

TOPEKA

CITYWIDE HOUSING MARKET STUDY AND STRATEGY

IMPLEMENTATION PLAN

2022

February, 2022

TOPEKA PLANNING & DEVELOPMENT DEPARTMENT



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SUMMARY

Purpose

The Topeka Governing Body approved the Implementation Plan 2021 (IP 21) on December 8, 2020 as a supplement to the Citywide Housing Market Study and Strategy (Study). The purpose of IP 21 was to prioritize the Study's recommendations for activation in 2021 and establish 5-year metrics to measure progress. The purpose of this document - **Implementation Plan 2022 (IP 22)** - is twofold:

- *Provide an annual report summarizing progress made on priority tactics and metrics in 2021*
- *Update priority tactics and action plans for 2022*

Progress & Recommendations

In the fall of 2020, the IP Committee prioritized a handful of tactics from the Study that were either ready to be activated in 2021 (**Tier A**) or would need more planning before they are activated (**Tier B**). "**Tactics**" are new or expanded efforts that differ from "**continued efforts**" which are ongoing programs that are prioritized in the Study but considered operational. Action Plans were established for each Tier A/B tactic. Staff reached out to stakeholders and IP committee members at the end of 2021

for progress updates on Tier A/B tactics. Commentary is provided in the Appendix on the status for each tactic. The following options were considered by the group:

- If **Tier A** tactics were sufficiently activated and can be operationalized, they were rebranded as **continued efforts**. If not, they remained **Tier A**.
- If **Tier B** tactics were ready to be activated in 2022, they graduated to **Tier A**.
- If other Study tactics were ready as priorities, they were considered for **Tier A, Tier B**, or notable **continued efforts**.

Progress briefs for 2021 and recommendations for 2022 are below.

TIER A

- **Housing Trust Fund (HTF)** - Most action steps were realized including \$259,900 of private commitments and \$491,000 of public commitments to date. HTF needs \$250,000 of private donations to hit \$1M target and release RFP. Added step in 2022 to explore how a Housing CDFI can supplement the HTF for larger projects. **Keep in Tier A**
- **Weatherization** - New CoT program started (\$77k) and collaborated with Community Action. Habitat distributed

500 kits but more funds needed. **Move to Continued Efforts**

- **"Take 2" Tenancy** - No progress made due to staffing issues. **Keep in Tier A**
- **Aging In Place** - Home maintenance classes (Habitat) and online resource database (JAAA) for seniors accomplished. Add step to create ADU zoning ordinance. Carryover remaining steps in 2022. **Keep in Tier A**
- **Rehab Assistance (Self Help)** - Most steps accomplished including DIY video (Habitat). Continue a few steps to overcome Covid constraints and improve participation. **Keep in Tier A**

TIER B

- **Landbank** - Research completed and ordinance drafted. Program details in progress. Budget request of \$500k to seed pilot. **Move to Tier A**
- **Downtown Housing** - Accomplished Downtown Master Plan and 20-year NRP incentives for major housing projects. Made pivot to focus on Project View. Still need policy discussion on additional incentives for housing Downtown and citywide. **Move to Tier A**

CONTINUED EFFORTS (of note)

- **Weatherization** - Activated by CoT. Moved from Tier A.
- **Property Maintenance** - A major reimagining of code enforcement has been initiated by the Governing Body and community through Changing The Culture of Property Maintenance. The process is ongoing in 2022. CoT Housing awarded \$750,000 FHLB grant to help repair code violations.
- **Emergency Housing Vouchers (EHV)** - 129 ten-year EHV's were awarded to Topeka Housing Authority by HUD to address housing solutions for homeless, domestic violence, and human trafficking situations.
- **COVID Assistance** - CoT Housing and Community Resource Council have helped 511 households through 2021 with mortgage, rent, and utility assistance due to COVID.
- **Homeowner Supports** - Two program changes led to new equity creation for LMI homeowners in 2021 - House to Home (Habitat) and Lien Releases (CoT Housing).
- **Zoning Code Update** - "Missing Middle" amendments for more affordable second dwelling unit options in single-family zoning to be presented to Planning Commission in 2022.
- **CHDO Creation** - SENT was approved in 2021 as the City's third CHDO making them

eligible for HUD operational and affordable housing funds. SENT's focus on Hi-Crest and inclusion of non-housing strategies supports community development corporation (CDC) capacity – a priority of the Study.

