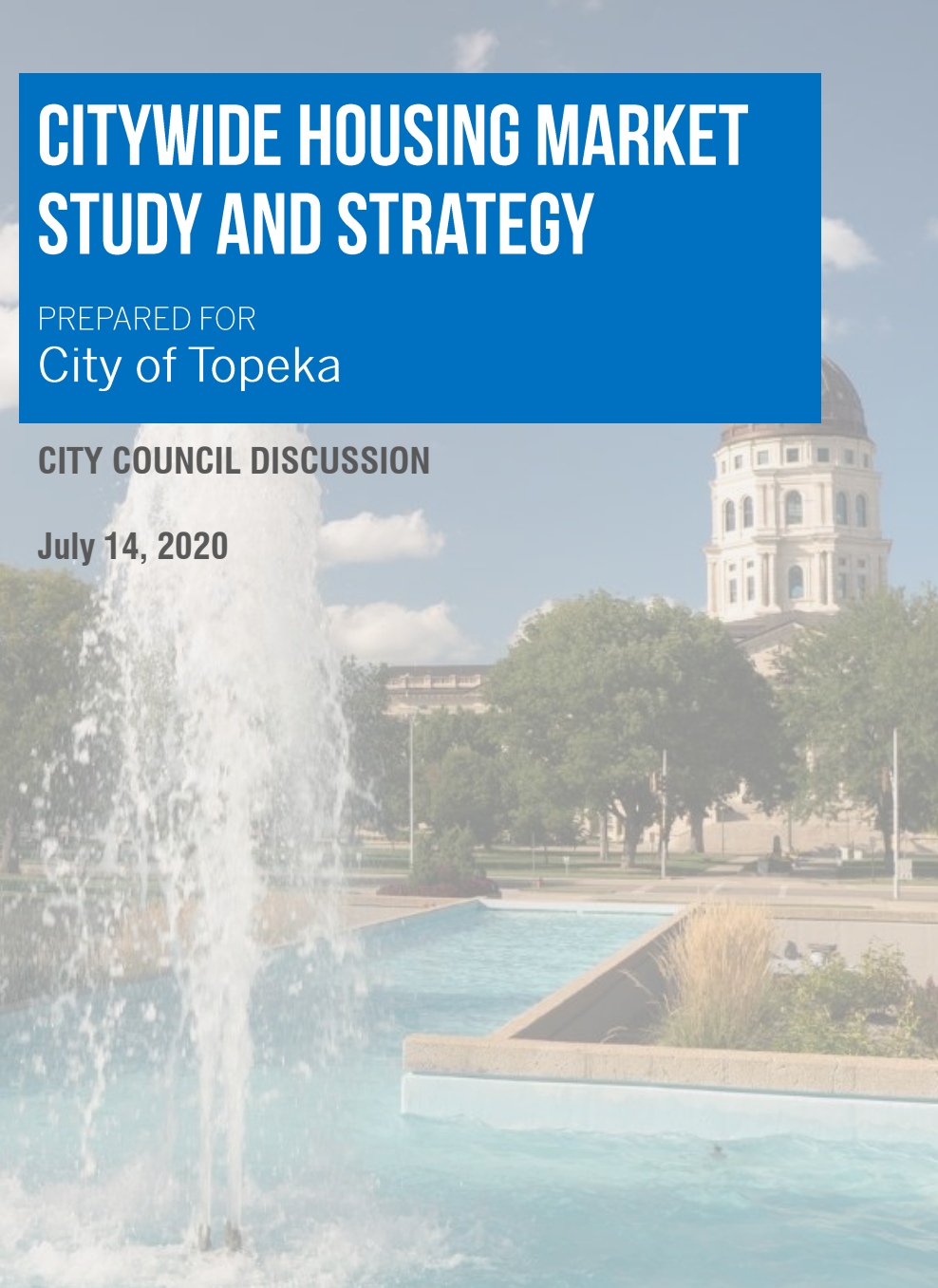


# CITYWIDE HOUSING MARKET STUDY AND STRATEGY

PREPARED FOR  
City of Topeka

CITY COUNCIL DISCUSSION

July 14, 2020



**DEVELOPMENT STRATEGIES**

# Key Themes

There are **no silver bullet solutions** to complex housing challenges

The city **cannot solve Topeka's housing challenges**—its partners must help lead the charge

