

**TOPEKA**

**CITYWIDE HOUSING MARKET STUDY  
AND STRATEGY**

**IMPLEMENTATION PLAN**  
**APPENDIX** <sup>2021</sup>

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# CITYWIDE HOUSING & MARKTING STUDY & STRATEGY PRIORORIZATION TIMELINE

Re-published from page 102 of the Citywide Housing Market Study & Strategy



\*Assumes a change in state law regarding interior inspections

\* "Continued Efforts" shown are a sampling of all existing efforts needed to be sustained or improved on in the future.

Other "Continuing Efforts" include:

- Infill Housing
- Rehabilitation - Major, Exterior and Emergency
- Accessory Modifications
- Tenant-Landlord Counseling
- Homeownership / TOTO
- Homebuyer Support and Counseling
- Anti-Blight Activities
- Tool Bus
- Transitional/Special Needs Housing
- Project-Based Section 8 Housing
- LIHTC
- Emergency Shelters
- Active Transportation Transit

Topeka Housing Study Implementation Plan  
Committee Meeting #1  
Monday August 24, 2020  
1:00 PM – Zoom meeting

**Present:** Michael Bell, Linda Briden, Janice Watkins, Katrina Ringler, Marsha Pope, Jeanette Spurgin, Lloyd Rainge, Teresa Baker, Steve Schiffelbein, Charlene Robuck, Margo Rangel, Tawny Stottlemire, Ivan Weichert, Kathy Smith, Chris Palmer, Steve Vogel, Trey George, Nicki Ramirez-Jennings, Bill Fiander, Dan Warner, Corrie Wright, Brent Trout, Karen Hiller, Spencer Duncan, Christina Valdivia-Alcala

Meeting #1 Objective: Consensus on scope, first year tactics (Tier A, Tier B, etc.), and metric types

**Welcome and Intro**

*Mr. Fiander* – task of this committee is to develop a one-year implementation plan for the Topeka Housing Study in roughly 60 days. The committee builds upon the work of the Housing Study’s steering committee.

**Housing Study Overview**

*Mr. Warner provided an overview of the Topeka Housing Study.* Takeaways include - 30 percent of Topeka households are cost burdened showing a need for quality affordable housing. There has been a lack of reinvestment in core neighborhoods, specifically, in the existing housing stock. Topeka has a high rate of homelessness and evictions for a city of its size. In target areas analyzed, minority households have a higher instance of being cost burdened (paying greater than 30 percent of income on rent and utilities). The Housing Study outlines the future demand of affordable housing (4,000 units), work force (3,650 units), market rate (4,700 units) and senior housing (2,250 units). Some tactics covered in the Housing Study are to improve the quality of existing housing stock, address abandoned and vacant properties, expand resources and encourage housing stability, support development of a diverse mix of housing types, and expand the production of affordable housing. The four priority recommendations include – fund the affordable housing trust fund, establish a strategic land bank, expand community development ecosystem, and expand key programs (weatherization and rehabilitation). These different programs require an incremental approach with goals requiring partners to help seed funding and implement the plan.

**Scope of Work**

*Mr. Fiander* – The draft scope was developed following a motion from the Governing Body to draft starting implementation in 120 days (July). Based upon this motion this committee needs to develop an action plan for the year 2021 by November 17<sup>th</sup>. The three main questions outlined in the scope focus on what short term tactics should be activated in the next 12 months (Tier A)? , which short term tactics should we be planning for activation in the next 12 months (Tier B)? , and how should we track and evaluate the progress of the action plan? Secondly, we should consider who will provide oversight of this action plan? And how often should it be updated?

*Councilwoman Hiller* – We need to define how many units we need and how fast will we create/preserve housing units. The Consolidated Plan’s adoption has been delayed to coincide with the adoption of the Housing Study Action Plan. Specifically, for the implementation plan we need to set measures and what data we collect first, with a goal to improve our quality affordable housing.

*Mr. Fiander* – Would you propose changing the scope?

