



City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
<https://www.topeka.org>

Governing Body Agenda

December 1, 2020
6:00 PM

VIRTUAL MEETING ONLY *via* ZOOM due to Covid-19 Pandemic

Mayor: Michelle De La Isla

Councilmembers

Karen A. Hiller	District No. 1	Hannah Naeger	District No. 6
Christina Valdivia-Alcala	District No. 2	Neil Dobler	District No. 7
Sylvia E. Ortiz	District No. 3	Spencer Duncan	District No. 8
Tony Emerson	District No. 4	Michael Lesser	District No. 9
Mike Padilla	District No. 5		

City Manager: Brent Trout

Addressing the Governing Body: Public comment for the December 1st meeting will be available via Zoom. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 3:00 p.m. on December 1st after which the City Clerk's Office will provide Zoom link information and protocols prior to the December 1st meeting. No in-person public comment will be allowed as the meeting will be conducted entirely virtual.

Written public comment may also be considered to the extent it is submitted personally to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org by no later than December 1st for attachment to the meeting minutes.

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities. To reach the City Clerk's office using the TRS, please dial 711.

Agendas are available by 5:00 p.m. on Thursday in the City Clerk's Office, 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or on the City's website at <https://www.topeka.org>.

CALL TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

1. ROLL CALL:

2. PRESENTATIONS:

"City of Topeka Winter Operations Update"

3. CONSENT AGENDA:

A. Ordinance - Expenditures - August 1 to August 28, 2020

ORDINANCE introduced by City Manager Brent Trout, allowing and approving City expenditures for the period August 1, 2020 through August 28, 2020, and enumerating said expenditures therein.

(Approval of expenditures in the amount of \$49,901,452.19.)

B. MINUTES of the regular meeting of November 17, 2020

C. APPLICATIONS:

4. ACTION ITEMS:

A. Public Hearing - Downtown Ramada Hotel and Convention Center Community Improvement District (CID)

PUBLIC HEARING to consider the advisability of establishing a Community Improvement District for the Downtown Ramada Hotel and Convention Center.

Voting Requirement: At least six (6) votes of the Governing Body is required.

(Approval would establish a community improvement district (Downtown Ramada Hotel and Convention Center) at 420 SE 6th Avenue proposing the imposition of a 2% sales tax to be imposed on retail sales and services within the district.)

B. Resolution - Public Infrastructure Projects - Fleet Replacement

RESOLUTION introduced by the members of the Public Infrastructure Committee comprised of Councilmembers Neil Dobler, Tony Emerson, Mike Lesser and Mike Padilla recommending approval of certain fleet replacements for 2021. *(Committee recommended approval by a vote of 3-0-0 on November 17, 2020)*

Voting Requirement: At least six (6) votes of the Governing Body is required.

(Approval of fleet replacements for Transportation Operations equipment in 2021.)

5. NON-ACTION ITEMS:

A. Discussion - 2021 Legislative Priorities

DISCUSSION regarding the legislative priorities identified by the Governing Body to be addressed or monitored during the 2021 Legislative Session.

B. Discussion - Housing Study Implementation Plan 2021

REPORT on a recommended 2021 Implementation Plan for the adopted Citywide Housing Market Study and Strategy.

C. Discussion - 2021-2025 Consolidated Action Plan and 2021 Annual Plan and Budget

DISCUSSION regarding the five-year Consolidated Action Plan 2021-2025; and FY 2021 Annual Consolidated Action Plan and Budget.

(Approval of the five-year Consolidated Action Plan includes program plans for approximately \$21.4 million dollars in HUD grant funding for the plan period 2021-2025. The Annual Action Plan is approved each year during the regular budget process which outlines the specific funding for each program type in the upcoming year.)

D. Discussion - 2021 SORT Target Area Update

UPDATE on the 2021 - 2023 Stages of Resource Target Area for future federal and city funding.

(The intent of resource target areas is to improve the health of neighborhoods.)

E. Discussion - Non-Discrimination Ordinance

DISCUSSION to consider revisions to Topeka Municipal Code:

- **Section 2.255.030 (related to the composition of Human Relations Commission members); and**
- **Chapter 9.20 (entitled "Discrimination").**

F. Discussion - Zoo Governance - License and Management Fee Proposal

DISCUSSION of the license and management fee proposal associated with the transition of management and operational functions at the Topeka Zoo and Conservation Center from the City to the Friends of Topeka Zoo ("FOTZ") in conjunction with a proposed Public Private Partnership.

6. PUBLIC COMMENT:

Public comment for the December 1st meeting will be available via Zoom. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 3:00 p.m. on December 1st after which the City Clerk's Office will provide Zoom link information and protocols prior to the December 1st meeting. No in-person public comment will be allowed as the meeting will be conducted entirely virtual. Written public comment may also be considered to the extent it is submitted personally to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org by no later than December 1st for attachment to the meeting minutes.

7. ANNOUNCEMENTS:

8. EXECUTIVE SESSION:

Executive Sessions are closed meetings held in accordance with the provisions of the Kansas Open Meetings Act.

