homeless special needs Planning public services | Region |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|-------------------------|--------------------------|------------------------|
| Unified Government of Wyandotte County Kansas City, KS | Government | Planning public services | Region |

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The strength of the delivery system is a strong network of social service providers partnered with agencies that are targeting and implementing affordable housing initiatives. The Continuum of Care agencies use a standardize intake and assessment form as well as the homeless management information system to assess services and mainstream resources for low to moderate income household. These systems prevent duplication of services and help with the collaboration of efforts.

When the local state hospital closed years ago, it left a void in services for the mentally ill. The main mental health service provider is being restricted by recent new mandates. This shift of services effects individuals with mental illness in a dramatic way, and limits the amount of assistance they can receive. If the individuals are not receiving enough services, it can lead to more people becoming homeless. It can also cause problems with property maintenance issues (hoarding), police encounters and general disruption in the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X | | |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |
| Street Outreach Services | | | |
| Law Enforcement | X | X | |
| Mobile Clinics | X | X | |
| Other Street Outreach Services | X | X | X |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | |
| Education | X | X | |
| Employment and Employment Training | X | X | X |

| | | | |
|--------------------------|---|---|---|
| Healthcare | X | X | X |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |
| Other | | | |
| | | | |

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Homeless Task Force consists of many providers working together to increase the effectiveness of the service delivery system. Issues about chronically homeless individuals, families with children, veterans and youth are topics of discussion at each meeting. Additionally, at the end of each meeting each agency representative has an opportunity to let others know what is happening at their organization. This helps all social service providers by giving them up-to-date information.

The City of Topeka also partners with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the community. Once individuals have been identified as homeless an assessment of their needs is complete and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

Positive Connections, formed as the Topeka AIDS Project in 1985, is Kansas' oldest HIV/AIDS service organization. Serving Topeka and a 17-county region of rural Northeast Kansas, Positive Connections provides medical case management to individuals living with HIV/AIDS and comprehensive community education and outreach services that prevent future infections. The City of Topeka partners in every opportunity with Positive Connections to help eradicate HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Topeka has a solid network of community partners that assist in all aspects of service delivery. Agencies attend an Emergency Aid meeting each month to address concerns and to let other agencies know what is currently available. The special need population has more resources available than people without special needs. Low income individuals and families without a special need such as,

mental health, or chronic medical issues are a larger segment of the population. Due to greater numbers of non-special needs persons in the community we need additional services in this area.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Topeka has supported the local Topeka Housing Authority in every application for tax credit financing projects. Additional tax credit projects would allow the THA to expand the number of people served. In addition to the support provided for tax credit projects, we work to identify partnership opportunities with the THA that would create additional affordable housing opportunities to low income individuals without special needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------|------------|----------|--------------------------------|---------------------------------------|---|---|--|
| 1 | Infill Housing | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$100,000 HOME: \$150,000 | Homeowner Housing Added: 5 Household Housing Unit |
| 2 | Major Rehabilitation | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$400,000 HOME: \$550,000 General Fund: \$167,500 | Homeowner Housing Rehabilitated: 45 Household Housing Unit |
| 3 | Exterior Rehabilitation | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$390,000 General Fund: \$167,500 | Rental units rehabilitated: 35 Household Housing Unit |
| 4 | Emergency Rehabilitation | 2021 | 2025 | Affordable Housing Homeless | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$1,300,000 | Homeowner Housing Rehabilitated: 360 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|-----------------------------------|------------------------------------|---|--|---|
| 5 | Accessibility Modifications | 2021 | 2025 | Affordable Housing Homeless | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$500,000 | Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit |
| 6 | Voluntary Demolition | 2021 | 2025 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$425,000 | Buildings Demolished: 25 Buildings |
| 7 | Homeownership | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$155,000 HOME: \$900,000 | Homeowner Housing Rehabilitated: 50 Household Housing Unit |
| 8 | Homeownership Counseling | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$227,500 General Fund: \$165,000 | Other: 1100 Other |
| 9 | CHDO Housing Development | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$500,000 HOME: \$451,240 | Rental units constructed: 5 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------|------------|----------|-----------------------------------|------------------------------------|--|-------------------|---|
| 10 | CHDO Operating Subsidy | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | HOME: \$102,950 | Other: 5 Other |
| 11 | Tenant Based Rental Assistance | 2021 | 2025 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | HOME: \$332,635 | Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted |
| 12 | Inmate Program | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$602,500 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted |
| 13 | Program Delivery | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$1,487,500 | Other: 5 Other |
| 14 | Weatherization | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$389,450 | Homeowner Housing Rehabilitated: 140 Household Housing Unit |
| 15 | NIA Support | 2021 | 2025 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$325,000 | Public service activities for Low/Moderate Income Housing Benefit: 44363 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------|------------|----------|-----------------------------------|------------------------------------|--|---|---|
| 16 | Anti-Blight Activities | 2021 | 2025 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$300,000 | Public service activities for Low/Moderate Income Housing Benefit: 53304 Households Assisted |
| 17 | Social Service Grants | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | CDBG: \$335,000 General Fund: \$2,791,440 | Public service activities for Low/Moderate Income Housing Benefit: 43495 Households Assisted Homelessness Prevention: 300 Persons Assisted |
| 18 | Emergency Solutions Grant | 2021 | 2025 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | ESG: \$775,735 | Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homelessness Prevention: 500 Persons Assisted |
| 19 | Shelter Plus Care | 2021 | 2025 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | Competitive McKinney-Vento Homeless Assistance Act: \$8,078,040 | Housing for Homeless added: 1650 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------------|------------|----------|-----------------------------------|------------------------------------|--|---|---|
| 20 | Administration for CDBG | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$1,495,430 | Other: 5 Other |
| 21 | HOME Administration | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | HOME: \$276,310 | Other: 5 Other |
| 22 | Administration for Shelter Plus Care | 2021 | 2025 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | Competitive McKinney-Vento Homeless Assistance Act: \$599,865 | Other: 5 Other |
| 23 | SORT Infrastructure | 2021 | 2025 | Infrastructure Activities | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | General Fund: \$7,000,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted |
| 24 | Empowerment | 2021 | 2025 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$300,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 12235 Households Assisted |