*Councilwoman Hiller* – Defers to *Mr. Fiander* on the changing of the scope, but clarifies that if the volume of units created should dictate the necessity of something such as a Community Development Corporation (CDC). Additionally, we should define the populations we want to serve and how this plan will serve them. Raises the question is there any focus within this implementation plan that address quality of life?

Mr. Fiander clarifies that while the primary focus of the Housing Study Implementation Plan is affordable housing, it is okay to consider more if the group wants.

Mr. Vogel suggests that recommendations in the Implementation Plan should be very specific and detail who will lead each tactic, who the partners for implementation are and how we address barriers to implementation.

Ms. Briden – The discussions started from the Housing Study have opened up communication between housing entities but seconds the question of what barriers are there to implementation.

Ms. Ringler – Suggests assessment of the implementation matrix to identify projects that don't require significant work and can be addressed with solutions like a policy change. Recommends a focus on the items which can be "easy wins" while continuously working on the larger issues that will require more time and effort.

Mr. Schiffelbein – Has Coronavirus limited what is accomplishable in this time frame?

## **Year One Tactics** – Top 4 priorities (Affordable Housing Trust Fund, Weatherization expansion, CDC Development and Establishing a Land Bank)

### 4A. Weatherization

Mr. Bell – Regarding Weatherization, Community Action already has a weatherization program. Will this program work together with the study's recommendation?

Ms. Stottlemire clarifies the program run through Community Action is part of a federal grant program and focus on whole home weatherization.

Ms. Wright confirms the expanded weatherization program would address smaller projects and compliment the City's Rehab programs as an additional tool they could offer.

### 4B. Establish Strategic Land Bank

Ms. Watkins believes this should be the strongest priority of the group. A strategic land bank can address vacant properties and allow for properties to be acquired before they reach a demolition state.

Ms. Briden seconds that and states that other markets, specifically, Wyandotte County have utilized this tool to address previously dilapidated areas. Momentum 2022 had a working group that covered parts of this topic and she is willing to share that information with the group.

### 4C. CDC establishment

Councilwoman Hiller – Before pursuing the development of a CDC we need to evaluate how many units we want to produce. If the unit goal is too low this may not be a necessary program.

### 4D. Are any of these other tactics worth activating?

Ms. Baker – A second chance tenancy program may help those who do not qualify for decent housing due to credit score or rental history. Believes this program would be good to activate earlier.

Mr. Vogel – The burden of risk falls on landlords. Would charitable groups be willing to cosign for tenants?

Mr. Palmer states that this seems similar to a program run by Catholic Charities and Capital Federal in other areas.

Overall support to move second chance tenancy to Tier A.

### 4E. Aging in Place

Ms. Watkins – Habitat for Humanity is probably the only group working on this in the community but is limited to low and moderate income households above the age of 55. Views this as the most sought after program besides their new builds.

Mr. Bell – Jayhawk Area Agency on Aging should be included as a partner in this.

Ms. Briden – Because we do not know of all of the programs that exist and resources that are in place we should not try to recreate the wheel for programs that already exist.

4F. Rehab Assistance and Technical Assistance

Ms. Ringler - Can we come up with a single place where all of the resources are listed?

Mr. Schiffelbein – Stated that CRC has a good resource directory.

4G. Other Tactics for consideration

Councilwoman Valdivia-Alcala – living wage and percent of household that are cost burdened need to be considered.

Councilwoman Hiller – Many households get cited and do not know how to get the work done to correct these deficiencies.

Ms. Watkins – Habitat for Humanity will be opening a classroom that teaches homeowners how to do their own home repair.

**Metrics and Measurements**

Mr. George- likes the baseline metrics but believes the affordable housing trust fund goal should be \$1,000,000 instead of \$500,000.

Mr. Fiander – Generally metrics will be measured by overall investment, new units created, units preserved, households served, percent of households pay more than 30 percent of their income, investment/units by neighborhood health and unity typology mix. Are any other metrics needed to measure success?

Mr. Weichert – clarifies that in the last few years the development process with the city has not been a barrier to new development. What he sees as the biggest issues is the cost of building materials, and that may be addressed with an affordable housing trust fund.

Councilwoman Hiller recommends measuring first time home buyers and elderly helped.

