

CITY OF **TOPEKA**

Application for Creation of a RHID District

APPLICANT: A&P Property Management LLC

ADDRESS: 4124 SW Stonybrook 66610

PHONE #: (785)215-3342

E-MAIL ADDRESS: freddysv2@yahoo.com

CONTACT PERSON: Alfredo Vazquez

PROJECT NAME: Eastgate Subdivision No. 4

Please complete the following items.

1. As **Exhibit A**, provide a cover letter formally requesting the creation of a district, including a general description of the housing development expected to occur within the districts, the names of the housing developer or developers expected to construct such housing, the expected timing of such housing development, a narrative describing how the district is likely to address the policy goals of the Housing Study and discussion of how the use of RHID is consistent with the City's but-for principle.
2. As **Exhibit B**, provide a legal description of the proposed district and a map depicting the existing parcels of real estate in the proposed district.
3. As **Exhibit C**, provide evidence of site control or a detailed plan for which the developer intends to secure site control.
4. As **Exhibit D**, provide certification that neither the developer entity nor any of its shareholders/ partners/members is delinquent on its property tax or special assessment payments on any property it owns or controls in Shawnee County. (*Exhibit D of this document is a form that must be completed by the Shawnee County Treasurer.*)
5. Applicant with support of the city needs to provide certification that neither the developer entity nor any of its shareholders/ partners/members has any outstanding utility bills, zoning or property maintenance, or other code cases pending with the city.

6. A non-refundable application fee of \$5,000 will be required upon submission of the application of the RHID district to the City Clerk. If the Developer withdraws the application, the City Governing Body elects not to create the District or does not approve the Housing Plan, or Kansas Secretary of Commerce elects to not approve the application, the City shall keep the application fee to reimburse it for the costs of processing and reviewing the application. The Developer shall not be entitled to any refund of the fee.

CERTIFICATION OF APPLICANT

APPLICANT HAS RECEIVED AND REVIEWED THE CITY'S RURAL HOUSING INCENTIVE DISTRICT POLICY (RESOLUTION NO. 9379). THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE POLICY AND PROCEDURES, INCLUDING PAYMENT OF THE REQUIRED FEES. THE APPLICANT UNDERSTANDS THAT A SUBMISSION OF A HOUSING DEVELOPMENT PLAN APPLICATION WILL BE REQUIRED SHOULD THE CREATION OF A RHID DISTRICT APPLICATION BE APPROVED.

AS OF THE DATE OF APPLICANT'S EXECUTION OF THIS APPLICATION, TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE AND CORRECT.

By: Alfredo Vazquez

Signature of Authorized Agent for Entity

Title: Notary Member

Date: 3/13/23

STATE OF Kansas

COUNTY OF Shawnee

This document was acknowledged before me on March 13, 2023 by Alfredo Vazquez

Notary Public

My commission expires: 4-6-2020



EXHIBIT A

Insert or attach here:

City of Topeka
215 SE 7th St
Topeka, KS 66603

RE: Eastgate Subdivision No. 4 District Pre-Application
TO: City Manager

A&P Property Management LLC respectfully requests the creation of a new district for the purposes of developing a Rural Housing Incentive District (RHID) project. It is the intention and plan of this project's housing developer to construct twenty-three (23) duplexes with forty-six (46) units in total **to be sold as affordable housing or to be rented**. Each unit developed in this project will consist of four (4) bedrooms and two (2) bathrooms per unit.

As indicated by the July 2020 Citywide Market Study document (the "Housing Study"), this project, titled Eastgate Subdivision No. 4, will directly meet the needs of this study. The duplexes of this project directly correlates with the diversification of Topeka's housing, and the size of these individual units assists with the rooming needs of Topeka's populous. Furthermore, as supported by Zillow, there are virtually no homes for sale in the East End neighborhood that this project will be developed in. Due to this, the Eastgate Subdivision No. 4 project will enhance the availability of affordable housing in the East End neighborhood.

