

TOPEKA

CITYWIDE HOUSING MARKET STUDY AND STRATEGY

IMPLEMENTATION PLAN METRICS

2024

November, 2024

TOPEKA PLANNING & DEVELOPMENT DEPARTMENT



Acknowledgements* – Implementation Plan 2024

Teresa Baker, Housing & Credit Counseling

Linda Briden, Sunflower Realtor's Association

Jim Crowl/Tabitha Pusch, SNCO Counselor's Office

Gary Cushinberry, CoreFirst Bank & Trust

Trey George, Topeka Housing Authority

Susan Harris, Jayhawk Area Agency on Aging

Haley Hishmeh, Kansas Housing Resources Corp.

Molly Howey, Greater Topeka Partnership

Rick Kready, Pioneer Group

Chris Palmer, Cornerstone of Topeka, Inc.

Susan McClacherty, CAC, Valley Park NIA

Sarah Morse, Federal Home Loan Bank of Topeka

Katy Nelson, Topeka Builders Association

Kathy Smith, Topeka Community Foundation

Stephen Schiffelbein/Shanae' Calhoun, Topeka Justice Unity & Ministry Project (JUMP)

Tawny Stottlemire, Community Action, Inc.

Johnathan Sublet/DelMetrius Herron, SENT

Mary Thomas, Community Resource Council

Kim Thompson, CAC, Central Park NIA

Steve Vogel, SNCO Landlords Assoc.

Janice Watkins, Habitat for Humanity

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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 2024 (IP 24)** - is twofold:

- *Provide a report summarizing progress made on priority tactics and metrics since 2021*
- *Update priority tactics and action plans for 2024*

Progress & Recommendations

Land Bank— After securing Governing Body approval for 3 year pilot program funded at \$500k the Land Bank Board of Trustees started holding monthly meetings in November 2023. The board of trustees began evaluating property to take into the Land Bank Summer of 2024, and approved the first sale in November 2024.

LMI Funding Increase — Housing staff will be seeking an additional \$200k in funds to help address property code violations in LMI neighborhoods that fall outside of the guidelines of our grant with Federal Home Loan Bank. Staff will be seeking this funds May of 2024 at a Governing Body meeting.

Affordable Housing Trust Fund (AHTF) — Staff updated the original ordinance from 2019 in October of 2023. Staff has begun working to fill the 11 designated Trust Fund Review Committee seats with the appropriate community members and experts.

Change the Culture of Property Maintenance — The work has continued to develop helping connect citizens with property code violations to Housing Services programs when funding support is needed to address issues. Utilities, Property Maintenance/Code, Housing Services, Fire and other departments are all working collaboratively to improve the vacant property registry.

Zoning Code Update — “Missing Middle” amendments for allowable “ADU” Accessory Dwelling Unit options in single family zoning was presented and approved by the planning commission in summer 2024.

Downtown Housing — A focus on affordable and market rate housing is still taking place in downtown Topeka. The new Reinvestment Housing Incentive District program places a specific focus on redevelopment of vacant downtown properties to add second story housing units in the central business district.

Homeless Innovation Task Force — They city entered a contract with Brianna Sylver of Sylver Consulting to help use the Bloomberg Harvard City Leadership tool Path to Innovation to help identify creative solution to help aid in the support of closing the gap on homelessness in Topeka. The task force concluded its work with a presentation that included findings and recommendation to the Governing Body at the May 21st 2024 meeting.

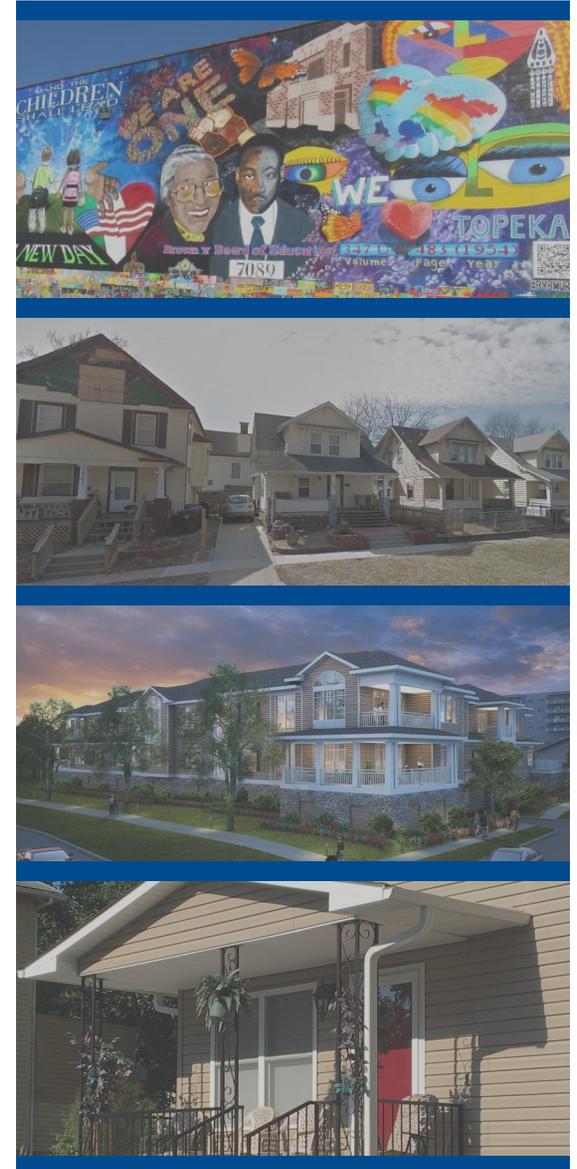
Metrics

5-year **metrics**, established with IP 21 to measure Topeka's progress on the Housing Study's key findings, have been updated for 2024. Some notable highlights include:

- \$1,000,000 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.
- Responsible organizations implement action plans as applicable.
- IP is assessed to measure progress and evaluate actions needed in 2025.



Initiatives



New or expanded tactics that are expected to be created and activated in 2024
(excludes continued efforts)

Housing Trust Fund

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Work with industry experts to improve program design to maximize	CoT	2025 Q1	
Convene task force to activate a Housing CDFI to supplement the HTF for larger projects	US Bank/GTP/CoT	2025 Q1-2	
Prepare RFP and open up application process once fundraising goal is met	AHRC/CoT Housing	2025 Q3-4	

Land Bank

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Community presentations and other marketing campaigns	CoT Planning/Legal/Gov Body	2024 Q3	Email/phone
Turnover first set of inventory to meet the goals of the Land Bank	Board of Trustees	2024 Q4	
Design and implement process for acquiring vacant properties	Board of Trustees/ CoT Planning	2024 Q3-4	5-7 homes

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	2022	2023	Total
Ownership (20%)	160 units	32 units/year	14	7	7**	28
Rental (80%)	640 units	128 units/year	208*	6	Info N/A yet	214

*EHVs (129), LIHTC (59) ** Full count not available until 2024/2025

Create or preserve 600 workforce units by the end of 2025 (61%-120% AMI)			2021	2022	2023	Total
Ownership (33%)	200 units	40 units/year	71	29	Info N/A yet	100
Rental (66%)	400 units	80 units/year	2	10	Info N/A yet	12

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		\$747,261

Limited Senior Housing Options

Create or preserve 500 senior units by the end of 2025			2021	2022	2023	Total
Affordable	330 units	66 units/year	59	0	28	87
Market	88 units	18 units/year	138*	0	0	138
Independent Living	44 units	9 units/year	0	6	28	34
Assisted Living	33 units	7 units/year	84	81**	0	165

*Calamar building permit renewed in 2021 (138 units) **Rehab of Brewster Place Redwood Apartments

Cost-Burdened Households

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

	2020	2021	2022	2023	TARGET	2021-2025
Citywide	33%	31%	30.9%	Info N/A yet	29%	Info N/A yet
• African-American	52%	46%	46.1%	Info N/A yet	46%	Info N/A yet
• Hispanic	38%	38%	38.4%	Info N/A yet	34%	Info N/A yet
• White	31%	29%	30.1%	Info N/A yet	28%	Info N/A yet

Reduce Cost-Burdened households at least 10% by 2025

	2020	2021	2022	2023	TARGET	2021-2025
HHs paying more than > 50%	13%	19%	20%	Info N/A yet	11%	Info N/A yet
HHs paying more than > 30%	17%	31%	31%	Info N/A yet	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

	2019/2020	2021	2022	2023	TARGET
Residential Permit Value* NRP vs Citywide	4.4% (2020)	19%	6.3%	9.5%	10%
New Housing Units - NRP vs. City	10%	34.3%	8.3%	10%	20%
New Housing Units - City vs County	50%	75.3%	50.0%	53.3%	70%

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

High Housing Vulnerability

Improve Homeless Ratings by 2025		2021	2022	2023
Point in time count	2.9 ratio (23/8) to <2.5 ratio	298	365	412
Minors as % of Homeless Count	15.6% to 10%	9.4%	11%	14.3%
Homeless Prevention Assistance by 2025		2021	2022	2023
Rapid Re-Housing Vouchers	Target = 400 households or 80/year	84	134 (50 new)	20
Emergency/Accessibility Repairs		26 / 21	57 / 57	49 / 19
Mortgage/Rental/Utility Assistance		508 Households	As- 625 Households	1,581 Households

Limited Housing Choices

Diversify Housing Typology of New Units		2021	2022	2023	Total
Single-Family detached	40% or less	25%	69.8%	52.7%	33.7%
Non-SF/Missing Middle	60% or more	75%	30.2%	47.2%	66.3%
• Downtown Area	40% or more	0%	5.3%	0%	1%
• Transit Proximity	50% within 5 minute walk	53%	40.6%		50.2%
Meet Demand for Market Rate Segments by 2025		2021	2022	2023	Total
Market Rate - Sale/Rental	>120% AMI 1125 units or 225/units yr	98 units	18 units	Info N/A yet	116
Upscale - Sale/Rental	>150% AMI 300 units or 60/yr	179 units	31 units	Info N/A yet	210