The priority strategies are focused on **affordable housing** because that is the greatest need and requires the most resources

It is important to continue to **support market-based development** and seek new opportunities

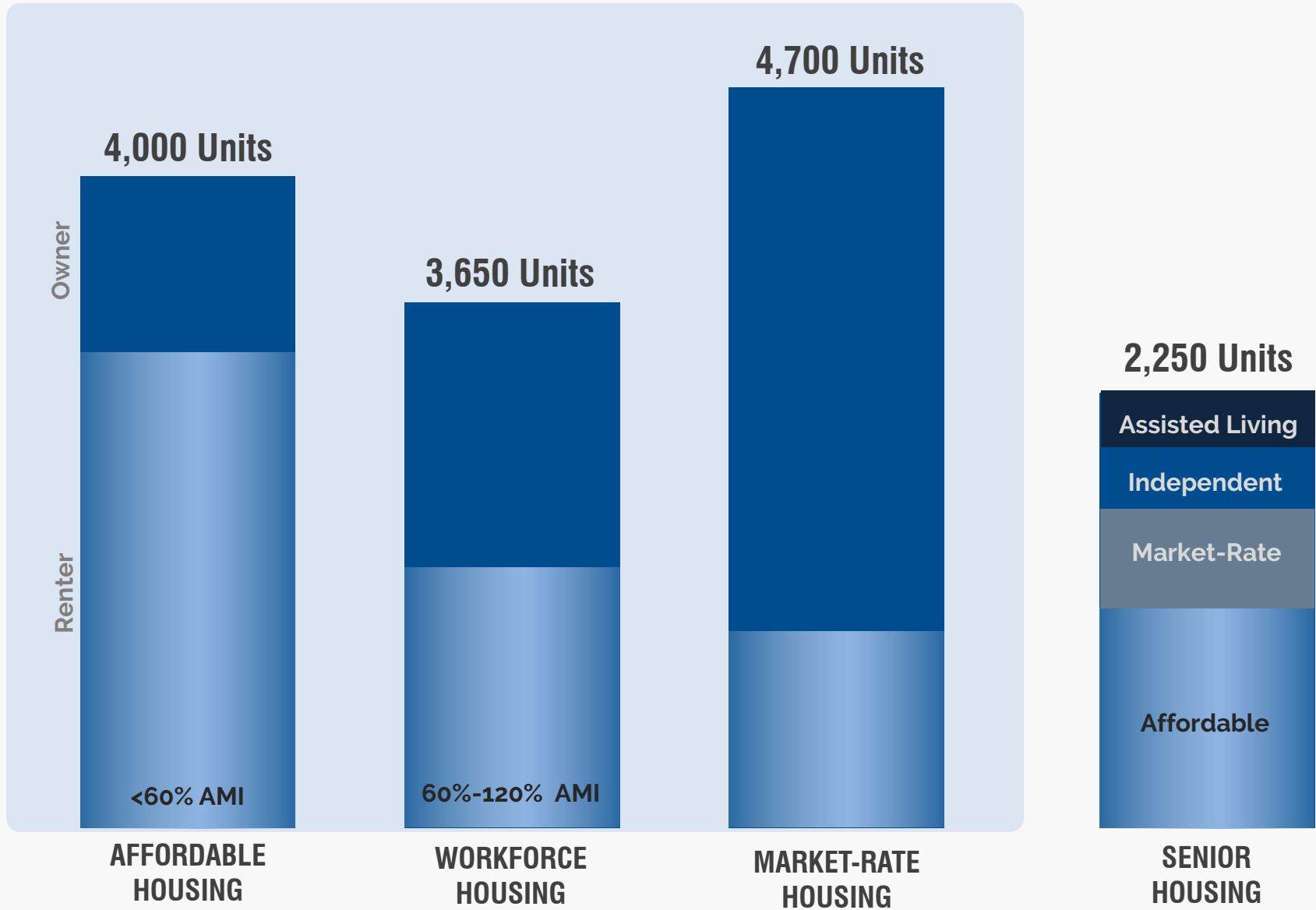
This **housing strategy is flexible** and should be evaluated regularly