With adverse interest, the A&P Property Management LLC project has stalled, and, but for the financial assistance of the RHID incentive, will not go forward in the present economical conditions. It is by this financial need that A&P Property Management requests support from the City of Topeka's RHID incentive.

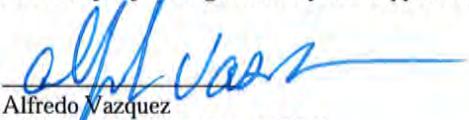

Alfredo Vazquez
A&P Property Management LLC

EXHIBIT B

Insert or attach here:

I. LEGAL DESCRIPTION OF DISTRICT AND EXISTING PARCELS

A replat of Lots 1, 5, and 6, block "F", part of Lot 2, block "G", part of Lot 25, block "E", Eastgate Subdivision No. 2, and part of vacated East Seventh Street, and vacated Hackberry Drive; all as further described:

Beginning at the S.E. corner of the W. 1/2 of the N.E. 1/4 of section 3-12-16; thence S 88°39'03" W, 390.37 feet along the South line of said 1/4 section; thence N 00°00'00" E, 309.86 feet along the East lines of Lots 2, 3, and 4, block "F", Eastgate Subdivision No. 2, to a point on the centerline of Hackberry Drive; thence N 90°00'00" E, 135.00 feet along said centerline; thence 157.08 feet northeasterly along said centerline around a curve to the left having a radius of 100.00 feet and a central angle of 90°00'00"; thence N 00°00'00" E, 100.00 feet along said centerline; thence 157.08 feet northwesterly along said centerline around a curve to the left having a radius of 100.00 feet and a central angle of 90°00'00"; thence N 90° W, 130.00 feet along said centerline; thence N 0° E, 150.00 feet to the N.E. corner of Lot 24, block "E"; thence N 90°00'00" W, 120.00 feet to the S.E. corner of Lot 21; thence N 00°00'00" E, 992.49 feet to the N.E. corner of Lot 5; thence N 60°00'00" W, 115.02 feet along the N.E. lines of Lots 5 and 4 to a point; thence N 90°00'00" W, 96.63 feet along the North line of Lot 4; thence N 15°08'04" E, 124.31 feet to a point on the South right-of-way line of East Seventh Street; thence N 00°00'00" E, 30.00 feet to the centerline of said street; thence N 90°00'00" E, 15.83 feet along said centerline; thence 99.43 feet southeasterly along said centerline around a curve to the right having a radius of 379.79 feet and a central angle of 15°00'00"; thence S 75°00'00" E, 73.87 feet along said centerline; thence 77.48 feet easterly along said centerline around a curve to the left having a radius of 379.79 feet and a central angle of 11°41'20"; thence N 03°18'40" E, 30.00 feet to a point on the North right-of-way of said street; thence N 00°00'00" E, 121.91 feet to the North line of Eastgate Subdivision No. 2; thence N 88°39'06" E, 399.70 feet to a point on the East line of the W, 1/2 of the N.E. 1/4 of section 3-12-16; thence S 00°09'46" E, 2067.58 feet along the said East line to the point of beginning.

Said project area plan is laid out in the attached final plat.

EXHIBIT C

Insert or attach here:

II. SECURED SITE CONTROL

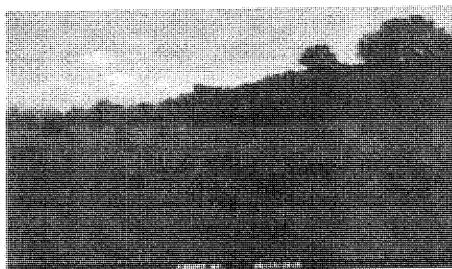
The housing developer, A&P Property Management LLC, certifies site control over the parcels described under exhibit B of this application as supported by its ownership of the parcels and the site plan of the property. Such certification is supported by the attached pages from the Shawnee County Appraiser web site.