(Executive sessions will be scheduled as needed and may include topics such as personnel matters, considerations of acquisition of property for public purposes, potential or pending litigation in which the city has an interest, employer-employee negotiations and any other matter provided for in K.S.A. 75-4319.)

9. ADJOURNMENT:



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: Jaci Vogel, Public Works Deputy Director DOCUMENT #:
SECOND PARTY/SUBJECT: 2020-2021 Snow and Ice Removal Plan PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

"City of Topeka Winter Operations Update"

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

Presentation

Winter Operations Preparation 2020 -2021

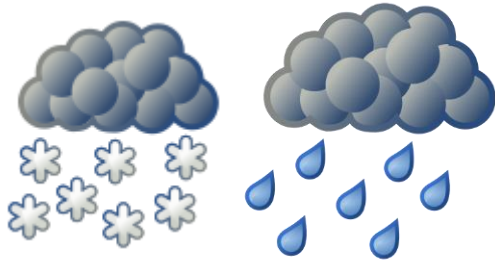


December 1, 2020

Event Management



Prepare and Plan

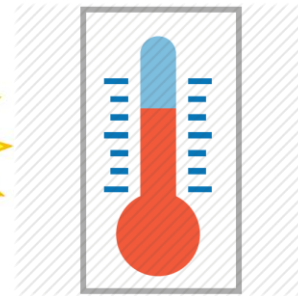


Precipitation (Snow, Ice,
Freezing Rain, or Combination)

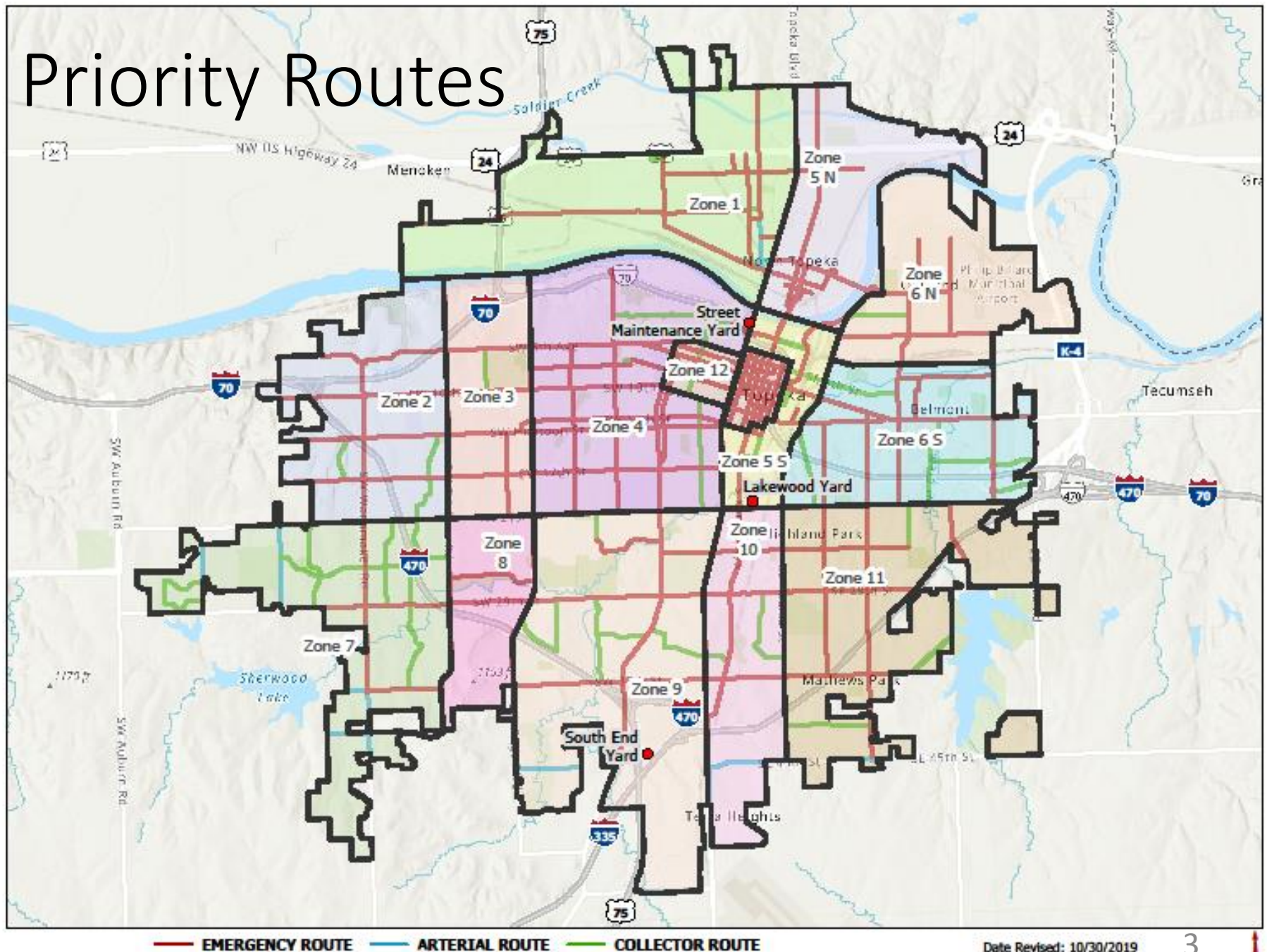


Respond (Operations –
Plow, Treat, and remove

Extended Forecast



Priority Routes





Event Specific Approach for 2020/2021

- Priority is emergency, primary(arterials), secondary(collector) routes, and hot spot locations such as hills
- Residential(local) streets are dependent on event and extended forecast
- Use contract services when needed