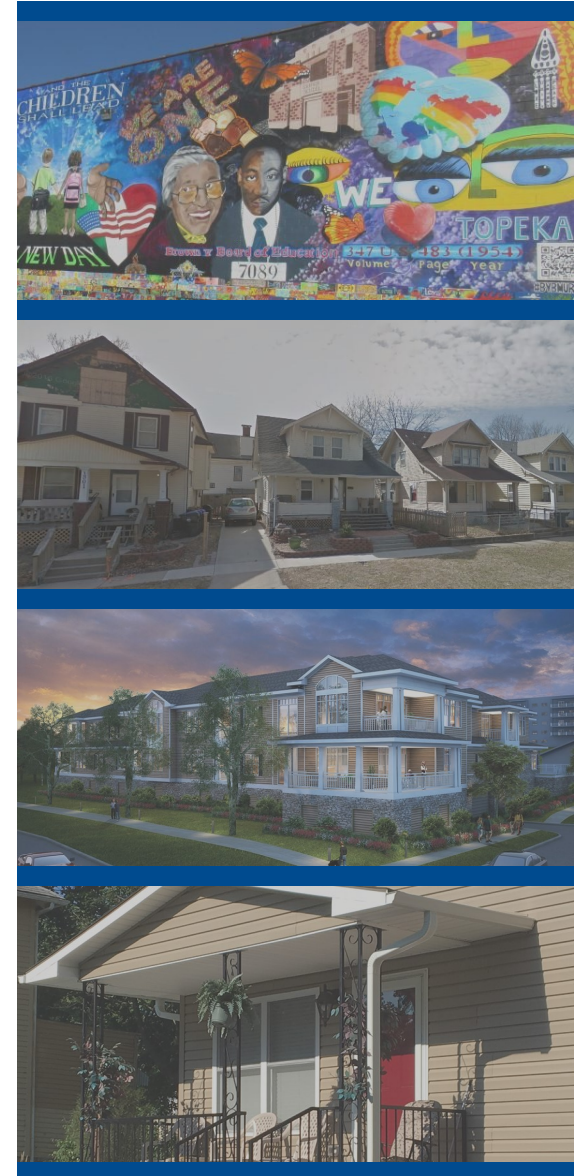
Metrics

5-year **metrics**, established with IP 21 to measure Topeka's progress on the Housing Study's key findings, have been updated for 2021. Some notable highlights include:

- \$750,000 committed/donated to HTF
- 281 Senior/Assisted Living units permitted including preservation of 59 affordable senior units (Curtis Homes)
- Greater housing diversity with 75% of new units non-single family detached
- 394 new units created in City or 158% increase over 5-year average.

Next Steps

- Share IP with Governing Body Q1
- Responsible organizations implement Tier A/B action plans as applicable
- IP is assessed in Q4 to measure progress and evaluate actions needed in 2023.
- Consider updating Housing Study in 2024/25 to re-calibrate findings.





New or expanded tactics that are expected to be created and activated in 2022
(excludes continued efforts)

Housing Trust Fund

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Engage donors to reach fundraising goal	CoT/GTP	2022 Q1-2	\$1M target
Convene task force to activate a Housing CDFI to supplement the HTF for larger projects	US Bank/GTP/CoT	2022 Q1-4	
Prepare RFP and open up application process once fundraising goal is met	AHRC/CoT Housing	2022 Q3-4	

“Take 2” Tenancy

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Develop training needs assessment - Get stakeholder input; ID need & best delivery method for training, determine desired outcomes	HCCI/ Community Action/SCLA	2022 Q1	# of stakeholders Pilot questions
Develop Second Chance Certification process - required classes, demonstration of capacity, income eligibility, etc.	HCCI with input from subgroup members	2022 Q1 & 2	Written, approved process
Establish landlord incentives to accept Second Chance Certified pilot graduates (AHTF?, CF?, 3rd party co-signer?)	HCCI/Community Action/SCLA Community Foundation (CF)	2022 Q1	# of landlord-approved incentives
Recruit up to 5 area landlords to accept tenants who have completed Second Chance Certification	HCCI/SCLA	2022 Q2	# of landlords
Recruit up to 10 candidates for Second Chance Certification. Launch pilot, targeting certification graduation by October 2021	HCCI/Community Action HCCI	2022 Q2 2022 Q3	# of eligible candidates % of candidates certified
Successfully house certified graduates	HCCI/Community Action/SCLA	2022 Q4	#housed

Aging In Place

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Implement AARP Home Maintenance Class for Seniors and caregivers (new)	Habitat	2022 Q1	# of stakeholder Pilot questions identified
Create virtual presentations on long term planning for seniors	JAAA	2022 Q2	# of views
Create income-based maintenance free senior housing (AHTF)	Habitat/Cornerstone	2022 Q4	# of units
Expand Habitat Homeowner Rehab for seniors (AHTF)	Habitat	2022 Q4	# of units
Adopt ordinance for accessory dwelling units (ADUs) in single-family districts	CoT Planning/	2022 Q4	

Rehab Assistance (Self Help)