QuickRef

R30063

Parcel ID

1320301001061000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 11

Land Size

0.44 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

QuickRef

R30064

Parcel ID

1320301001062000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 12

Land Size

0.44 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

QuickRef

R30065

Parcel ID

1320301001063000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 13

Land Size

0.39 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

Showing 72 results for "a & p property"

Click on a row to view detailed property information

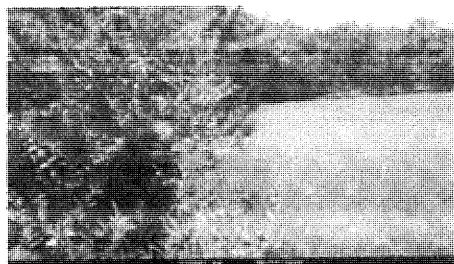
Subdivision



Show 10 ▾ entries

Filter Results: QuickRef
R30061Parcel ID
1320301001059000

Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 9

Land Size

0.44 Acres

Function

Residential highest ...

Subdivision

EASTGATE SUB NO 4

QuickRef
R30062Parcel ID
1320301001060000

Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 10

Land Size

0.45 Acres

Function

Residential highest ...

Subdivision

EASTGATE SUB NO 4



Owner

A & P PROPERTY MANAGEMENT LLC

QuickRef

R30066

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301001064000 [View on Map](#)

Land Only

 [Property Record Card](#)

Block / Lot

B / 14

Land Size

0.39 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4



Owner

A & P PROPERTY MANAGEMENT LLC

QuickRef

R30067

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301001065000 [View on Map](#)

Land Only

 [Property Record Card](#)

Block / Lot

B / 15

Land Size

0.33 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4



Owner

A & P PROPERTY MANAGEMENT LLC

QuickRef

R30068

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301001066000 [View on Map](#)

Land Only

 [Property Record Card](#)

Block / Lot

B / 16

Land Size

0.35 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4



Owner **A & P PROPERTY MANAGEMENT LLC** QuickRef **R30069**
Property Address **836 SE HACKBERRY DR, Topeka, KS 66607** Parcel ID **1320301001067000**

[View on Map](#) Land Only [Property Record Card](#)

Block / Lot **B / 17** Land Size **0.37 Acres**
Function **Duplex** Subdivision **EASTGATE SUB NO 4**



Owner **A & P PROPERTY MANAGEMENT LLC** QuickRef **R30070**
Property Address **840 SE HACKBERRY DR, Topeka, KS 66607** Parcel ID **1320301001068000**

[View on Map](#) Land Only [Property Record Card](#)

Block / Lot **B / 18** Land Size **0.33 Acres**
Function **Duplex** Subdivision **EASTGATE SUB NO 4**

Showing 1 to 10 of 27 entries (filtered from 72 total entries)

Previous Next

QuickRef

R30074

Parcel ID

1320301001072000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 22

Land Size

0.31 Acres

Function Residential highest ...

Subdivision

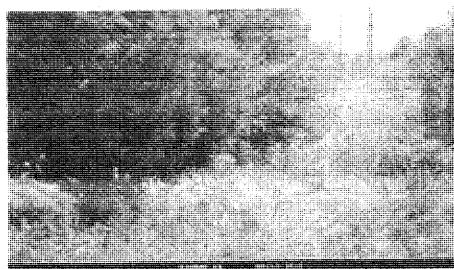
EASTGATE SUB NO 4

QuickRef

R30080

Parcel ID

1320301001078000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE 10TH AVE, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 25

Land Size

0.25 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

QuickRef

R30081

Parcel ID

1320301001079000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE 10TH AVE, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

B / 26

Land Size

0.25 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

Showing 72 results for "a & p property"

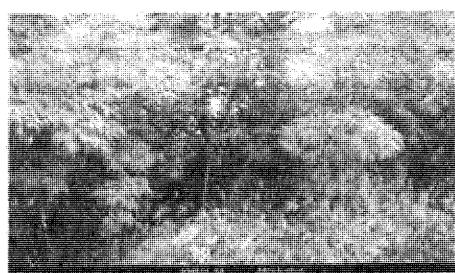
Click on a row to view detailed property information