Table 53 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Infill Housing |
| | Goal Description | The infill housing funds will help create new affordable housing. |
| 2 | Goal Name | Major Rehabilitation |
| | Goal Description | Major rehabilitation will be completed in target areas. The rehab is for owner occupied housing units. |
| 3 | Goal Name | Exterior Rehabilitation |
| | Goal Description | The project will rehabilitate existing rental properties in specific target areas. |
| 4 | Goal Name | Emergency Rehabilitation |
| | Goal Description | Project will assist LMI owner-occupied homes with immediate health and safety issues. |
| 5 | Goal Name | Accessibility Modifications |
| | Goal Description | This project will provide disability modifications to single family housing units to enable people to remain in their home independently. |
| 6 | Goal Name | Voluntary Demolition |
| | Goal Description | This project will demolish substantially deteriorated, vacant housing structures primarily located in the city's at risk and intensive care neighborhoods. |
| 7 | Goal Name | Homeownership |
| | Goal Description | This project will assist with homeownership by providing deferred 2nd mortgages to subsidize the purchase cost and the rehabilitation of homes for LMI neighborhoods. |

| | | |
|----|-------------------------|---|
| 8 | Goal Name | Homeownership Counseling |
| | Goal Description | This project will assist with homeownership by providing counseling in both pre-ownership and post ownership. |
| 9 | Goal Name | CHDO Housing Development |
| | Goal Description | New construction costs for the CHDO |
| 10 | Goal Name | CHDO Operating Subsidy |
| | Goal Description | Operation funds for the CHDO |
| 11 | Goal Name | Tenant Based Rental Assistance |
| | Goal Description | Provide deposit assistance to people who are homeless or near homelessness. |
| 12 | Goal Name | Inmate Program |
| | Goal Description | The inmate program assists with sidewalk repair and construction, as well as rehabilitation of housing units in LMI neighborhoods. |
| 13 | Goal Name | Program Delivery |
| | Goal Description | Cost associated to field workers completing inspections |
| 14 | Goal Name | Weatherization |
| | Goal Description | These funds will be spent on Insulation and high efficiency furnaces for LMI households for weatherization. |
| 15 | Goal Name | NIA Support |
| | Goal Description | This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities. |

| | | |
|----|-------------------------|--|
| 16 | Goal Name | Anti-Blight Activities |
| | Goal Description | The CDBG Grant funds the Anti-Blight Program. Anti-Blight will assist the clean-ups of the 21 NIAs and remove approximately 15,000 bags of trash and debris. |
| 17 | Goal Name | Social Service Grants |
| | Goal Description | The social service money helps with public services to address a variety of needs for LMI clientele. |
| 18 | Goal Name | Emergency Solutions Grant |
| | Goal Description | Provides rent and deposit assistance to both homeless and at-risk of homeless households. |
| 19 | Goal Name | Shelter Plus Care |
| | Goal Description | This project will assist with a rent subsidy in the Shelter Plus Care program and deposit assistance through HOME funds. |
| 20 | Goal Name | Administration for CDBG |
| | Goal Description | Administration to assist with projects |
| 21 | Goal Name | HOME Administration |
| | Goal Description | Funds to administer the HOME grant funds |
| 22 | Goal Name | Administration for Shelter Plus Care |
| | Goal Description | Provides administrative money to support the Shelter Plus Care Program. |
| 23 | Goal Name | SORT Infrastructure |
| | Goal Description | This funding will help in specific target areas with infrastructure to help improve the area. |

| | | |
|----|-------------------------|--|
| 24 | Goal Name | Empowerment |
| | Goal Description | The CDBG grant funds the Empowerment Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Topeka plans to build one home with HOME funds this year. It is expected that the homeowner will have low-moderate income level in order to qualify.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Topeka Housing Authority is required to have 10% of its entire portfolio of accessible units in Public Housing and they have achieved that number. They are at our faircloth limit (imposed by HUD) in Public Housing at this point. They are unable to increase Public Housing unless they demolish some and replace with new units which they attempted to do this year with tax credits but they did not receive the tax credits.

Activities to Increase Resident Involvements

The Topeka Housing Authority just received a grant from the Kansas Health Foundation which requires a resident led initiative. They will be implementing this in 2015. The City of Topeka plans to collaborate with the THA to help provide information to the residents about the TOTO program, which is a homeownership program. The Division of Community Engagement within HND will provide the residents with leadership skills in effort to support neighborhood improvement associations.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies can dramatically affect low to moderate income households. An increase in the sales tax rate is a regressive action, meaning it has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Following are some of the barriers to acquiring safe and affordable housing faced by Topekans.

- **Demographics of the Community** – According to ACS 2017 data, 17 percent of households in Topeka are experiencing poverty. Households belonging to minority groups in Topeka are experiencing poverty at a higher rate than White households (15 percent). Almost a quarter of both African-American and Hispanic households in Topeka are below poverty level, which significantly impacts their access to quality housing.
- **Lending Practices and Qualified Applicants** - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has significant credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem.
- **Developer Activity** - The developer community in Topeka is relatively small and existing developers generally operate at their desired capacity. Also, many may not be interested in building “missing middle” typologies or doing infill development due to increased complexity of the projects. Further, current development activity does not occur at a pace that will fill existing platted lots in a meaningful timeframe. All of these reasons contribute to the challenge of meeting the demand for affordable housing in Topeka.
- **Lack of Transportation to Major Employers** - Many workers without access to a car spend hours on multiple buses traveling to work. Transit-dependent workers are also cut off from a large percentage of regional jobs, as transit access is limited. This significantly impacts quality of life and access to opportunity for many low-income households. Low-income people who do have access to cars have a heightened cost burden when housing costs and transportation expenses are combined. Locating affordable housing near employment centers, putting housing near transit lines, and expanding job access via transit are all needed to meet housing demand.
- **Access to Support Services** - Stable housing is a key component contributing to economic mobility. It is known that many households, including low-moderate income and single-parent households often have to choose between maintaining stable housing while also pursuing their education or career goals due to a lack of support services. Access to services like childcare, mentoring, tutoring, educational, and similar programs, can free up individuals to take steps to move up the “economic ladder”. This multi-generational approach is critical, especially for single-mothers.
- **Historic Policies like Redlining** - Topeka’s core neighborhoods continue to show the lasting impacts of historic policies like Redlining. Redlining systematically discouraged investment in

certain areas of cities on the basis of racial distribution. This practice restricted where residents could get a bank loan or buy a house by limiting access to insurance in “Declining” and “Hazardous” areas. This policy severely impacted the residents of these neighborhoods and their ability to build wealth. The resulting lack of investment in the housing stock in these areas contributes too many of the housing challenges present today.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Since the City cannot participate in public policy as a body, it is important to help educate constituents on how to work within their existing budget. Education on budgeting is a critical component to help people get into affordable housing and remain housed. The department partners with agencies who help educate tenants and in particular, low income individuals. This assistance helps to support them despite public policy issues.

Strategy to Remove Barriers

The economy has a large impact on the number of people living in poverty. The city helps low to moderate income individuals get into affordable housing despite the situation of the economy. If we can help with housing needs it will help stimulate the economy making it better for more people living in poverty. The departments programs allow low to moderate income people the opportunity to obtain housing while still being able to pay their other housing related costs.

Homeownership has become much harder than it was in the past. Today affordable homeownership requires a good credit score and financial backing. In effort to help individuals become homeowners the department partners with Housing and Credit Counseling for services to educate first time homebuyers and additionally help those interested in working on their credit score.