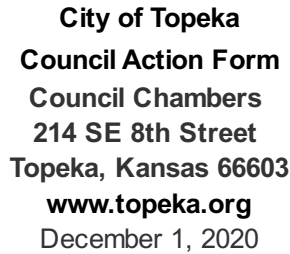
ANTI-ICE LIQUID
STAY BACK





Thank you





December 1, 2020

PAGE #:

SOURCE OF FUNDING:

Appropriated funds and fees-for-service revenues of various City departments.

ATTACHMENTS:

Description

Ordinance - Expenditures - August 1 to August 28, 2020

Detail A/P Report for 8/1/2020 to 08/28/2020

Detail CB55 Report for 08/1/2020 to 08/28/2020

1 (Published in the Topeka Metro News _____)

2
3
4 ORDINANCE NO. _____

5
6 AN ORDINANCE introduced by City Manager Brent Trout, allowing and approving City
7 expenditures for the period of August 1st, 2020, through August 28th,
8 2020, and enumerating said expenditures herein.
9

10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

11 Section 1. All expenditures made or authorized to be made by issuance of checks
12 or electronic transfers as enumerated herein, are in accordance with City of Topeka
13 Resolution No. 7607.

14 Section 2. The claims and expenditures listed in Exhibit A, which is on file in the
15 City Council Office and the City Clerk's Office and incorporated herein by said reference,
16 are hereby allowed and approved for payment.

17	<u>Section 3.</u>	Total of 328 vendor checks written this period	2,304,278.57
18		Total of 3 vendor payments voided in this period (net)	(5,269.74)
19		Total of 662 ACH transfers to vendors this period	44,066,322.70
20		Total of 3 payroll checks to employees this period	3,794.18
21		Total of 3,422 payroll electronic transfers this period	<u>3,532,326.48</u>
22		Total for expenditures in this period	<u>\$49,901,452.19</u>

23 Section 4. This ordinance shall take effect and be in force after its passage,
24 approval and publication in the official city newspaper.

25 PASSED and APPROVED by the Governing Body _____

26
27
28 ATTEST:

Michelle DeLaisla, Mayor

29
30
31 _____
32 Brenda Younger, City Clerk

COUNCIL REPORT OF VENDOR PAYMENTS

Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
Electronic Payments			
84483	08/03/2020	ABBIE E KERN RVOC TR	11306
BAU102-0820		S+C August 2020 Payment	695.00
			695.00
84484	08/03/2020	AREA, ROBERT E	250
JEN103-0820		S+C August 2020 Payment	785.00
			785.00
84485	08/03/2020	AREA, WILLIAM C	9445
ALB101-0820		S+C August 2020 Payment	543.00
KAN1010-0820HF		HF August 2020 Payment	598.00
MCF101-0820		S+C August 2020 Payment	264.00
SCH101-0820		S+C August 2020 Payment	200.00
			1,605.00
84486	08/03/2020	ARLAS RETIREMENT LLC	12039
GRA101-0820		S+C August 2020 Payment	572.00
			572.00
84487	08/03/2020	BALANCED PROPERTY MANAGEMENT	10373
FOR104-0820		S+C August 2020 Payment	244.00
MCC107-0820		S+C August 2020 Payment	550.00
			794.00
84488	08/03/2020	BEN FRANKLIN PROPERTIES LLC	12021
SCO103-0820IM		IM August 2020 Payment	650.00
			650.00
84489	08/03/2020	BENNETT PROPERTY LLC	440
THO104-0820		S+C August 2020 Payment	275.00
			275.00
84490	08/03/2020	BEST BUY SALES INC	8560
BUS102-0820		S+C August 2020 Payment	825.00
MEN112-0820		S+C August 2020 Payment	775.00
			1,600.00
84491	08/03/2020	BIG LLC	11628
CUN104-0820		S+C August 2020 Payment	700.00
SUH103-0820		S+C August 2020 Payment	700.00
			1,400.00
84492	08/03/2020	BOTEN, CHRIS L	10095
PRI108-0820		S+C August 2020 Payment	753.00
			753.00
84493	08/03/2020	BPM LLC	579
BLA106-0820		S+C August 2020 Payment	593.00
BRO103-0820		S+C August 2020 Payment	480.00
LAT102-0820		S+C August 2020 Payment	352.00
			1,425.00
84494	08/03/2020	BREAKTHROUGH HOUSE INC	599
MOR104-0820		S+C August 2020 Payment	535.00
SIM104-0820		S+C August 2020 Payment	426.00
			961.00
84495	08/03/2020	BRENTWOOD APARTMENTS LLC	8837
HEN105-0820		S+C August 2020 Payment	386.00
ROB106-0820		S+C August 2020 Payment	293.00
			679.00
84496	08/03/2020	BRICKHOUSE REAL ESTATE	11270
BRY103-0820HF		HF August 2020 Payment	475.00
JAC101-0820HF		HF August 2020 Payment	500.00
ORC101-0820		S+C August 2020 Payment	500.00
REE102-0820		S+C August 2020 Payment	675.00
			2,150.00
84497	08/03/2020	BROOKWOOD TERRACE HOUSING LP	644
ALL105-0820		S+C August 2020 Payment	485.00
ANS102-0820		S+C August 2020 Payment	354.00
BAK101-0820		S+C August 2020 Payment	423.00
BRI107-0820		S+C August 2020 Payment	485.00
BRO118-0820		S+C August 2020 Payment	263.00
			8,305.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
BUR102-0820		S+C August 2020 Payment	490.00
BUR103-0820		S+C August 2020 Payment	353.00
DOR101-0820		S+C August 2020 Payment	367.00
ELD101-0820		S+C August 2020 Payment	473.00
GAY101-0820		S+C August 2020 Payment	480.00
HER104-0820		S+C August 2020 Payment	495.00
JAM102-0820		S+C August 2020 Payment	323.00
JAR103-0820		S+C August 2020 Payment	357.00
KEN104-0820HF		HF August 2020 Payment	505.00
KIR101-0820		S+C August 2020 Payment	357.00
MIL101-0820		S+C August 2020 Payment	495.00
MON104-0820		S+C August 2020 Payment	460.00
RAN101-0820		S+C August 2020 Payment	473.00
ROB107-0820		S+C August 2020 Payment	329.00
STO101-0820		S+C August 2020 Payment	338.00
84498	08/03/2020	BRUDER INVESTMENTS LLC 11801	8,298.00
BAR106-0820		S+C August 2020 Payment	598.00
CAB101-0820		S+C August 2020 Payment	925.00
DOR102-0820HF		HF August 2020 Payment	598.00
FLO102-0820		S+C August 2020 Payment	593.00
HIL101-0820HF		HF August 2020 Payment	598.00
MED102-0820HF		HF August 2020 Payment	598.00
MES102-0820		S+C August 2020 Payment	593.00
MIL106-0820HF		HF August 2020 Payment	598.00
MOR103-0820		S+C August 2020 Payment	445.00
NOR101-0820		S+C August 2020 Payment	383.00
PLO101-0820		S+C August 2020 Payment	365.00
RHO103-0820		S+C August 2020 Payment	495.00
TIL101-0820HF		HF August 2020 Payment	593.00
TOR102-0820		S+C August 2020 Payment	373.00
TUC101-0820		S+C August 2020 Payment	93.00
WIS103-0820		S+C August 2020 Payment	450.00
84499	08/03/2020	BUESCHER, MELISSA 11525	1,250.00
GON101-0820		S+C August 2020 Payment	1,250.00
84500	08/03/2020	CANDLESTICK MANAGEMENT LLC 10720	365.00
ATK103-0820		S+C August 2020 Payment	365.00
84501	08/03/2020	CARAVAN MHP LLC 12089	490.00