**Moving Forward – How to engage the public**

Councilwoman Hiller recommends a meeting with the Citizens Advisory Committee.

Mr. Bell recommends communicating about the plan with Topeka Capitol Journal to reach more people and have personal stories tied to our outcomes.

Mr. Cushinberry offered to help reach out to Topeka Capitol Journal as he sits on their advisory board.

# MINUTES of IP Committee Meeting #2

2021

## IMPLEMENTATION PLAN APPENDIX

Topeka Housing Study Implementation Plan  
Committee Meeting #2  
September 28, 2020

**In Attendance:** Dan Warner, Bill Fiander, Corrie Wright, Ivan Weichert, Rick Kready, Teresa Baker, Tim Vincent, Michael Bell, Kathy Smith, Marsha Pope, James Prout, Karen Hiller, Trey George, Steve Vogel, Chris Palmer, Haley Hishmeh, Steve Schiffelbein, Kris Wagers, Bryson Risley, Spencer Duncan, Lloyd Rainge, Susan McClacherty, and Heh2037.

### **Scope Review:**

Mr. Fiander: About 30 more days for Housing Action Plan. Scope is development of Action Plan for year 2021. Primary focus affordable housing but market rate tactics included as well. Citizens Advisory Committee included for neighborhood input. Review of tactics that will be implemented.

### **Tactics:**

#### ***Affordable Housing Trust Fund***

Mr. Fiander states the Trust Fund ordinance language will need to be amended as it refers to Department of Neighborhood Relations, as well as any additional programmatic changes recommended in the action plan. City may be able to transfer some of its funds for infill and weatherization aside for AHTF. Committee would need to convene to establish metrics. As the oversight group of the program the Review Committee should have a role in metrics. There is a need to engage with GTP to confirm champion(s) of the program. The champion will be responsible for engaging donors and capitalizing the fund with need for \$200,000 - \$700,000 in private funds needed. When fund is established RFP can be prepared or application process can be opened.

Mr. Vogel asks about the infill and weatherization funds

Mr. Fiander clarifies these funds have been accumulating with funds remaining. The funds would have to be spent in the NRP area for infill, which was agreed upon by all taxing entities. This funding may be used for leveraging the AHTF.

C.W. Hiller: Clarifies concern from council that study was a market study and not an Implementation Plan. This group will ensure a master plan is in place for proper implementation. Also, that the infill money was used as gap funding for other HUD or City infill projects.

Mr. Fiander states that the study found our existing programs seem to work, the issue is the amount of funding and the need to provide any additional programs that could work in conjunction with existing programs. These groups are designed to address the programs that we do not currently understand how they will function.

C.W. Hiller shares that working within the neighborhoods has informed her that neighborhoods want to be more involved in housing programs.

Mr. Vogel states this has been going on for 4-5 years and that the Holliday Inn West will be creating 100+ new units and this has made big headlines, but the smaller projects don't make headlines. He believes the goal should be to encourage private investment in Topeka.

#### ***Weatherization***

Ms. Wright states the steps/actions outlined assumed AHTF was funded to some extent. (1) Devote some HUD funds to weatherization and use to leverage non-HUD funds into AHTF. (2) Create and implement a DIY Weatherization 101 class for recipients of funding. (3) Provide DIY kits to low income households who take the class. (4) Agree to MOU to track who receives weatherization from what entity. (5) Provide emergency repair assistance and non-restricted funding to expand local weatherization programs. This would help in the cases where HUD funds cannot be used do to environmental factors. (6) Create and implement a certified energy efficient rental unit program.

Mr. Prout asks about certification. To what extent can a unit get certified?

Ms. Wright says that landlords that apply can get certified, but more discussion may be needed.

Mr. Prout asks about the energy audits. Where you can identify a certain number of things that need repair, and receive a loan to get small repairs done. Do we have anything like that with Evergy, City, or other sponsor?

Ms. Wright says that several years ago there was a program like that through Black Hills.

C.W. Hiller says the group she was a part of recommend energy audits being available. With SORT this is too big of a project and doesn't let home-owners focus on just one or two rooms. Potential to look at donated materials that are available to tenants/landlords to receive materials.