# HOUSING STUDY

## MARKET ANALYSIS SUMMARY

KEY FINDINGS	NEED
30% of Topeka Households are <b>Cost Burdened</b> .	<b>Quality affordable</b> rental housing (<\$700/mo.)
Potential homebuyers can't find <b>suitable homes</b> .	<b>Moderately-priced</b> for-sale housing (\$120k-\$225K).
<b>Lack of reinvestment</b> in core neighborhoods.	<b>Reinvestment</b> in the existing housing stock.
Topeka has a <b>high rate of homelessness and evictions</b> for a city of its size.	<b>Transitional</b> housing for homeless and other vulnerable households.
There are limited <b>maintenance-free housing</b> for growing senior population.	A variety of <b>Senior housing</b> options.
Topeka's <b>wages</b> for entry level jobs <b>do not support housing stability</b> .	Affordable housing with <b>better access to jobs</b> (and higher-paying jobs).
<b>High-wage earners</b> frequently choose to live outside the city.	<b>Upscale rental and for-sale</b> housing.
<b>Single-family homes</b> are the dominant new construction housing type.	New <b>missing middle</b> and multifamily development.

HOUSING STUDY  
20-YEAR DEMAND SUMMARY

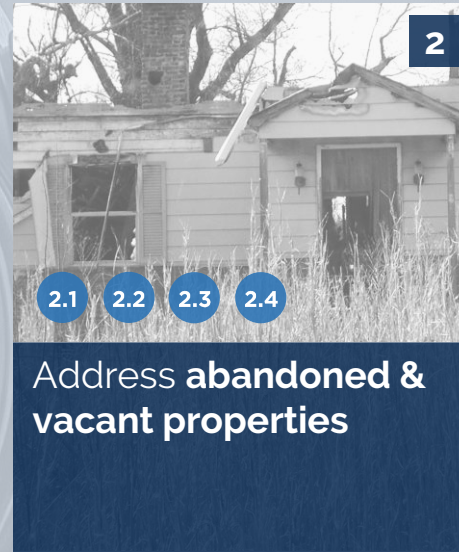
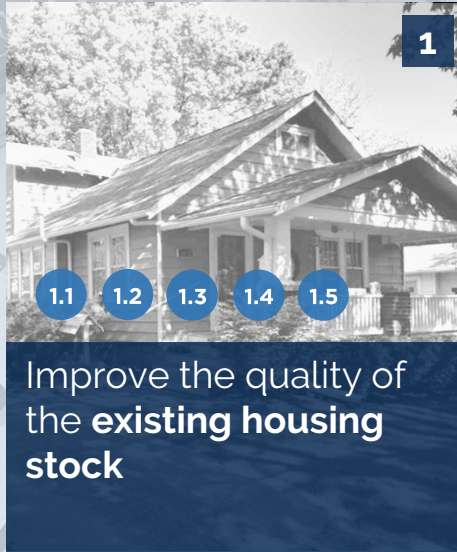




# HOUSING STRATEGIES TO ADVANCE THE GOALS

## SIX STRATEGIES

## TWENTY-SEVEN TACTICS



# HOUSING STRATEGIES TO ADVANCE THE GOALS

## PRIORITY RECOMMENDATIONS

## IMPACTS & ROI

### Fund the Affordable Housing Trust Fund

Leverage \$6 in additional public and private funds for every \$1 of trust funds

*Source: Housing Trust Fund Project, "Housing Trust Fund Survey Report 2016"*

### Establish a Strategic Land Bank

Each vacant property results in a loss of \$18,000 to \$50,000 in value to properties within 500 feet (\$500 to \$1,500 in tax revenues)