BRI101-0820HF		HF August 2020 Payment	490.00
84502	08/03/2020	CARLSON, DEBORAH A 9352	2,386.00
MAR123-0820		S+C August 2020 Payment	788.00
MIT101-0820		S+C August 2020 Payment	1,000.00
SPR101-0820		S+C August 2020 Payment	598.00
84503	08/03/2020	CASTLE HOME MANAGEMENT LLC 9474	1,028.00
SHA106-0820		S+C August 2020 Payment	1,028.00
84504	08/03/2020	CJS REAL ESTATE 10107	6,359.00
ALE102-0820HF		HF August 2020 Payment	331.00
AND107-0820		S+C August 2020 Payment	1,033.00
BRA105-0820		S+C August 2020 Payment	593.00
GLO102-0820		S+C August 2020 Payment	365.00
GRI101-0820		S+C August 2020 Payment	362.00
HAL102-0820		S+C August 2020 Payment	594.00
KEN102-0820		S+C August 2020 Payment	503.00
MIM102-0820		S+C August 2020 Payment	725.00
PRY104-0820		S+C August 2020 Payment	324.00
SES101-0820		S+C August 2020 Payment	785.00
STA105-0820		S+C August 2020 Payment	294.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
WIC101-0820		S+C August 2020 Payment	450.00
84505	08/03/2020	CLARK, JAMES M 10909	475.00
MAR103-0820		S+C August 2020 Payment	475.00
84506	08/03/2020	COMMUNITY ACTION INC 11697	3,801.00
BAK102-0820		S+C August 2020 Payment	302.00
BAR111-0820		S+C August 2020 Payment	386.00
GAL103-0820		S+C August 2020 Payment	362.00
HAR107-0820		S+C August 2020 Payment	368.00
JEF101-0820		S+C August 2020 Payment	374.00
JON104-0820		S+C August 2020 Payment	161.00
LAC102-0820		S+C August 2020 Payment	362.00
LEE102-0820		S+C August 2020 Payment	368.00
RAM103-0820		S+C August 2020 Payment	368.00
STR101-0820		S+C August 2020 Payment	224.00
THO101-0820		S+C August 2020 Payment	278.00
VEL101-0820		S+C August 2020 Payment	248.00
84507	08/03/2020	CORNERSTONE APARTMENTS LP 7173	492.00
LAD1024-0820		S+C August 2020 Payment	184.00
THO102-0820		S+C August 2020 Payment	308.00
84508	08/03/2020	CORNERSTONE OF TOPEKA INC 1117	2,900.00
BUR104-0820IM		IM August 2020 Payment	300.00
EDM101-0820		S+C August 2020 Payment	529.00
FER102-0820		S+C August 2020 Payment	368.00
GAR102-0820		S+C August 2020 Payment	425.00
LEA101-0820		S+C August 2020 Payment	425.00
PET101-0820		S+C August 2020 Payment	400.00
PRI1029-0820		S+C August 2020 Payment	453.00
84509	08/03/2020	COX, WILLIAM R 1151	975.00
KIM1032-0820		S+C August 2020 Payment	975.00
84510	08/03/2020	CROWN POINT APARTMENTS LLC 12075	3,412.00
ALL117-0820		S+C August 2020 Payment	359.00
BRO111-0820		S+C August 2020 Payment	282.00
CRA100-0820		S+C August 2020 Payment	615.00
DAR102-0820		S+C August 2020 Payment	465.00
LAM101-0820		S+C August 2020 Payment	505.00
PHE101-0820		S+C August 2020 Payment	490.00
WAD102-0820		S+C August 2020 Payment	367.00
WIL101-0820		S+C August 2020 Payment	329.00
84511	08/03/2020	CUEVAS, EMILIO 1197	315.00
LIN101-0820		S+C August 2020 Payment	315.00
84512	08/03/2020	DELAPP, PATRICK 1315	576.00
RES115-0820		S+C August 2020 Payment	576.00
84513	08/03/2020	DERYL D WILSON 6401	288.00
HUG101-0820		S+C August 2020 Payment	288.00
84514	08/03/2020	DONALD, JOSEPH 12	1,001.00
LOY101-0820		S+C August 2020 Payment	526.00
WUN101-0820		S+C August 2020 Payment	475.00
84515	08/03/2020	DUNCAN, CLAUDE 1442	1,644.00
BOX1089-0820		S+C August 2020 Payment	369.00
HEN101-0820		S+C August 2020 Payment	750.00
MAR120-0820		S+C August 2020 Payment	525.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84516 WIL116-0820	08/03/2020	EMERT, JENNIFER S+C August 2020 Payment	521.00
84517 GAR105-0820 LAN102-0820 MCF102-0820 RAN101-0820 SHE103-0820	08/03/2020	EUGENE & PARAMORE LLC S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment	363.00 347.00 785.00 560.00 590.00
84518 MAR121-0820	08/03/2020	GARNER PROPERTIES LLC S+C August 2020 Payment	351.00
84519 AUK101-0820HF COO101-0820HF DAV103-0820 HUT101-0820 IVE101-0820HF JON107-0820 SEL101-0820HF TUR102-0820	08/03/2020	GLENN OAKS CITY CENTRE GP LLC HF August 2020 Payment HF August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment HF August 2020 Payment S+C August 2020 Payment HF August 2020 Payment S+C August 2020 Payment	530.00 530.00 480.00 181.00 555.00 478.00 465.00 296.00
84520 BAR102-0820	08/03/2020	HERCULES, VICTOR S+C August 2020 Payment	319.00