Ms. Wright clarifies this was the intent for the DIY kits and would simplify the access to materials.

### ***2<sup>nd</sup> Chance Tenancy***

Ms. Baker: purpose is to make it easier for tenants with previous issues to have access to affordable quality rental housing. She suggests the name change to Take 2 Tenancy. (1) Develop training needs assessment – Get stakeholder input; ID the need and best delivery method for training. (2) Develop second chance certification process with required classes to demonstrate the capacity of the program. This would act as a pilot program. (3) Establish a landlord incentives to accept Second Chance Certified pilot graduates. Something such as last month rent paid for in advance or AHTF to cover any costs related to damages. (4) Recruit up to 5 area landlords to accept tenants who have completed Second Chance Certification. (5) Recruit up to 10 households for SCC pilot launch, targeting certification graduation by October 2021. (6) Successfully house certified graduates. Following implementation follow up with both landlords and households to evaluate the success of the program.

Mr. Vogel: Working with the mindset of Why? Second Chance Certification is very difficult and a large lift for all parties involved. Generally, landlords do extensive screening on potential tenants and “good” landlords are not interested in renting to this segment of the population. A training packet of this extent may provide enough evidence to a landlord and shows the tenant is truly interested in taking the right steps. He acknowledges that even with this program in place there will be landlords who will not be interested, but they are not the landlords you are likely to attract for this.

Mr. Bell says he is encouraged by the program design. While there are tenants who have created issues for landlords, there are tenants whose next step is homelessness.

C.W. Hiller In thinking about the Housing Trust Fund, can we think of organizations who may put up own personal family foundations for this fund?

Ms. Pope says there are some IRS issues, but there are certainly other ways that interested parties could contribute too.

Mr. Palmer: Would individuals with personal funds act as the guarantor on a lease?

Ms. Pope clarifies some sort of fund could potentially be set up.

Mr. Vincent states that SENT is interested in becoming an area landlord for the program.

### ***Aging in Place***

Ms. Wright: Similar to weatherization these would generally rely on funding of the AHTF. (1) Implement AARP Home Maintenance Class for seniors. (2) Complete resource database and make it virtual specifically for seniors. (3) Create virtual presentation on long term planning for seniors. (4) Create income-based maintenance free senior housing (AHTF). (5) Expand Habitat Homeowner Rehab for seniors (AHTF).

Mr. Fiander clarifies the intent of the AHTF is not to be the primary funding source for new development but act as a gap funding mechanism.

### ***Rehab Assistance (Self Help)***

Ms. Wright: (1) Activate Community Maintenance Classroom (hands on). Habitat is working on this currently and it will be activated regardless of its advancement in the action plan. (2) Increase participation in maintenance classes. (3) Activate Brush with Kindness to increase accessibility to interior/exterior paint. Habitat is currently working on this at a smaller scale, but more funds could provide a more robust program. (4) Develop DIY maintenance video.

C.W. Hiller wants to know what other materials beyond paint could be included.

Ms. Wright says the Habitat ReStore is in place and the Habitat Tool Bus could be used in conjunction.

C.W. Hiller said volunteers could ensure the work is actually done, and that hardware stores have held classes in the past. Things like bulk purchasing may help neighborhoods work together and maximize the program. Reactivation of the Neighborhood Repair Program to make connections in the neighborhood.



Mr. Fiander said no talk of expanding or restarting the program, and much of the conversation would revolve around funding. HUD use in the past has required audits of the funds.

Mr. Bell states that from a macro standpoint the Neighborhood Repair program was a success and that it brought a sense of community.

C.W. Hiller says that even a resource bank of YouTube videos related to home repair could be helpful.

## **Tier B Tactics (New or Expanded)**

### ***Land bank***

Mr. Warner: Possible to activate this at the end of the year if all goes well. (1) Research models; including funding mechanism and applicability to local conditions. (2) Review Topeka draft ordinance vs other cities. (3) Identify/confirm partnerships. (4) Draft goals and program details; align with partners. (5) Community Outreach and transparency. (6) Draft Ordinance/Resolution/Adoption.