Providing access to safe and affordable housing is a clear and urgent need for the City of Topeka. The City of Topeka established broad goals when it established the Affordable Housing Trust Fund (AHTF) in July 2019, focusing on encouraging the rehabilitation and development of affordable housing, emergency shelter, and supportive services. It formed the Affordable Housing Review Committee to provide oversight, and established criteria for evaluating potential projects, it did not, however, fund the program.

The 2020 Housing Study recognizes this as one of the priority recommendations that need strategic focus and lays out the following five actions steps to fund and activate the AHTF:

1. Set a target fund amount.
2. Seed the fund with city dollars, such as from CDBG or the general fund.
3. Seek matching funds from local, regional, and national foundations; area employers; financial institutions, and other organizations.

4. Identify pilot projects for the first year of funding, so that it is clear what programs and developments will be supported initially. Pilot projects also help generate future support by showing the successful application of the concept.
5. Establish a clear focus of what the AHTF will do and fund.

Strategy to Remove Barriers Continued

Additionally, the study also recommends some strategies that are designed to resolve the barriers to affordable housing in Topeka.

- **Leverage existing programs, such as the 4% LIHTCs, to produce more affordable housing**

Increasing and preserving the supply of quality affordable housing through the use of incentives and subsidies is the most direct way to impact the availability of affordable housing. Helping community development organizations and other development entities identify quality projects and successfully compete for Low- Income Housing Tax Credit (LIHTC) allocations is a key element of this strategy.

- **Support a diverse range of infill housing typologies and price points**

Mixed-income housing, which includes a variety of price points within a single development project, can help ensure that new development creates affordable housing opportunities. These projects will need some level of public support or incentives to be feasible. This strategy recommends the City to consider creating a gap financing source to encourage new infill typologies by lowering the risk for participating developers.

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

A key challenge in Topeka, communicated by various groups during engagement for the Housing Study, is the lack of transportation options to major employers.

This strategy recommends promoting and facilitating workforce and affordable housing development/renovation within walking or biking distance to employers. Identifying potential development partners and funding sources, including KHRC programs (4% or 9% LIHTCs, Trust Fund, etc.), AHTF, HOME funds, NRP, etc. can help make such projects feasible.

- **Coordinate with employers, institutions to provide support services**

This strategy recommends the City to implement a model that serves families in need with a comprehensive, holistic continuum of care in Topeka, in coordination with Washburn University, key employers, and experienced developer such as Cornerstone of Topeka or Pioneer Group. This can provide low-income families access to support services like childcare, mentoring, tutoring, educational and similar programs.

- **Market housing needs and development opportunities to new developers**

This strategy recognizes that it is prudent to recruit new builders/developers to the city. This would involve identifying developer's active in nearby cities, like Lawrence, Manhattan, and the Kansas City area, that specialize in the development types desired in Topeka. Then, partner with The Greater Topeka Chamber to reach out to the developers, let them know what opportunities exist, and clearly define what tools and/or incentives may be offered for development types that require them and meet city goals.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka is the lead agency for the Continuum of Care (CoC). The CoC is administered by the Homeless Task Force (HTF), which consists of many agencies with programs geared towards ending homelessness. Some of the agencies do street outreach and report back to the HTF the problems or trends that they are experiencing. The people doing outreach also assess their individual needs to determine if referrals can be made to any other agencies within the HTF. The City of Topeka also has ESG funds to assist with rapid re-housing if appropriate.

The PATH program provides resources to outreach & engage homeless persons who also struggle with serious mental illness, assisting individuals to acquire housing while also engaging them in a multifaceted treatment system to improve their mental health functioning. The PATH Assertive Outreach Team made 561 contacts during the past year, including 518 contacts with chronically homeless individuals. An additional 119 consumers were enrolled in the PATH case management program, of which 89 were chronically homeless. Criteria for enrollment include identifying consumers who suffer from severe and persistent mental illness and need case management services to address daily living needs and improve overall functioning.

Addressing the emergency and transitional housing needs of homeless persons

The City of Topeka has two main shelters the Topeka Rescue Mission (TRM) and the Center for Safety and Empowerment's battered woman's shelter. The TRM has been at capacity on numerous occasions but has never had to turn anyone away for shelter. They are currently expanding and will soon have a larger area to house individuals in our community. They have excellent programs to help people access mainstream resources and agency referrals.

Cornerstone of Topeka, Inc. is a not-for-profit affordable housing provider and a certified Community Housing Development Organization, (CHDO) whose activities include a transitional housing program, (6 to 9 months) for those currently experiencing homelessness and an affordable housing program for low to moderate income persons and families. There are 20 housing units dedicated to the homeless and over 140 housing units in the affordable housing program. All Cornerstone tenants must have reliable income to be considered for housing.

Valeo Behavioral Health Care is a 501 (c) (3) private, non-profit organization providing comprehensive treatment services for mental health, substance use, and gambling addiction for individuals within Shawnee County. Crisis, Outreach and specialty case managers make contact with people to ensure that basic needs including housing, food, financial assistance and medical/mental health issues are addressed. Once the consumers obtain housing, case managers provide support and training in symptom management, budgeting, housekeeping services, as well as comprehensive additional services

deemed necessary to assist the consumer in maintaining tenure in the community. Valeo receives a grant through the Continuum of Care to provide transitional housing to homeless individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$400,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing.

Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness.

Referrals that are made in addition to the rapid re-housing funds helps create a partnership to alleviate extended periods of homelessness. With these collaborations in place we hope to prevent all who receive services from being homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issues related to prevention and best practices for reaching other mainstream resources.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The connection among old housing stock, lead paint, and lead poisoning has been clearly made on the national level for many years now. The challenge is to take reasonable actions that will result in lead hazard reduction. The actions to be taken during the year to evaluate and reduce lead based paint hazards are:

- Ensure meaningful notification of potential lead hazards is made to all persons using federally funded programs as required by regulation,
- coordinate and share EBL information with the Health Agency to identify the source of lead poisoning,
- Apply the lead paint regulations to federally funded rehab projects, (which include Major Rehab, TOTO homeownership rehabilitation, Emergency Program, Exterior Repair Program and Rental Rehabilitation thru the CHDOs). In connection with the SORT model of targeting, rehabilitation “interim control” work is provided,
- Provide aggressive and continuing information on lead paint poisoning to the public, particularly to low-income homeowners and tenants, landlords, and contractors. Anecdotal evidence indicates that through a lack of awareness many families are exposing themselves to serious lead poisoning as they undertake privately funded rehab activities on older homes, many times with their own labor,
- provide assistance to landlords of older subsidized units to defray the cost of lead hazard reduction,
- provide “lead-paint supervisor” training as need is determined to assist the contractors in their State licensing,
- The City, in conjunction with the State of Kansas, shall implement lead-paint notification to homeowners as part of the City’s contractor licensing and permit requirements.