Subdivision Show 10  entriesFilter Results: 

Owner **A & P PROPERTY MANAGEMENT LLC** QuickRef **R30071**
Property Address **844 SE HACKBERRY DR, Topeka, KS 66607** Parcel ID **1320301001069000**

 [View on Map](#) Land Only  [Property Record Card](#)

Block / Lot **B / 19** Land Size **0.29 Acres**
Function **Duplex** Subdivision **EASTGATE SUB NO 4**



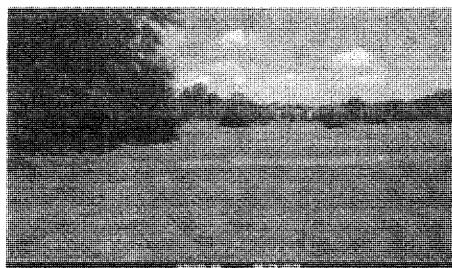
Owner **A & P PROPERTY MANAGEMENT LLC** QuickRef **R30072**
Property Address **SE HACKBERRY DR, Topeka, KS 66607** Parcel ID **1320301001070000**

 [View on Map](#) Land Only  [Property Record Card](#)

Block / Lot **B / 20** Land Size **0.41 Acres**
Function **Residential highest ...** Subdivision **EASTGATE SUB NO 4**

QuickRef

R30153



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301003060000

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

A / 18

Land Size

0.26 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

Owner

QuickRef

R30154

**A & P PROPERTY MANAGEMENT LLC**

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301003061000

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

A / 17

Land Size

0.50 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

Showing 11 to 20 of 27 entries (filtered from 72 total entries)

Previous Next



Owner **A & P PROPERTY MANAGEMENT LLC** QuickRef **R30082**
Property Address **SE 10TH AVE, Topeka, KS 66607** Parcel ID **1320301001080000**

[View on Map](#) Land Only [Property Record Card](#)

Block / Lot **B / 27** Land Size **0.29 Acres**
Function **Residential highest ...** Subdivision **EASTGATE SUB NO 4**



Owner **A & P PROPERTY MANAGEMENT LLC** QuickRef **R30151**
Property Address **SE HACKBERRY DR, Topeka, KS 66607** Parcel ID **1320301003058000**

[View on Map](#) Land Only [Property Record Card](#)

Block / Lot **A / 20** Land Size **0.42 Acres**
Function **Residential highest ...** Subdivision **EASTGATE SUB NO 4**



Owner **A & P PROPERTY MANAGEMENT LLC** QuickRef **R30152**
Property Address **SE HACKBERRY DR, Topeka, KS 66607** Parcel ID **1320301003059000**

[View on Map](#) Land Only [Property Record Card](#)

Block / Lot **A / 19** Land Size **0.31 Acres**
Function **Residential highest ...** Subdivision **EASTGATE SUB NO 4**

QuickRef

R30157

Parcel ID

1320301003064000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

A / 14

Land Size

0.26 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

QuickRef

R30158

Parcel ID

1320301003065000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

A / 13

Land Size

0.53 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

QuickRef

R30159

Parcel ID

1320301003066000



Owner

A & P PROPERTY MANAGEMENT LLC

Property Address

SE HACKBERRY DR, Topeka, KS 66607

[View on Map](#)

Land Only

[Property Record Card](#)

Block / Lot

A / 12

Land Size

0.27 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

Showing 72 results for "a & p property"

Click on a row to view detailed property information

Subdivision



Show 10 ▾ entries

Filter Results: 

Owner

A & P PROPERTY MANAGEMENT LLC

QuickRef

R30155

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301003062000 [View on Map](#)

Land Only

 [Property Record Card](#)

Block / Lot

A / 16

Land Size

0.27 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

Owner

A & P PROPERTY MANAGEMENT LLC

QuickRef

R30156

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301003063000 [View on Map](#)