Mr. Vogel: is the overall goal to reduce blight or produce housing? And if it is to provide housing how much effort will provide how much housing? How efficient is it?

C.W. Duncan programs like this serve both. It will reduce blight, but it will reengage these areas instead of pushing new projects to the fringes. It will keep the assets in the neighborhoods that need it.

Mr. Palmer: It will also address land with issues and the land will come out "clean". Will remove deed issues or address properties with tax issues.

Mr. Vogel: are these generally properties developers will not touch?

Mr. Warner: No, some are fairly simple issues this just makes access easier.

Mr. Bell: This allows neighborhoods to have some control of what happens with the neighborhoods. 1200 block in Tennessee Town had homes build by Habitat and partnerships with other orgs allowed the whole block to turn.

Mr. Fiander: Correct, this was used to ensure the property was going to be affordable and guaranteed that for the life of the property, HHs would meet income limitations.

C.W. Hiller we have to make sure we build capacity otherwise the city will own it and mow it. What was the real estate situation in that city? If we can find out that clearing titles is the biggest issue this would address it. The small example in Tennessee Town was not truly public.

Mr. Palmer: Yes, we talked about ensuring this does not become just a dumping ground.

Mr. Bell: A plan should be in place prior to land banking being used.

### ***Downtown Housing***

Mr. Fiander: Of the 7 tactics talked about this was the only one that addresses market rate housing that could potentially be ready. (1) Activate new downtown marketing webpage. Develop housing page ("Open for Living"). (2) Start JEDO discussion to determine if housing should be included as part of eco devo incentives. Hopefully, late 2020 or early 2021. (3) Adopt Downtown Master Plan; set 10-year target of 1000 units. (4) Form "work group" to guide action plan; create developer list. (5) Create package of pitch-ready properties and incentive info (Pitch to potential developers). TIF and NRP are two examples that can help with this. (6) Seek RFP authority to advertise new catalytic housing/mixed use construction site.

Mr. Vogel isn't there a big demand for Downtown units? And the existing stock fills up very quickly?

Mr. Fiander: You are correct, on a smaller scale these projects all fill up before projects are even complete.

Mr. Vogel: Why are we talking about incentives? And why is the private industry not doing the work?

Mr. Palmer: Didn't a lot of those projects receive incentives?

Mr. Fiander: Yes, LIHTC, Historic Credits, and NRP have been used. One of our issues is that we are affordable, and the rents that would be demanded for new investment are not high enough to demand new build units. The incentives are a necessary gap filler.

C.W. Hiller: How are we defining Downtown? Does it include NOTO or just Kansas Avenue?

Mr. Fiander states the defined boundary found in the Downtown Master Plan documents. Topeka Blvd to the BNSF Tracks to 12<sup>th</sup> Street up to NOTO.

C.W. Hiller states with her experience with JEDO is that rehab for single family has been included in the past. Our neighborhoods are interested in cutting loose from the ability to do extensive rehabilitation every 15 years. And if we are banking land around the city do we want to limit the funding to just Downtown.

Mr. Fiander: This boundary is not 100% defined it is a general boundary and funds would not be limited to just downtown but may spill into surrounding neighborhoods.

C.W. Hiller: Maybe the two will drive each other, and maybe this gets people excited to build the fund (AHTF).

Mr. Bell: is encouraged that we are looking in the neighborhoods around downtown as well. But if we want the LMI housing that comes with it we need to look at how the developer(s) will allocate LMI housing in the project.

C.W. Hiller: neighborhoods are interested in activating the neighborhood retail throughout the city.

Mr. Fiander: Even looking at the Downtown Master plan not all blocks will be impacted, actually it will be relatively few blocks that are directly impacted. We just do not have the demand at this time to revitalize everything. And the concentrated impact will hopefully have a ripple effect.

**Metrics:**

Mr. Fiander: a lot of the groups began to define what the metrics would look like, but there were some metrics defined in the housing study. The Housing Study Findings to Measure are things we need to define further.