In connection with the SORT model of targeting, housing units receiving rehabilitation work will receive lead-based paint interim control measures.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Shawnee County Health Agency serves Topeka and Shawnee County as a federally qualified health center. The Health Agency administers a lead poisoning prevention program for children. The Department of Housing and Neighborhood Development will continue to coordinate information with the Health Agency on the incidence of children with elevated blood lead levels (EBLs) so that we can identify the homes which may be causing the lead poisoning and whether these units are under any federally funded programs. The Emergency Program has been amended to include some lead “interim controls” when a child 6 or younger is identified with an EBL.

How are the actions listed above integrated into housing policies and procedures?

Federal lead-based paint regulations became effective in September 2000. These regulations require additional care be taken and work performed in order to provide lead hazard reduction in rehabilitation projects funded with federal money. Rehabilitation projects now require the use of formal paint testing, risk assessment, and planning. In addition, paint repair work will require the use of “trained workers” or “trained supervisors”. The City has found a substantial increase in the cost of rehabilitation projects when lead hazard reduction is included.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

It is unrealistic that the Consolidated Plan partners can address all factors that are related to poverty. The Consolidated Plan partners understand that eradication of poverty means providing residents the tools to help themselves achieve greater financial stability. In addition, the Consolidated Plan partners also know that the agencies can not address poverty alone. Investment of local resources is also necessary in order to address poverty. Creating programs and tailoring existing ones to assist people in improving their economic well-being is a cornerstone to all housing and community development work.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Many of the activities the City of Topeka plans to undertake or continue are anti-poverty activities:

- Providing funding for qualified low, very low, and extremely low income home buyers through the Topeka Opportunity To Own program
- Managing the permanent housing, Shelter Plus Care program, for homeless and disabled persons
- Maintaining the lead agency for the Continuum of Care
- Providing deposit assistance to participants in the permanent housing project
- Provide rehabilitation to make homes more affordable and to save on energy costs

Additionally, the ESG grant and the City's general fund annually allocates \$606,000 to sub-grantees. These funds are used for operation expenses, supportive services which include employment training, rapid re-housing and prevention activities; which all benefit low income persons.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Topeka has monitoring procedures in regard to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Housing and Neighborhood Development. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are to be monitored by the City's Purchasing Department and its contract compliance officers.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to a HUD cash and management information system.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

Minority business contractors are encouraged to work on HUD assisted projects and advertisements are provided in the local paper on an annual basis.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For 42 years the Department of Neighborhood Relations (DNR) has administered a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City's approved 2021-2025 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, DNR receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Target

Area. And finally, the City will utilize over \$300,000 for Neighborhood Stabilization from the State of Kansas.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,846,476 | 0 | 0 | 1,846,476 | 7,385,904 | CDBG funds will be used for administration, housing activities, public improvements, and public services. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 552,627 | 0 | 0 | 552,627 | 2,210,508 | HOME funds will be used for homebuyer assistance, homeowner rehabilitation, new construction and tenant based rental assistance. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 155,147 | 0 | 0 | 155,147 | 620,588 | ESG will be used for rapid re-housing, homeless prevention and shelter activity. |

| | | | | | | | | | |
|--|------------------|----------------------|-----------|---|---|-----------|-----------|--|---|
| Competitive McKinney-Vento Homeless Assistance Act | public - federal | Housing TBRA | | | | | | | Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals. |
| | | | 1,735,581 | 0 | 0 | 1,735,581 | 6,942,324 | | |
| General Fund | public - local | Economic Development | | | | | | | Capital Improvement program dollars for infrastructure, rehabilitation and replacement in |
| | | | 2,058,288 | 0 | 0 | 2,058,288 | 8,233,152 | | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|-----------------|---------------------|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| | | Public Improvements | | | | | | LMI neighborhoods. The remainder is match for the HOME program. |

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The department’s Stages of Resource Targeting program leverages \$500,000 in federal housing funds to acquire \$1.4 million investment from the city’s capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city’s most blighted and lowest income neighborhoods.

The Continuum of Care grant provides \$1.6 million of in-kind match for Shelter Plus Care program.

The City leverages \$100,000 for housing programs as required for match commitment. This money supplements existing programs and is budgeted from the general fund each year by city council.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

Discussion

The City is leveraging federal, state and local funds to enhance affordable housing opportunities Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable to the City's Department of Housing and Neighborhood Development to maximize the HUD objectives.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------|------------|----------|-----------------------------|------------------------------------|---|---|--|
| 1 | Infill Housing | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$20,000 HOME: \$30,000 | Homeowner Housing Added: 1 Household Housing Unit |
| 2 | Major Rehabilitation | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$80,000 HOME: \$110,000 General Fund: \$33,500 | Homeowner Housing Rehabilitated: 9 Household Housing Unit |
| 3 | Exterior Rehabilitation | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$78,000 General Fund: \$33,500 | Rental units rehabilitated: 7 Household Housing Unit |
| 4 | Emergency Rehabilitation | 2016 | 2020 | Affordable Housing Homeless | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$260,000 | Homeowner Housing Rehabilitated: 72 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|-----------------------------------|------------------------------------|---|--|--|
| 5 | Accessibility Modifications | 2016 | 2020 | Affordable Housing Homeless | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$100,000 | Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit |
| 6 | Voluntary Demolition | 2016 | 2020 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$85,000 | Buildings Demolished: 5 Buildings |
| 7 | Homeownership | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$31,000 HOME: \$180,000 | Homeowner Housing Rehabilitated: 10 Household Housing Unit |
| 8 | Homeownership Counseling | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$45,500 General Fund: \$33,000 | Other: 220 Other |
| 9 | CHDO Housing Development | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$100,000 HOME: \$90,248 | Rental units constructed: 1 Household Housing Unit |
| 10 | CHDO Operating Subsidy | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | HOME: \$20,590 | Other: 1 Other |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------|------------|----------|-----------------------------------|------------------------------------|--|-----------------|---|
| 11 | Tenant Based Rental Assistance | 2021 | 2025 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | HOME: \$66,527 | Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted |
| 12 | Inmate Program | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$120,500 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 400 Households Assisted |
| 13 | Program Delivery | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$297,500 | Other: 1 Other |
| 14 | Weatherization | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | CDBG: \$77,890 | Homeowner Housing Rehabilitated: 28 Household Housing Unit |
| 15 | NIA Support | 2016 | 2020 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$65,000 | Public service activities for Low/Moderate Income Housing Benefit: 44363 Households Assisted |
| 16 | Anti-Blight Activities | 2016 | 2020 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$60,000 | Public service activities for Low/Moderate Income Housing Benefit: 53304 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------|------------|----------|--------------------|------------------------------------|--|---|--|
| 17 | Social Service Grants | 2016 | 2020 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | CDBG: \$67,000 General Fund: \$558,288 | Public service activities for Low/Moderate Income Housing Benefit: 43495 Households Assisted Homelessness Prevention: 60 Persons Assisted |
| 18 | Emergency Solutions Grant | 2021 | 2025 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | ESG: \$155,147 | Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 100 Persons Assisted |
| 19 | Shelter Plus Care | 2016 | 2020 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | Competitive McKinney-Vento Homeless Assistance Act: \$1,615,608 | Housing for Homeless added: 330 Household Housing Unit |
| 20 | Administration for CDBG | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$299,086 | Other: 1 Other |
| 21 | HOME Administration | 2021 | 2025 | Affordable Housing | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | HOME: \$55,262 | Other: 1 Other |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------------|------------|----------|-----------------------------------|------------------------------------|--|---|--|
| 22 | Administration for Shelter Plus Care | 2021 | 2025 | Homeless | Intensive Care Areas At-Risk Areas | Enhance Linkage of Housing with Support Services | Competitive McKinney-Vento Homeless Assistance Act: \$119,973 | Other: 1 Other |
| 23 | SORT Infrastructure | 2016 | 2020 | Infrastructure Activities | Intensive Care Areas At-Risk Areas | Increase Homeownership and Rental Housing | General Fund: \$1,400,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted |
| 24 | Empowerment | 2021 | 2025 | Non-Housing Community Development | Intensive Care Areas At-Risk Areas | Enhance Quality of Targeted Neighborhoods | CDBG: \$60,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2447 Households Assisted |