Land Only

 [Property Record Card](#)

Block / Lot

A / 15

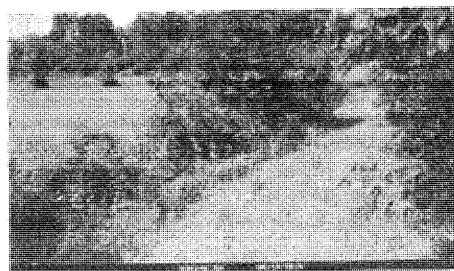
Land Size

0.21 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4



Owner

A & P PROPERTY MANAGEMENT LLCQuickRef
R30160

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301003067000 [View on Map](#)

Land Only

 [Property Record Card](#)

Block / Lot

A / 11

Land Size

0.35 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

Owner

QuickRef
R30161

Property Address

SE HACKBERRY DR, Topeka, KS 66607

Parcel ID

1320301003068000 [View on Map](#)

Land Only

 [Property Record Card](#)

Block / Lot

A / 10

Land Size

0.25 Acres

Function Residential highest ...

Subdivision

EASTGATE SUB NO 4

EXHIBIT D

Shawnee County Treasurer
200 SE 7th, Room 101
Topeka KS 66603

Dear Shawnee County Treasurer:

The City of Topeka requires any entity applying for a Rural Housing Incentive District to be in good standing with Shawnee County and all outstanding taxes paid. For your convenience, we have developed the template below to be filled out on the applicant. All completed forms can be sent directly to Rhiannon Friedman at rmfriedman@topeka.org or mailed to City of Topeka Economic Development, 621 SE Madison / Unit 11, Topeka KS 66607.

Sincerely,



Rachelle Mathews
Deputy Director of Financial Services

Taxpayer Name: A & P Property Management LLC Alfredo Vasquez, president/member

Date: 3/13/23

Does the Entity listed above owe any outstanding and unpaid taxes as of the date above?

Yes

N

Amount owed (if any): _____

Name and Title: Sharon Burnell Act CLK. III

Signature: 

Date: 3/13/23



CITY OF TOPEKA

Brenda Younger, City Clerk M.M.C.
City Hall, 215 SE 7th St., Room 166
Topeka, KS 66603

byounger@topeka.org
Tel: 785-368-3940
www.topeka.org

Rural Housing Incentive District (RHID) Pre-Application Check List

EXHIBIT A: APPLICATION & COVER LETTER requesting the creation of a district, including a general description of the housing development expected to occur within the district, the names of the housing developer or developers expected to construct such housing, the expected timing of such housing development, a narrative describing how the district is likely to address the policy goals of the Housing Study and discussion of how the use of RHID is consistent with the City's but-for principle.

EXHIBIT B: LEGAL DESCRIPTION of the proposed district & MAP depicting the existing parcels of real estate in the proposed district.

EXHIBIT C: Evidence of SITE CONTROL or a detailed plan for which the developer intends to secure site control.

EXHIBIT D: CERTIFICATION: (*Shawnee County*) that neither the developer entity nor any of its shareholders/partners/members is delinquent on its property tax or special assessment payments on any property it owns or controls in Shawnee County; **and CERTIFICATION** (*City of Topeka*) that neither the developer entity nor any of its shareholders/partners/members has any outstanding utility bills, zoning or property maintenance, or other code cases pending with the city.

APPLICATION FEE of \$5,000: If the Developer withdraws the application, the City Governing Body elects not to create the District or does not approve the Housing Plan, or Kansas Secretary of Commerce elects to not approve the application, the City shall keep the application fee to reimburse it for the costs of processing and reviewing the application. **The Developer shall not be entitled to any refund of the fee.**

License Fee: \$5,000 Cash Charge Check Check No. 1064

Date Paid: 3\13\23

Brenda Younger
Brenda Younger, City Clerk

3\13\23
Date