- Satisfying Housing Demand (Affordable/Workforce/Market/Senior)

- Cost Burdened Households

- Core Neighborhood Investment

- Transitional Housing/Homeless Prevention

- Living Wage and Access to Major Employers

- Upscale Housing

- Housing Choices/Typology

- Capacity (Organization and Household)

**Personal Housing Stories:**

Mr. Bell has submitted some ideas for stories. Has not had a chance to follow up yet.

Mr. Fiander thinks this will be a good idea to build a campaign for affordable housing.

**Next Steps:**

Mr. Fiander: Meet with and inform the CAC.

# MINUTES of IP Committee Meeting #3

2021

## IMPLEMENTATION PLAN APPENDIX

Housing Implementation Study Meeting #3  
November 2, 2020  
1:00 PM  
Participants: 29

James Prout, Bill Fiander, Brent Trout, Charlene Robuck, Councilwoman Valdivia-Alcala, Corrie Wright, Dan Warner, Haley Hishmeh, Councilwoman Hiller, Kathy Smith, Linda Briden, Lloyd Rainge, Marsha Pope, Molly Howey, Shanae (JUMP), Steve Schiffelbein, Steve Vogel, Susan McClacherty, Bryson Risley, Tawny Stottlemire, Teresa Baker, Tim Vincent, Michael Bell, Chris Palmer, Katrina Ringler, Rick Kready, Councilman Duncan

### 2. Review Draft Implementation Plan Document

Committee and Contributors –

**Review of Document and Edits** – Mr. Fiander states that a lot of feedback came in and we may not have time to touch base on all of that information at this meeting.

#### **Scope of Work/Process** –

Mr. Fiander – to distill this into a purpose of “where do we start?” That has been the biggest question surrounding the study. The purpose and intent is to lay out the actions for 2021. Discussion to the **Core Housing Documents** has been added to show how this document fits within the context of other documents. The three **Core Housing Documents** are the Consolidated Plan, the Comprehensive Plan and the Citywide Markey Study and Strategy. This Implementation Plan should be annually done and works best when the Market Study or Con Plan are being done so we ensure the contents align. If tools, initiatives or items are not included in this document it does not exclude them from being pursued.

Mr. Fiander – There have been a lot of comments about the chart and how it looks and how it functions to ensure it is used how it is intended. If there are any questions on scope or Process now is the best time to discuss those issues.

C.W. Hiller – Comments have been provided, but one way or another other people will look at this as if it is the plan. If the chart was left in it needs to be shown that this chart was provided in the original market study, rather than assuming this was the actual plan for implementation.

Mr. Fiander – Once changes have been made, if it still remains unclear then changes can be made. The chart and the Executive summary of the Market Study will likely receive the most views.

Mr. Schillefbein – Perhaps we should take anything that was included in the Market Study and move it to another section so it doesn't fall into the Tier A and Tier B tactics.

Mr. Fiander – This section was intended to help, not to confuse. If this section is not coming through appropriately then we need to reconsider its use. The chart does not include all of the efforts that are being pursued at this time.

#### **Action Plan – Tier A / Tier B**

Mr. Fiander – There were no major material changes to the contents, just formatting changes. The outliers were title changes to “Take 2” Housing and Downtown “Area” Housing. There were comments about the “who” column. For instance, Aging in Place, the “who” column represents who would take the lead and move the action forward. It is not intended to give a full description of how it will be implemented. There is an assumption through all of these columns that communication will have to be had between the different organizations. Community Outreach could be included in all. It was specifically outlined for the Landbank because it may be difficult for everyone to understand the steps as they currently are.

Mr. Bell – Maybe there is some blanket statement that can be made as an introduction that states the City will be seek and working with neighborhood and other organizations throughout this process.

C.W. Hiller – There is really a desire for the neighborhood folks to grow and have input and work on these projects. No one wants to take time away from the other groups as they bring forward their information, but neighborhoods want to have a chance to provide more feedback and be involved in the initiatives.

Mr. Fiander – Comments that are coming in want to take the step to start laying out more of the details. As groups come together to work on the specifics that would likely be the best opportunity to involve the neighborhood groups.

C.W. Hiller – Members of the neighborhood do not always know who or where to send ideas related to Tier A and Tier B Tactics.