*Source: Center for Community Progress, "A Conservative Analysis of Costs Imposed by Vacant and Blighted Properties in Toledo"*

### Expand Community Development Ecosystem

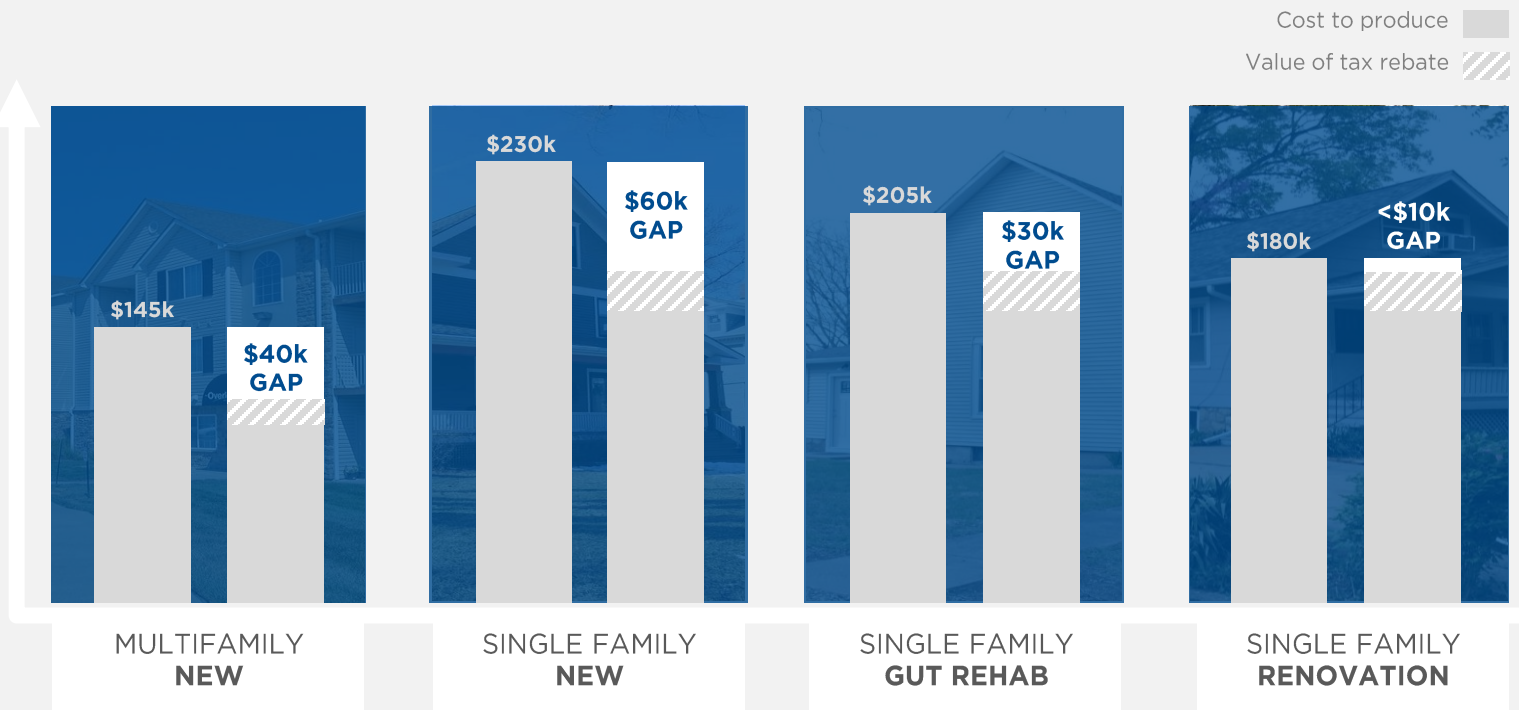
Long-term neighborhood improvement;  
Increased values and marketability

### Expand Key Programs: Weatherization and Repair

Weatherization returns \$2.78 in non-energy benefits for every \$1.00 invested and reduces utility bills by 12%