84521 BOU101-0820 GAL102-0820 SAD101-0820 SMI122-0820	08/03/2020	HIGGINBOTHOM, CORY S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment	1,033.00 840.00 593.00 485.00
84522 GIL101-0820	08/03/2020	INTERNATIONAL CENTERS S+C August 2020 Payment	593.00
84523 TAY101-0820	08/03/2020	JACOBSEN PROPERTY MNG LLC S+C August 2020 Payment	297.00
84524 KOZ1041-0820	08/03/2020	RAGSDALE, JEFF S+C August 2020 Payment	368.00
84525 BEN101-0820 BOO102-0820 COT101-0820 SIM106-0820	08/03/2020	JLS REAL ESTATE INVESTMENTS S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment	1,000.00 1,229.00 1,033.00 148.00
84526 BLA105-0820 CON103-0820 WRI101-0820	08/03/2020	KANSAS CAPITAL CORNERS LLC S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment	400.00 254.00 800.00
84527 BUR101-0820 KOL103-0820 STA104-0820	08/03/2020	KANSAS CARRIAGE HOUSE LLC S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment	534.00 475.00 700.00
84528 HEA101-0820 HUR103-0820 JUD103-0820	08/03/2020	KANSAS MT VERNON LLC S+C August 2020 Payment S+C August 2020 Payment S+C August 2020 Payment	338.00 590.00 605.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
TUR104-0820		S+C August 2020 Payment	274.00
84529	08/03/2020	KANSAS VILLAGE AT OLD TOWN LLC 11152	4,635.00
BAR109-0820		S+C August 2020 Payment	305.00
ERI101-0820		S+C August 2020 Payment	525.00
FIL101-0820		S+C August 2020 Payment	425.00
HAR112-0820		S+C August 2020 Payment	334.00
HAS101-0820		S+C August 2020 Payment	450.00
PER110-0820		S+C August 2020 Payment	400.00
POW103-0820		S+C August 2020 Payment	450.00
ROB103-0820		S+C August 2020 Payment	366.00
ROB107-0820		S+C August 2020 Payment	299.00
SIM107-0820		S+C August 2020 Payment	316.00
SMI109-0820		S+C August 2020 Payment	500.00
VEN101-0820		S+C August 2020 Payment	265.00
84530	08/03/2020	KP PROPERTIES 10484	389.00
MAR124-0820		S+C August 2020 Payment	389.00
84531	08/03/2020	LEE, RONNY JASON 12092	425.00
WHI105-0820IM		IM August 2020 Payment	425.00
84532	08/03/2020	LOCUST 1805 LLC 11534	1,079.00
FRI1060-0820		S+C August 2020 Payment	51.00
OST101-0820		S+C August 2020 Payment	625.00
PER108-0820		S+C August 2020 Payment	403.00
84533	08/03/2020	LUELLEN, MICHAEL DEAN 3135	359.00
JEN102-0820		S+C August 2020 Payment	359.00
84534	08/03/2020	LYDIA CONDOS LLC 12022	368.00
SPA101-0820		S+C August 2020 Payment	368.00
84535	08/03/2020	MAHNOPLY LLC 11407	2,072.00
HAM101-0820		S+C August 2020 Payment	353.00
MAR115-0820		S+C August 2020 Payment	339.00
PAU104-0820		S+C August 2020 Payment	540.00
CON101-0820		S+C August 2020 Payment	840.00
84536	08/03/2020	MAHONEY, DAVE 11219	1,595.00
MUR103-0820		S+C August 2020 Payment	650.00
RIC103-0820		S+C August 2020 Payment	320.00
WIL112-0820		S+C August 2020 Payment	625.00
84537	08/03/2020	MONARCH ASSETS LLC 10185	303.00
BRA101-0820		S+C August 2020 Payment	303.00
84538	08/03/2020	MURPHREE ENTERPRISES INC 11173	618.00
LUT102-0820		S+C August 2020 Payment	618.00
84539	08/03/2020	NUTTER, STEPHEN 6384	474.00
MAR101-0820		S+C August 2020 Payment	474.00
84540	08/03/2020	OAKBROOK HOLDINGS LLC 11512	2,182.00
BEV101-0820		S+C August 2020 Payment	503.00
BRA104-0820		S+C August 2020 Payment	810.00
MCG1031-0820		S+C August 2020 Payment	869.00
84541	08/03/2020	SAGGART, PAMELA 7218	251.00
THE101-0820		S+C August 2020 Payment	251.00
84542	08/03/2020	PARADISE PLAZA I LLC 3813	1,129.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
AND106-0820		S+C August 2020 Payment	610.00
LYN104-0820		S+C August 2020 Payment	519.00
84543	08/03/2020	PARADISE PLAZA II LLC 3814	2,462.00
DIV101-0820		S+C August 2020 Payment	623.00
ROB102-0820HF		HF August 2020 Payment	697.00
SEL102-0820HF		HF August 2020 Payment	582.00
ZAV101-0820		S+C August 2020 Payment	560.00
84544	08/03/2020	PARKLANE PROPERTIES LLC 3822	413.00
HAR111-0820		S+C August 2020 Payment	413.00
84545	08/03/2020	PETERSEN, LONNIE 3909	311.00
SHA1042-0820		S+C August 2020 Payment	311.00
84546	08/03/2020	POTTS, GERALD 6378	593.00
SAF102-0820HF		HF August 2020 Payment	593.00
84547	08/03/2020	R & RS INVESTMENTS LLC 11912	694.00
ORT101-0820		S+C August 2020 Payment	694.00
84548	08/03/2020	RAGSDALE, FLOYD H 8472	169.00