Mr. Fiander – The “who” would be the responsible party to conduct outreach to other outside organizations. Staff will be checking in on the tactics, but we will ask for updates and see how we can assist or help advance the tactics.

Mr. Trout – If an individual feels there is something that needs to be done and fits into the Tier A or Tier B category, then it should be sent to us for consideration. These are related to the bigger ideas.

C.W. Hiller – Infill housing is not listed anywhere besides Downtown, but assumption is that it falls under the AHTF. Is that sub group working on other ideas or should it be explicitly stated as an action. Recommendations related to this have been sent in for consideration.

Mr. Trout – Something like infill may fit into one of the existing categories or multiple.

Mr. Schifflbein – AHTF focuses on LMI areas and how to make those neighborhoods healthier. The AHTF will not be something that pays for projects on its own. The review committee will be referencing Neighborhood Plans and anything the neighborhood wants to see. Knowing we only have \$300,000 in City funds and maybe \$700,000 in private funds the review committee will still dictate spending.

C.W. Hiller -

Steve Vogel – Who will oversee the AHTF?

Mr. Trout – We have been waiting to pursue money until the Implementation Plan was outlined. We need to outline still who will direct the AHTF and the funding will be kept in a separate fund for the City with City Staff will help with allocations.

Steve Vogel – Concerns with the lack of progress over the last five years for the AHTF moving forward.

Mr. Fiander – Was also on the Affordable Housing Committee. Belief was that the people needed to be identified first before pursuing money. Excellent guidance is located within the ordinance or within the data of the Market Study.

### **Metrics**

Mr. Fiander – Metrics can be found in the Executive Summary and the Key Findings of this Implementation Plan. Are we filling the gaps? The progress will be tracked with data. While infill isn’t explicitly stated in the Actions it is included in the metrics, and is implied that infill housing will be very important.

### **Lack of Quality Affordable Housing**

Mr. Fiander – Consider underlining “Quality” in the header. The number of units broken down here were pulled from the study. There is a five year horizon on the numbers. The Study outlines a 20 year need, but shortening the goal makes it more attainable. We need 800 affordable units by 2025. The \$200,000 on the public side is something we will need to figure out sustainability to fund. \$300,000 is set aside for the first year.

Steve Vogel – Sites CJ Online article \$314MM. Where does the money come from

Mr. Fiander – The total number is what is needed for an equitable market, with the bulk coming from private investment. The AHTF will act as a gap filler. The hope is to leverage Trust Fund dollars to bring in more investment. It is an Action Plan.

Steve Vogel – Agrees the vast majority is already being done, but is not being properly measured. People are buying properties but not “reporting” it. More is needed to build an equitable housing environment.

Shanae – Current data shows that yes the private side does make the largest investment, but it requires the public investment to attract the private investment. The continued revenue on the public side will help create the incentive needed to attract investors.

Mr. Fiander – the emphasis is that this is **extra** money and does not mean the money we have now is necessarily included.

### **Limited Senior Options**

Mr. Fiander – Senior was also broken out into 5 year needs.

### **Cost-Burdened Households**

Mr. Fiander – We have overly burdened households. We need to track this information and it may not necessarily have an action associated with it. This acts as one way to track our other actions to ensure they are working.

C.W. Valdivia Alcala – The Study points out that there is a need for a living wage. We need to make sure this is brought up in our discussions. Even though the lack of a living wage is not addressed explicitly in the document, we should (as a governing body) see what kind of impact a living wage has on communities. We need to address the underlying issue or we will continue to spend money on these programs.

Mr. Fiander – We have included the note that a \$16/hr minimum wage is needed to rent a quality 2 BR unit.

C.W. Valdivia Alcala – These are the conversations we need to have parallel to the housing discussion.

Mr. Schiffelbein – Need to define where the data and metrics come from.

Mr. Fiander – Yes, the sources are in the Study and often come from the Census or American Community Survey (ACS).

C.W. Hiller – Would like to see a master plan. A document with the big numbers and set them as a community wide goal. She does not want to see the numbers minimized and wants to stimulate private investment. We should celebrate when people spend in LMI neighborhoods. It's the reverse of the broken window theory. Neighborhoods want to capture how we can share these stories of whole blocks investing because they've seen a neighbor make a change. We also need to make sure we are not counting units twice.