*Sources: US Dept. of Energy, Energy Efficiency & Renewable Energy, "Weatherization Assistance Program".  
Green & Healthy Homes Initiative, "Weatherization and its Impact on Occupant Health Outcomes"*

**COST AND  
VALUE**



**PRICE / RENT**

**<\$400-\$750/mo**

**\$160 - \$250k**

**\$120k - \$160k**

**\$100 - \$120k**

**DEMAND  
POOL**

**4,300 HHs**

**1,500 HHs**

**200 HHs**

**750 HHs**

**GAP**

**\$100k/unit**

**\$60k**

**\$30k**

**\$5k**

**IMPLIED  
SUBSIDY  
100% OF POOL**

**\$430m**

**\$90m**

**\$6m**

**\$4m**

**\$53 million**  
needed each year

**\$6.9 million**  
current City budget for housing

# AFFORDABLE HOUSING TRUST FUND

## AN INCREMENTAL APPROACH

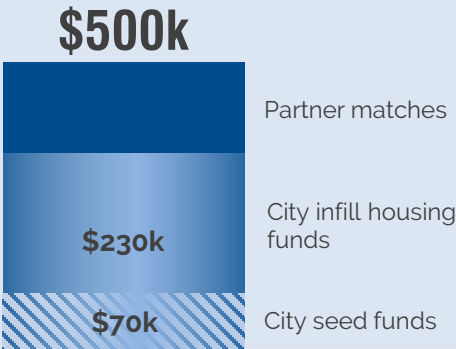
### Fund the Affordable Housing Trust Fund

Leverage \$6 in additional public and private funds for every \$1 of trust funds

Funding Target = \$3m

#### Focus & Impact

- Weatherization
- Renovation
- Small Infill Projects
- 25 to 30 units



YEAR 1

time



# AFFORDABLE HOUSING TRUST FUND

## AN INCREMENTAL APPROACH

### Fund the Affordable Housing Trust Fund

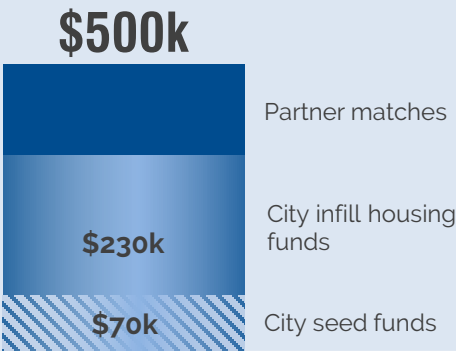
Leverage \$6 in additional public and private funds for every \$1 of trust funds