Table 55 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|--|
| 1 | Goal Name | Infill Housing |
| | Goal Description | The infill housing funds will help create new affordable housing. |
| 2 | Goal Name | Major Rehabilitation |
| | Goal Description | Major rehabilitation will be completed in target areas. The rehab is for owner occupied housing units. |

| | | |
|----|-------------------------|--|
| 3 | Goal Name | Exterior Rehabilitation |
| | Goal Description | The project will rehabilitate existing rental properties in specific target areas. |
| 4 | Goal Name | Emergency Rehabilitation |
| | Goal Description | Project will assist LMI owner-occupied homes with immediate health and safety issues. |
| 5 | Goal Name | Accessibility Modifications |
| | Goal Description | This project will provide disability modifications to single family housing units to enable people to remain in their home independently. |
| 6 | Goal Name | Voluntary Demolition |
| | Goal Description | This project will demolish substantially deteriorated, vacant housing structures primarily located in the City's at risk and intensive care neighborhoods. |
| 7 | Goal Name | Homeownership |
| | Goal Description | This project will assist with homeownership by providing deferred 2nd mortgages to subsidize the rehabilitation of homes purchased by first time homebuyers. |
| 8 | Goal Name | Homeownership Counseling |
| | Goal Description | This project will assist with homeownership by providing counseling in both pre-ownership and post ownership. |
| 9 | Goal Name | CHDO Housing Development |
| | Goal Description | New construction costs for the CHDO. |
| 10 | Goal Name | CHDO Operating Subsidy |
| | Goal Description | Operation funds for the CHDO. |

| | | |
|----|-------------------------|---|
| 11 | Goal Name | Tenant Based Rental Assistance |
| | Goal Description | Provide deposit assistance to people who are homeless or near homelessness. |
| 12 | Goal Name | Inmate Program |
| | Goal Description | The inmate program assists with sidewalk repair and construction, as well as rehabilitation of housing units in LMI neighborhoods. |
| 13 | Goal Name | Program Delivery |
| | Goal Description | Cost associated to field workers completing inspections. |
| 14 | Goal Name | Weatherization |
| | Goal Description | Based on Housing Study, create a Weatherization program for insulation and high efficiency furnaces for LMI households. |
| 15 | Goal Name | NIA Support |
| | Goal Description | This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities. |
| 16 | Goal Name | Anti-Blight Activities |
| | Goal Description | This project will support neighborhood clean-ups of all LMI areas by providing dumpsters and clean-up of public right-of-ways. Takeover/Makeover provides removal of 150 tons of trash, in low income neighborhoods, by the Inmate Crews. |
| 17 | Goal Name | Social Service Grants |
| | Goal Description | The Social service money helps with public services to address a variety of needs for LMI clientele. |
| 18 | Goal Name | Emergency Solutions Grant |
| | Goal Description | Provides rent and deposit assistance to both homeless and at-risk of homeless households. |

| | | |
|----|-------------------------|--|
| 19 | Goal Name | Shelter Plus Care |
| | Goal Description | This project will assist with a rent subsidy in the Shelter Plus Care program. |
| 20 | Goal Name | Administration for CDBG |
| | Goal Description | Administration to assist with projects. |
| 21 | Goal Name | HOME Administration |
| | Goal Description | Funds to administer the HOME grant funds. |
| 22 | Goal Name | Administration for Shelter Plus Care |
| | Goal Description | Provides administrative money to support the Shelter Plus Care Program. |
| 23 | Goal Name | SORT Infrastructure |
| | Goal Description | This funding will help in specific target areas with infrastructure to help improve the area. |
| 24 | Goal Name | Empowerment |
| | Goal Description | The CDBG grant funds the Empowerment Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations. |

Projects

AP-35 Projects – 91.220(d)

Introduction

Consolidated Action Plan projects to be carried out in 2021.

Projects

| # | Project Name |
|----|---|
| 1 | In-Fill Housing & Development |
| 2 | Major Rehabilitation Program |
| 3 | Exterior Rehabilitation Program |
| 4 | Emergency Rehabilitation Program |
| 5 | Accessibility Modifications |
| 6 | Voluntary Demolition |
| 7 | Homeownership |
| 8 | Homeownership Counseling |
| 9 | CHDO Non-Profit Set-Aside and Rental Rehabilitation |
| 10 | CHDO Operating Subsidy |
| 11 | Tenant-Based Rental Assistance |
| 12 | Inmate Program |
| 13 | Housing Rehabilitation Program Delivery |
| 14 | Weatherization |
| 15 | NIA Support |
| 16 | Anti-Blight Activities |
| 17 | Social Service Grants |
| 18 | HESG |
| 19 | Shelter Plus Care |
| 20 | CDBG Administration |
| 21 | HOME Administration |
| 22 | Shelter Plus Care Administration |
| 23 | SORT Infrastructure |
| 24 | Empowerment |