HED101-0820		S+C August 2020 Payment	169.00
84549	08/03/2020	RED TREE LLC 11968	1,969.00
BAR112-0820		S+C August 2020 Payment	368.00
CAR104-0820		S+C August 2020 Payment	593.00
FUN101-0820		S+C August 2020 Payment	420.00
SAN103-0820		S+C August 2020 Payment	193.00
STE102-0820		S+C August 2020 Payment	395.00
84550	08/03/2020	REDEN U JALOSJOS 11616	373.00
SUT101-0820		S+C August 2020 Payment	373.00
84551	08/03/2020	RENT TOPEKA HOMES 4175	2,304.00
BLE101-0820		S+C August 2020 Payment	760.00
GRO101-0820		S+C August 2020 Payment	785.00
MOE102-0820		S+C August 2020 Payment	594.00
TIS101-0820		S+C August 2020 Payment	165.00
84552	08/03/2020	RENTAL MANAGEMENT SOLUTIONS LL 4176	2,401.00
BAR107-0820		S+C August 2020 Payment	452.00
DUP102-0820		S+C August 2020 Payment	279.00
HOU102-0820HF		HF August 2020 Payment	490.00
MAR102-0820		S+C August 2020 Payment	645.00
SMI104-0820		S+C August 2020 Payment	535.00
84553	08/03/2020	CUEVAS, RODOLFO 7291	377.00
FAR101-0820		S+C August 2020 Payment	377.00
84554	08/03/2020	RUNNING R PROPERTY MANAGEMENT 10417	412.00
ZAR102-0820		S+C August 2020 Payment	412.00
84555	08/03/2020	SCHMIDT REAL ESTATE LLC 11937	1,229.00
ORT102-0820		S+C August 2020 Payment	1,229.00
84556	08/03/2020	SCHMIDT, DONALD J 4401	725.00
HAD103-0820		S+C August 2020 Payment	725.00
84557	08/03/2020	SHAWNEE MANAGEMENT LLC 7828	1,913.00
CLE102-0820		S+C August 2020 Payment	1,045.00
LEE101-0820		S+C August 2020 Payment	593.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
NAS102-0820		S+C August 2020 Payment	275.00
84558	08/03/2020	SMALL FISH PARTNERS LLC 11065	475.00
BYR102-0820		S+C August 2020 Payment	475.00
84559	08/03/2020	STAFFORD, DENNIS D 6359	1,235.00
CHI101-0820		S+C August 2020 Payment	810.00
HOP102-0820HF		HF August 2020 Payment	425.00
84560	08/03/2020	STONER, JAMES KYLE 10712	1,028.00
LAC101-0820		S+C August 2020 Payment	1,028.00
84561	08/03/2020	SUAREZ 7 LLC 11066	1,634.00
DAL103-0820		S+C August 2020 Payment	593.00
ENL101-0820		S+C August 2020 Payment	368.00
MUN101-0820		S+C August 2020 Payment	350.00
RAI102-0820		S+C August 2020 Payment	323.00
84562	08/03/2020	SY HIGHLAND INVESTORS LP 11059	431.00
PER110-0820		S+C August 2020 Payment	431.00
84563	08/03/2020	THE LIBRARY APARTMENTS INC 11304	767.00
HET101-0820		S+C August 2020 Payment	287.00
KIN101-0820		S+C August 2020 Payment	297.00
SIS101-0820		S+C August 2020 Payment	183.00
84564	08/03/2020	TOP TO BOTTOM MANAGEMENT CO 12062	2,372.00
MAR107-0820HF		HF August 2020 Payment	593.00
MIL105-0820HF		HF August 2020 Payment	593.00
NEL102-0820HF		HF August 2020 Payment	593.00
SUT102-0820HF		HF August 2020 Payment	593.00
84565	08/03/2020	TOPEKA HOUSING MANAGEMENT 11981	5,533.00
AND102-0820		S+C August 2020 Payment	243.00
BAL102-0820		S+C August 2020 Payment	340.00
BAR105-0820		S+C August 2020 Payment	357.00
COO102-0820		S+C August 2020 Payment	180.00
GAR104-0820		S+C August 2020 Payment	386.00
GUE101-0820		S+C August 2020 Payment	323.00
HUN102-0820		S+C August 2020 Payment	355.00
MCC103-0820		S+C August 2020 Payment	480.00
MEH102-0820		S+C August 2020 Payment	164.00
POR101-0820		S+C August 2020 Payment	279.00
ROL101-0820		S+C August 2020 Payment	308.00
ROS102-0820		S+C August 2020 Payment	510.00
SEI102-0820		S+C August 2020 Payment	302.00
SHU101-0820		S+C August 2020 Payment	510.00
WET101-0820		S+C August 2020 Payment	286.00
WIL113-0820		S+C August 2020 Payment	510.00
84566	08/03/2020	TOPEKA RENTALS LLC 5046	2,286.00
ALL114-0820		S+C August 2020 Payment	755.00
BIL101-0820		S+C August 2020 Payment	495.00
CAS113-0820		S+C August 2020 Payment	101.00
NEL103-0820		S+C August 2020 Payment	595.00
WAN101-0820		S+C August 2020 Payment	340.00
84567	08/03/2020	TRINITY PROPERTIES LLC 5098	3,455.00
BOO101-0820		S+C August 2020 Payment	369.00
CHA102-0820		S+C August 2020 Payment	594.00
FRE108-0820		S+C August 2020 Payment	135.00
HAR102-0820		S+C August 2020 Payment	594.00
HOP101-0820		S+C August 2020 Payment	327.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
KRI101-0820		S+C August 2020 Payment	373.00
KUT108-0820		S+C August 2020 Payment	278.00
LUC104-0820		S+C August 2020 Payment	785.00