Funding Target = \$3m

\$3m

#### Focus & Impact

- Weatherization
- Renovation & Rehab
- New Construction
- 80 to 100 units



YEAR 1



GOAL

# AFFORDABLE HOUSING TRUST FUND

AN INCREMENTAL APPROACH

## Fund the Affordable Housing Trust Fund

Leverage \$6 in additional public and private funds for every \$1 of trust funds

Funding Target = \$3m

\$3m

\$500k



25-30 units

YEAR 1

\$1.5m



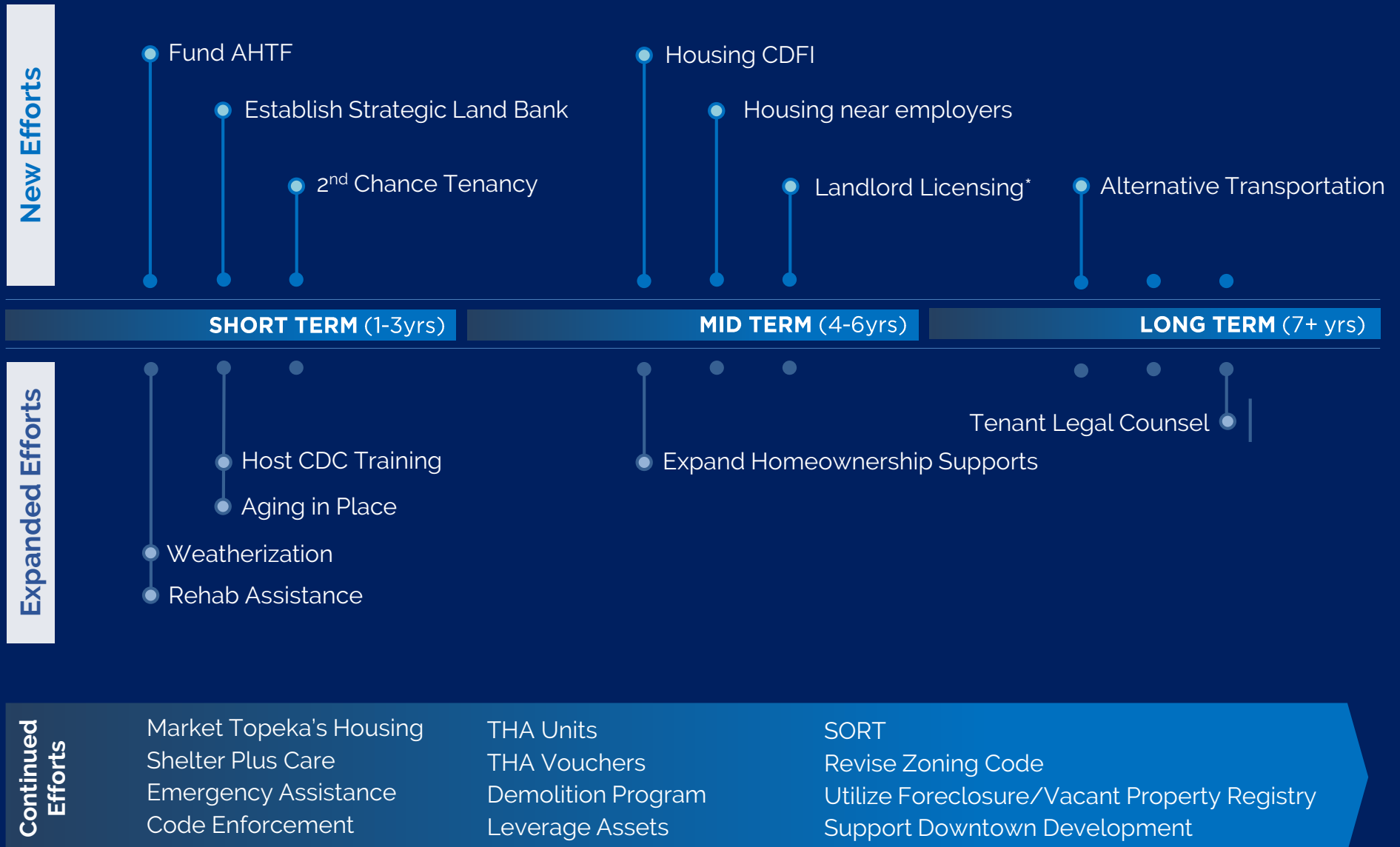
50-60 units



80-100 units

GOAL

# PRIORITIZATION



\*Assumes a change in state law regarding interior inspections

# PARTNERSHIPS

## ROLES FOR THE CITY AND ITS PARTNERS

### New Efforts

Fund **Affordable Housing Trust Fund (AHTF)**

seed administer partner philanthropy

business community

Establish Strategic Land Bank

set policy establish administer fund

developers CDCs

Support Community Development Corporations (CDCs)

facilitate CDCs national organizations

### Expanded Efforts

Weatherization

partner non-profit

Rehab/Renovation Assistance

fund administer partner

non-profit CDCs philanthropy

Market Housing Opportunities

partner GTP Realtors/Builders

CITY PARTNER

# Conclusions

Topeka has a **housing crisis**—this strategy is a **roadmap to align and enhance efforts** to address the need

There are **no silver bullet solutions** to complex housing challenges

**Partnerships and expanding capacity** are critical

The scale of challenges can be overwhelming. A **long-term approach with incremental efforts** is key

Goals are important, but **flexibility is key** as successes occur and new opportunities arise