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|--|
| 1 | Project Name | In-Fill Housing & Development |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Infill Housing |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | CDBG: \$20,000 HOME: \$30,000 |
| | Description | Activity will facilitate and support new housing and subdivision development. These funds may undertake demolition and reconstruction or new construction costs. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 1 Unit |
| 2 | Project Name | Major Rehabilitation Program |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Major Rehabilitation |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | CDBG: \$80,000 HOME: \$110,000 General Fund: \$33,500 |
| | Description | Project will rehabilitate owner-occupied housing units in selected areas. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 9 Units. |

| | | |
|----------|--|---|
| 3 | Project Name | Exterior Rehabilitation Program |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Exterior Rehabilitation |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | CDBG: \$78,000 General Fund: \$33,500 |
| | Description | Project will rehabilitate existing owner-occupied housing units and LMI occupied rental units in designated areas that are in need of significant exterior repairs. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 7 units |
| 4 | Project Name | Emergency Rehabilitation Program |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Emergency Rehabilitation |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | CDBG: \$260,000 |
| | Description | Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 72 units |
| | Project Name | Accessibility Modifications |

| | | |
|--|--|---|
| 5 | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Accessibility Modifications |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | CDBG: \$100,000 |
| | Description | Project will provide disability modifications to single family housing units. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 45 units a year. |
| | 6 | Project Name |
| Target Area | | Intensive Care Areas At-Risk Areas |
| Goals Supported | | Voluntary Demolition |
| Needs Addressed | | Enhance Quality of Targeted Neighborhoods |
| Funding | | CDBG: \$85,000 |
| Description | | Project will demolish substantially deteriorated, vacant housing structures primarily located within the City's at-risk and intensive care neighborhoods. |
| Target Date | | |
| Estimate the number and type of families that will benefit from the proposed activities | | |
| Location Description | | |
| Planned Activities | | |
| 7 | Project Name | Homeownership |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Homeownership |

| | | |
|----------|--|---|
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$31,000 HOME: \$180,000 |
| | Description | Project will assist with homeownership by providing deferred 2nd mortgages to subsidize the purchase cost and the rehabilitation of homes for LMI households. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 8 | Project Name | Homeownership Counseling |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Homeownership Counseling |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$45,500 General Fund: \$33,000 |
| | Description | Project will support the delivery of project No. 7 and assist LMI households with pre-ownership and post-ownership training in both Spanish and English. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 220 Sessions |
| 9 | Project Name | CHDO Non-Profit Set-Aside and Rental Rehabilitation |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | CHDO Housing Development |

| | | |
|-----------|--|--|
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | CDBG: \$100,000 HOME: \$90,248 |
| | Description | Project provides funds for costs directly associated with administering the HOME programs that rehabilitate residential housing units. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 1 unit |
| 10 | Project Name | CHDO Operating Subsidy |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | CHDO Operating Subsidy |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | HOME: \$20,590 |
| | Description | Project will assist project No. 9 with Operational costs. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 1 operational unit. |
| 11 | Project Name | Tenant-Based Rental Assistance |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Tenant Based Rental Assistance |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | HOME: \$66,527 |

| | | |
|-----------|--|---|
| | Description | Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 20 Families |
| 12 | Project Name | Inmate Program |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Inmate Program |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$120,500 |
| | Description | Project will provide two crews of five to seven minimum security women prisoners for the rehabilitation of affordable housing units and/or the rehab of sidewalks. Funds will be used for supervisor's salaries as well as materials and supplies needed for the project. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | 35 units cleaned and 4 sidewalks constructed in LMI neighborhoods. |
| 13 | Project Name | Housing Rehabilitation Program Delivery |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Program Delivery |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$297,500 |

| | | |
|-----------|--|---|
| | Description | Project provides funds for costs directly associated with administering the CDBG programs that rehabilitate residential housing units. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Program Delivery |
| 14 | Project Name | Weatherization |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Weatherization |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | CDBG: \$77,890 |
| | Description | These funds will be spent on insulation and high efficiency furnaces for LMI households for weatherization. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 15 | Project Name | NIA Support |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | NIA Support |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$65,000 |
| | Description | This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities. |

| | | |
|-----------|--|--|
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 16 | Project Name | Anti-Blight Activities |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Anti-Blight Activities |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$60,000 |
| | Description | This project will support neighborhood clean-ups of all LMI areas by providing dumpsters and clean-up of public right-of-ways. Takeover/Makeover provides removal of 150 tons of trash in low income neighborhoods, by the Inmate Crews. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 17 | Project Name | Social Service Grants |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Social Service Grants |
| | Needs Addressed | Enhance Linkage of Housing with Support Services |
| | Funding | CDBG: \$67,000 General Fund: \$558,288 |
| | Description | The social service money helps with public services to address a variety of needs for LMI clientele. |
| | Target Date | |

| | | |
|-----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 18 | Project Name | HESG |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Emergency Solutions Grant |
| | Needs Addressed | Enhance Linkage of Housing with Support Services |
| | Funding | ESG: \$155,147 |
| | Description | Provides rent and deposit assistance to both homeless and at-risk of homeless households. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 19 | Project Name | Shelter Plus Care |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Shelter Plus Care |
| | Needs Addressed | Enhance Linkage of Housing with Support Services |
| | Funding | Competitive McKinney-Vento Homeless Assistance Act: \$1,615,608 |
| | Description | This project will assist with a rent subsidy in the Shelter Plus Care program. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |

| | | |
|-----------|--|--|
| | Location Description | |
| | Planned Activities | |
| 20 | Project Name | CDBG Administration |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Administration for CDBG |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$299,086 |
| | Description | Administration to assist with CDBG projects. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 21 | Project Name | HOME Administration |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | HOME Administration |
| | Needs Addressed | Increase Homeownership and Rental Housing |
| | Funding | HOME: \$55,262 |
| | Description | Funds to administer the HOME grant funds. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 22 | Project Name | Shelter Plus Care Administration |
| | Target Area | Intensive Care Areas At-Risk Areas |

| | | |
|-----------|--|---|
| | Goals Supported | Administration for Shelter Plus Care |
| | Needs Addressed | Enhance Linkage of Housing with Support Services |
| | Funding | Competitive McKinney-Vento Homeless Assistance Act: \$119,973 |
| | Description | Provides administrative money to support the Shelter Plus Care program. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 23 | Project Name | SORT Infrastructure |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | SORT Infrastructure |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | General Fund: \$1,400,000 |
| | Description | This funding will help in specific target areas with infrastructure to help improve the area. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 24 | Project Name | Empowerment |
| | Target Area | Intensive Care Areas At-Risk Areas |
| | Goals Supported | Empowerment |
| | Needs Addressed | Enhance Quality of Targeted Neighborhoods |
| | Funding | CDBG: \$60,000 |

| | | |
|--|--|--|
| | Description | The CDBG grant funds the Empowerment Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Public facility grants will be issued to neighborhoods to do small infrastructure projects. |

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As adopted by the Neighborhood Element of the Comprehensive Plan, the City's goal is to commit up to 60% of annual Consolidated Plan funding for neighborhood development activities into high priority *intensive care* or *at risk* neighborhoods or areas. Neighborhood development is defined as any combination of housing, economic, or capital investment that substantially leverages outside resources to advance the long-term revitalization of a neighborhood or portion thereof. Five-year funding targets are established to implement adopted neighborhood revitalization plans for each planning area. At a minimum, the total funds spent for housing development in high priority areas will be as indicated during the five-year period of this plan. With minor exceptions, spending in these areas will be concentrated in multi-block areas that have been strategically identified through a neighborhood/area plan process for multi-faceted housing in-fill development and rehabilitation.