Mr. Fiander – All of the metrics we have outlined, we know we can do and manage with staff. We are trying to pull the data we believe is most source worthy. Metrics from others would be great because it would help defend what we are hearing.

C.W. Hiller – The study has helped defend some of the numbers provided by JUMP, and helped break those out into other categories. The total goal numbers would help show what the overall need actually is.

### **Core Neighborhood Disinvestment**

Mr. Fiander – Where is the housing investment? These units represent all units created, not just affordable. These have been broken down by population and size to allocate a share among the neighborhood health. Intensive care are our most challenged and distressed. At Risk are better but would likely receive a higher share of units. A benchmark number for these allocations would be helpful. We want to show more investment in our core neighborhoods.

Steve Vogel - At a Hi-Crest event, someone stated they believed people did not even feel safe entering the neighborhood. If people don't feel safe, who is going to invest in these neighborhoods? It takes a certain type of real estate investor to invest in these areas. It is very important to understand the difficulty to produce new/rehabbed properties in these areas.

Charlene Robuck – Owns multiple properties in these struggling neighborhoods. But it is tough to own in these areas.

Shanae – The ability we have as community leaders is to bring hope to a neighborhood. There is nothing that is different about Topeka. Lots of cities have neighborhoods that have significant disinvestment, and these cities find ways to invest in these areas. The research SENT has conducted shows there is a need for 300 new homes in Hi-Crest to begin to “turn” the neighborhood. We know what is needed, but we need to get everyone on board to make these investments.

Mr. Bell – This is a self-fulfilling prophecy. Neighborhoods have recognized the “donut hole” where neighborhoods are being forgotten.

Mr. Vogel – Appreciates the efforts of SENT within Hi-Crest. They have set an example for how. Wants to know if SENT screens tenants.

Tim Vincent – Confirms SENT does screen tenants through THA. And whether or not the tenants are accepted is more of a case by case basis not just the high risk/ banned list.

Mr. Vogel – Individuals listed on the list are at a higher risk of being evicted.

Tawny Stottlemire – Important to keep in mind everyone should have an opportunity to rent. It is always an issue of resources and what is available.

Chris Palmer – Cornerstone is a non-profit and they are the second chance landlord who works with high risk populations. But they also are forced to evict households. The bar and banned list is from THA. We cannot solve all of the problems and sometimes the discussions are tough to have. They are still a business.

**High Housing Vulnerability**

Mr. Fiander – This topic covers much of our data regarding those who face eviction. This data comes from eviction lab, and any feedback about that data would be helpful.

C.W. Hiller – The eviction rate is not always a great metric. That is just an indicator and not a specific metric.

Mr. Fiander – Improving Homeless rating includes City compared to the State and minors as a percent of the homeless count. Do we think this is reliable data? We need the input from those who work in that field.

**Limited Housing Choices**

Mr. Fiander – We need to diversify to add choices to the inventory. We are seeing some growth in the multi-family percent this year. Where does the new housing go? We also have two new multi-family housing rehabs going on.

Mr. Kready – Yes, the Casson building development is a partnership between us and THA. We are also renewing LIHTC for Curtis Jr. High.

Mr. Fiander – Last section is an article. Some personal stories to help build a narrative around the study

Mr. Bell – Yes, we are hoping to get some stories. Working with CJOnline will potentially help the discussion/sharing of the stories.

C.W. Hiller – The stories can help describe what the stable lives provided through housing can be. People buy the properties on their block to help stabilize blocks. People on this call can help identify who these people are.

Mr. Fiander – Has some ideas for how we progress this concept along.

Tim Vincent – has a story that may work with a recent tenant.

Mr. Fiander – Any other questions or comments at this time? We want to get this ready for Council on Nov. 17<sup>th</sup> and get this back out in the next few days for comment.

Steve Schffelbein – The non-profit sector is really working to expand what they are doing. They are coming together to continue and grow their activities without any additional money.

Mr. Fiander - Thank you for all of your participation.