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Increase participation in maintenance classes	Habitat/HCCI/CoT Housing	2022 Q1	# of people trained
Increase accessibility to interior/exterior paint and bulk materials (e.g. activate Brush w/ Kindness)	Habitat/CoT Housing	2022 Q2	# of houses painted and materials used

Landbank

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Identify/confirm partnerships - County, realtor groups, GTP, City, housing providers, etc.	Cornerstone	2022 Q1-2	
Draft goals and program details; align with partners	Sub Group	2022 Q1-2	
Community presentations	CoT Planning/Legal/Gov Body	2022 Q3	
Adopt Ordinance and seed pilot program	Gov Body	2022 Q4	\$500k
Select and rehab/sell properties to support revolving fund	Advisory Board/CoT Planning/Housing	2022 Q4	5-7 homes

Downtown Area Housing

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Develop housing page ("open for living)	DTI/GTP	2022 Q1	
Determine if housing should be included as part of economic development incentives—Downtown and citywide—and if so what will be most effective package	GTP/JEDO/CoT	2022 Q2-3	
Implement "D" mixed use re-zoning to support residential uses	Gov Body/CoT Planning	2022 Q1-2	
Create incentive package for catalytic project (Project View) including TIF funds; build property guide of other ready properties	DTI	2022 Q2-3	

How do we measure our progress and commitment to meeting the need of the Study's **key findings**?

Lack of Quality Affordable Housing Stock			
Create or preserve 800 affordable units by the end of 2025 ($\leq 60\%$ AMI)			2021-2025
Ownership (20%)	160 units	32 units/year	2
Rental (80%)	640 units	128 units/year	188*
<i>*EHVs (129), LIHTC (59)</i>			
Create or preserve 600 workforce units by the end of 2025 (61%-120% AMI)			2021-2025
Ownership (33%)	200 units	40 units/year	3
Rental (66%)	400 units	80 units/year	1
Commit \$5 Million extra to the production and preservation of affordable housing by 2025			2021-2025
Private/philanthropic	\$4 million	\$800K/year	\$259,900
Public	\$1 million	\$200K/year	\$491,000
Limited Senior Housing Options			
Create or preserve 500 senior units by the end of 2025			2021-2025
Affordable	330 units	66 units/year	59
Market	88 units	18 units/year	138*
Independent Living	44 units	9 units/year	0
Assisted Living	33 units	7 units/year	84
<i>*Calamar building permit renewed in 2021 (138 units)</i>			

Cost-Burdened Households

Reduce households who cannot afford fair market rental at least 10% by 2025

	CURRENT	TARGET	2021-2025
Citywide	33%	29%	Info N/A yet
• African-American	52%	46%	Info N/A yet
• Hispanic	38%	34%	Info N/A yet
• White	31%	28%	Info N/A yet

Reduce Cost-Burdened households at least 10% by 2025

	CURRENT	TARGET	2021-2025
HHs paying more than > 50%	13%	11%	Info N/A yet
HHs paying more than > 30%	17%	15%	Info N/A yet

Notes: Affordable fair market rent for safe and decent 2BR quality (\$588 rent + \$200 utilities) = \$16/hr minimum wage
Cost-burdened = HHs paying more than 30% of income on housing

Core Neighborhood Disinvestment

Increase residential investment more equitably by 2025

	CURRENT (2019)	TARGET	2021
Residential Permit Value* NRP vs Citywide	4.4% (2020)	10%	3.2%
New Housing Units - NRP vs. City	10%	20%	3.3%
New Housing Units - City vs County	50%	70%	75.3%

*Single, Two, and Three Family Dwellings (new + rehab)

High Housing Vulnerability**Improve Court-Ordered Eviction Ratings by 2025****2021-2025**Eviction Rank vs. Population Rank 3.8 ratio (58/220) to <3.0 ratio **Info N/A yet**Renter HHs evicted 1 per 23 to 1 per 30 **Info N/A yet****Improve Homeless Ratings by 2025****2021-2025**Ratio Per 10,000 vs. State 2.9 ratio (23/8) to <2.5 ratio **Info N/A yet**Minors as % of Homeless Count 15.6% to 10% **9.4%****Homeless Prevention Assistance by 2025****2021-2025**Rapid Re-Housing Vouchers Target = 400 households or 80/year **84****Limited Housing Choices****Diversify Housing Typology of New Units****2021-2025**Single-Family detached 40% or less **25%**Non-SF/Missing Middle 60% or more **75%**

- Downtown Area 40% or more **0%**

- Transit Proximity 50% within 5 minute walk **53%**

Meet Demand for Market Rate Segments by 2025**2021-2025**Market Rate - Sale/Rental >120% AMI 1125 units or 225/units yr **381 units**Upscale - Rental >150% AMI 300 units or 60/yr **173 units**