Geographic Distribution

| Target Area | Percentage of Funds |
|----------------------|---------------------|
| Intensive Care Areas | 30 |
| At-Risk Areas | 30 |

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on the neighborhood health model of *intensive care*, *at risk*, *out patient*, and *healthy* neighborhoods, treatment for neighborhoods should be based on a “continuum of care” approach. Those neighborhoods that are most distressed (*intensive care*) require the most intervention and therefore, will require sizeable resources and attention. But if all relevant resources are devoted to an *intensive care* area, an *at risk* neighborhood or an unstable *outpatient* neighborhood may fall prey to blighting influences themselves. To avoid “pushing the blight around”, a four-pronged approach, or continuum of care, should be employed (the neighborhoods below are not inclusive of all neighborhoods in Topeka and do not represent an absolute commitment to funding).

Discussion

Based on the Strategic Plan, the City allocates its nonadministrative CDBG and HOME investments to projects and activities that benefit low to moderate income people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Topeka develops annual goals for rehabilitating homes through major rehab, exterior rehab, emergency repair and accessibility modifications, demolishing blighted structures as part of the voluntary demolition program and assisting first-time homebuyers through Topeka's homebuyer program and providing homebuyer counseling. Rental Assistance goals include deposit assistance, providing shelter and essential services to households who are or may be at-risk of homelessness, providing rental assistance and supportive services, providing contractual services to three organizations through Community Development Block Grant (CDBG), and providing contractual services to 24 organizations through City general funds. In addition, approximately 8,000 hours of services are provided by two inmate crews.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 330 |
| Non-Homeless | 15 |
| Special-Needs | 35 |
| Total | 380 |

Table 58 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 330 |
| The Production of New Units | 2 |
| Rehab of Existing Units | 35 |
| Acquisition of Existing Units | 0 |
| Total | 367 |

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Topeka has recognized the need of homeless services based on information gathered from the Topeka/Shawnee County Homeless Task Force (HTF) and census data. The HTF involves agencies who are subrecipients of ESG funds and others who are funded by the Continuum of Care. There has always been a level of assistance provided to address homelessness in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Topeka Housing Authority's mission is to successfully provide accessible, affordable housing. Success is defined as: Putting applicants, tenants and participants first; market competitiveness; and fiscal strength and integrity.

In general, THA is well respected in the Topeka community by elected officials, staff and provider agencies. In the past 5 years the stock of THA owned/supported housing has increased from 1,739 units to 2,079 units or 19.6%.

Actions planned during the next year to address the needs to public housing

Over the next year the Topeka Housing Authority hopes to increase the total number of Section 8 vouchers. Additionally, the THA hopes to increase their landlord base so participants have a better chance of finding affordable housing.

Another goal of the THA is to increase the number of employed adults by 5%, while taking affirmative measures to insure fair and equal access to affordable housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Topeka Housing Authority received a grant from the Kansas Health Foundation which requires a resident lead initiative. This goal for the THA will increase participation from the public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Topeka Housing Authority is not designated as troubled.

Discussion

Currently THA has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains their properties to the best of their ability with the funding that is available. Some of the older designed units are in need of being redeveloped and they are exploring and competing for different funding

options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

Currently the THA has 204 people on the public housing waiting list. On average moving in approximately 250 people per year. There is always more people on the waiting list than units available and they maintain a 3% or less vacancy rate. In short the need is high for affordable rental housing options in Topeka and public housing is an important part of that affordable housing inventory.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Topeka has implemented many successful strategies to prevent homelessness, encourage individuals living on the street to moving to housing, and provide services to those living in emergency shelter with the goal of successful permanent housing placements.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka has a partnership with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the community. Once individuals have been identified as homeless an assessment of their needs is complete and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process when possible.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Topeka uses Emergency Solutions Grant funds to help provide Rapid Re-Housing to eligible participants for deposit and first month's rent. The City of Topeka allows 100% of the cost to be funded through ESG funds. No funds are spent beyond the deposit and first month's rent. When participants apply for homeless prevention, the City can pay up to 100% of the eligible costs to prevent homelessness. The participant can receive ESG assistance only one time a year to be eligible. Additionally, no cap has been set for the subgrantees on how much they can pay for deposit, rent or utilities, however; the unit must meet the fair market rate for the area.

Cornerstone of Topeka, Inc. is not-for-profit affordable housing provider and a certified Community Housing Development Organization, (CHDO) whose activities include a transitional housing program, (6 to 9 months) for those currently experiencing homelessness and an affordable housing program for low to moderate income persons and families. There are 20 housing units dedicated to the homeless and over 140 housing units in the affordable housing program. All Cornerstone tenants must have reliable income to be considered for housing.

Valeo Behavioral Health Care is a 501 (c) (3) private, non-profit organization providing comprehensive treatment services for mental health, substance use, and gambling addiction for individuals within

Shawnee County. Crisis, Outreach and specialty case managers make contact with people to ensure that basic needs including housing, food, financial assistance and medical/mental health issues are addressed. Once the consumers obtain housing, case managers provide support and training in symptom management, budgeting, housekeeping services, as well as comprehensive additional services deemed necessary to assist the consumer in maintaining tenure in the community. Valeo receives a grant through the Continuum of Care to provide transitional housing to homeless individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$400,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing.

Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness.

Referrals that are made in addition to the rapid re-housing funds helps create a partnership to alleviate extended periods of homelessness. With these collaborations in place we hope to prevent all who receive services from being homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into

permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issue related to prevention and best practices for reaching other mainstream resources.

Discussion

The City of Topeka continues to monitor its goal to end homelessness in our community. It is well understood that this is a community effort and everyone must work together to maximize resources and to offer the best possible services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Barriers to Affordable Housing are as follows:

Public policies affect the low to moderate income households more dramatically. An increase in the sales tax rate has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Demographics of the Community - The City of Topeka has a large majority of low to moderate income individuals. 18.3% of household are living in poverty compared to the US average of 15.4%. This makes affordable housing more difficult to acquire.

Quality Housing Stock- Homes of quality sell and rent at higher rates that are not affordable to our low to moderate income constituents.

Lending Practices and Qualified Applicants - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has excessive credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Despite new challenges associated with local and state economic conditions, the major Obstacles to comprehensively meeting the needs of a primarily low-income population are continuing underinvestment, and lack of job center locations.

The City of Topeka recognizes the need for more economic growth. Its collaboration with the Chamber of Commerce in getting new companies to locate in Topeka could help our low income constituents obtain and maintain employment. This effort will continue this year in effort to lower the unemployment rate.

Additionally, the City of Topeka will continue conversations with the Topeka Metro, the transportation agency, in helping low income individuals receive low fair pricing to ride the bus. Conversation is continuing and the city recognizes that a larger transportation route could be beneficial to the low

income constituents.

Discussion:

Although lending practices and qualified applicants are one of the toughest barriers to overcome, the City of Topeka will continue its efforts to help first time homebuyers with homeownership assistance.

AP-85 Other Actions – 91.220(k)

Introduction:

To help remove obstacles to meeting underserved needs and improve service delivery, the City of Topeka will facilitate the existing relationships with social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.

The City of Topeka will continue to support the use of HMIS technology by all homeless service providers as a way to link the various categories of services provided in the community and has taken on the administration of HMIS from the CRC. Finally, DNR will work with its various departments and divisions to find opportunities for collaboration between programs to leverage resources.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting the identified needs is the lack of funding resources. Significant funding cuts in previous years have had an impact on all programming. The City of Topeka will continue to maintain existing, ongoing efforts to meet the underserved needs of the community.

Actions planned to foster and maintain affordable housing

The City of Topeka will continue to support our CHDO and nonprofits, such as Habitat for Humanity. These organizations provide affordable housing to the constituents. The City will provide funding for owner occupied and renter occupied rehabilitation to assist low income families with maintaining their homes.

Actions planned to reduce lead-based paint hazards

Rehabilitation projects require the use of formal paint testing, risk assessment and planning. Additionally, the paint repair work requires the use of “trained workers”. Since the city has a very large amount of homes that were built before 1970 it is imperative that we combat the issue of lead based paint within the scope of our work. The City collaborates with the state that has a grant for lead remediation. The city will continue this collaboration and explore other options.

Actions planned to reduce the number of poverty-level families

The City of Topeka will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses. Additionally, the city will support organizations and programs that provide job training, education, and placement services.

Actions planned to develop institutional structure

The City of Topeka staff will continue to coordinate with various social service agencies, government

departments, and businesses, to find opportunities to better serve the citizens within the city. These relationships are integral in streamlining the implementation of our CDBG and HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The City of Topeka will continue to foster these relationships to improve the success rate of our programs.

Actions planned to enhance coordination between public and private housing and social service agencies

Although the City of Topeka does not own or operate any public housing development, it collaborates with the Topeka Housing Authority on housing issues. Additionally, the City contributes general fund money to support the social service agencies to meet the needs of the community.

Discussion:

The City of Topeka will continue to coordinate with social service partners and consultant agencies and organizations to better serve client constituents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Topeka sporadically receives program income from its Housing Rehabilitation program. Any proceeds from that program are automatically allocated to the current active fiscal year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The resale provisions for a regulatory period in accordance with the "HOME Affordability Period" table are included in all funding contracts for homebuyer activities. These require that any resale of the property during the regulatory period must be affordable to a reasonable range of low-income homebuyers who meet HOME income requirements and who will use the property as their principal residence. If this restriction is not met, recapture of the entire amount of the HOME investment is triggered. The resale provision is designed to assure that resale of property within the period of affordability be made only to income eligible households.

The recapture provision happens if the housing does not continue to be the principle residence of the buyer for the duration of the HOME period of affordability then the HOME investment amount shall be recaptured on a prorated basis for the time the homeowner has owned and occupied the housing, following project completion, measured against the required affordability period. For the homebuyer program the mortgage is a deferred loan, payable upon resale according to the following conditions. The Borrower hereby agrees to repay the principal under the following method:

This Second Mortgage shall be partially forgiven by **Five thousand No/100 dollars (\$5,000.00)**, upon the conclusion of the first year of ownership, This Second Mortgage, less the amount from A. above, shall also be partially forgiven by fifty-percent (50%) upon the conclusion of the homeowner's seventh year of ownership, with the balance due and payable upon resale. The annual reduction on a percentage basis shall be implemented as 7% per year up until 50% has been forgiven.

If all or any part of the property or interest is sold or transferred by Borrower, payment shall be made in the original amount of the note less a credit for the forgivable portion of the loan as indicated above. The amount subject to recapture is the direct subsidy received by the homebuyer. Funds will only be recaptured from net proceeds available from the sale of the property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The homeowners must meet income guidelines and not pay more than 30% of their income towards housing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Topeka follows has many standards in regards to ESG assistance. Homeless Prevention is provided to individuals who are not yet homeless but are near homelessness. Rapid Re-Housing assistance is provided to those who are already homeless. ESG funds are given to multiple agencies and they disperse funds based on the required qualifications and on a first-come basis at each agency.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The HMIS is administered by the Community Resources Council (CRC). Each agency funded with ESG funds is required to enter services into the system. The CRC has policies and procedures for use of the system that each agency must adhere to. The CRC is monitored by the Homeless Task Force and any administrative procedures are created at this meeting. The City of Topeka currently is using the HMIS to make referrals to other agencies and to assess individual's needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

A request for proposal is sent out to the public to apply for ESG funds. The applications are reviewed by a committee and scored. Once the scores are established a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC. The HTF member's votes on whether or not to fund the ESG agencies. Once approved by the HTF, the recommendation is made to the full city council for approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with

homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Topeka is governed by an elected body; it is not possible to provide for the participation of a homeless individual or formerly homeless individual. However, the City of Topeka is the lead agency of the Topeka/Shawnee County Homeless Task Force which is the governing body of the CoC. The HTF is responsible for all aspects of the CoC including the ESG policies and procedures. This body has several formerly homeless individuals in attendance and they have the opportunity to vote on matters.

5. Describe performance standards for evaluating ESG.

The Chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Additionally, the monitoring committee meets quarterly to conduct on-site monitoring and establish the CoC funding priorities.

Discussion:

The City of Topeka has a designated staff person to make sure the Department of Housing and Neighborhood Development is following all the federal and local regulations.

Appendix - Alternate/Local Data Sources

| | |
|----------|---|
| 1 | Data Source Name 2012-2016 ACS |
| | List the name of the organization or individual who originated the data set. Comprehensive Housing Affordability Strategy ("CHAS") data from HUD. |
| | Provide a brief summary of the data set. Latest CHAS data from HUD approved August, 2019. |
| | What was the purpose for developing this data set? Developed by HUD. |
| | How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive Housing Affordability Strategy developed by HUD. |

| |
|---|
| What time period (provide the year, and optionally month, or month and day) is covered by this data set? Year Selected: 2012-2016 ACS |
| What is the status of the data set (complete, in progress, or planned)? Completed by HUD and published August, 2019. |