84568	08/03/2020	TUCKING JR, CHARLES DELMAR 10910	599.00
LIT103-0820		S+C August 2020 Payment	599.00
84569	08/03/2020	UH APARTMENT PROPERTIES LLC 11420	2,390.00
BAI101-0820		S+C August 2020 Payment	255.00
PEO101-0820		S+C August 2020 Payment	162.00
SCO102-0820		S+C August 2020 Payment	285.00
SPA106-0820		S+C August 2020 Payment	1,688.00
84570	08/03/2020	VANHOUSE, DANIEL W 5201	1,832.00
MCC106-0820		S+C August 2020 Payment	282.00
PAI102-0820		S+C August 2020 Payment	750.00
STO103-0820		S+C August 2020 Payment	800.00
84571	08/03/2020	WASHBURN NORTH APARTMENTS LLC 10954	249.00
MYE109-0820		S+C August 2020 Payment	249.00
84572	08/03/2020	WASHBURN SOUTH APARTMENTS LLC 11009	2,720.00
BEC101-0820		S+C August 2020 Payment	315.00
FAI101-0820		S+C August 2020 Payment	475.00
HAR104-0820		S+C August 2020 Payment	217.00
HES101-0820		S+C August 2020 Payment	550.00
HIL107-0820		S+C August 2020 Payment	550.00
WEA102-0820		S+C August 2020 Payment	355.00
WIL114-0820		S+C August 2020 Payment	258.00
84573	08/03/2020	WATSON REAL ESTATE DEVELOPMENT 11198	1,922.00
LAY102-0820		S+C August 2020 Payment	877.00
NIE101-0820		S+C August 2020 Payment	1,045.00
84574	08/03/2020	WCW ENTERPRISES INC 5339	526.00
KEM101-0820		S+C August 2020 Payment	416.00
WEL104-0820		S+C August 2020 Payment	110.00
84575	08/03/2020	WIEGERT, JASON 11438	593.00
MON113-0820		S+C August 2020 Payment	593.00
84576	08/03/2020	WOLFE, JO ANN 5517	274.00
ALL104-0820		S+C August 2020 Payment	274.00
84577	08/03/2020	WONDERFUL WORKS RENTAL 11105	550.00
DAL102-0820		S+C August 2020 Payment	550.00
84578	08/07/2020	1ST DUE EMERGENCY RESPONSE 5911	3,858.40
20 4143	49231		3,858.40
84579	08/07/2020	911 CUSTOM LLC 8345	111.48
41758	49149		111.48
84580	08/07/2020	AAA CLUB ALLIANCE INC 10251	1,140.00
301816	49294		38.00
302042	49294		38.00
302129	49294		38.00
302130	49294		38.00
302131	49294		38.00
302132	49294		38.00
302135	49294		38.00
302281	49294		38.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
302282	49158		38.00
302309	49294		38.00
302362	49294		38.00
302363	49294		38.00
302364	49158		38.00
302423	49294		38.00
302449	49294		38.00
302450	49294		38.00
302451	49294		38.00
302497	49294		38.00
302498	49294		38.00
302502	49294		38.00
302557	49294		38.00
302558	49294		38.00
302559	49294		38.00
302561	49294		38.00
302655	49294		38.00
302656	49294		38.00
302661	49294		38.00
302707	49294		38.00
302708	49294		38.00
302709	49294		38.00
84581	08/07/2020	AFS TOPEKA	12035
JULY 2020	CID SE 29TH ST	PERIOD 7/1/20 THRU 7/31/20	6,584.89
			6,584.89
84582	08/07/2020	C & L MORTIER INC	98
33781	50828		243.00
			243.00
84583	08/07/2020	AMERIPRIDE SERVICES INC	197
2301155578	49224		31.71
2301156070	49333		92.77
2301156108	49057		183.98
2301156113	49224		34.61
2301156133	49224		15.86
2301156159	49333		12.65
2301156162	49333		27.08
2301156173	49333		140.39
2301156178	49333		51.49
84584	08/07/2020	ANSWER TOPEKA	237
200700020	48979		1,181.32
			1,181.32
84585	08/07/2020	BARR THORP ELECTRIC CO INC	385
S1517655 008	50372		2,896.73
S1525887 001	50372		1,500.00
			4,396.73
84586	08/07/2020	BLACK & VEATCH CORPORATION	505
1324874	37647		30,478.89
			30,478.89
84587	08/07/2020	BLUE CROSS BLUE SHIELD INC	528
W/E 7/31/20	49232		87,162.30
			87,162.30
84588	08/07/2020	BORDER STATES INDUSTRIES INC	10997
920393061	49332		282.63
920261267	49332		91.49
920261440	49332		36.04
920261725	49332		12.24
920294425	49052		73.60
920334422	49332		25.32
920360640	49332		106.58
920374828	49052		116.51

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84589	08/07/2020	BRB CONTRACTORS INC 597	812,421.00
49804 2	49804		587,880.00
50953 1	50953		224,541.00
84590	08/07/2020	BREAKTHROUGH HOUSE INC 598	21,309.76
2019 CH 2	50054		15,049.29
2020 2	50304		6,260.47
84591	08/07/2020	SCHMIDTLEIN, BRIAN A 7498	135.00
997652	46589		
84592	08/07/2020	BUTLER ANIMAL HEALTH HOLDING 9758	283.45
TE23579	49311		201.81
TE25373	49311		81.64
84593	08/07/2020	C & C PRODUCE 7788	692.00
001656288	49320		
84594	08/07/2020	CATHOLIC CHARITIES 848	4,773.19
49827 1	49827		
84595	08/07/2020	CENTURY BUSINESS TECHNOLOGIES 870	3,967.01
561831	49273		-1,358.73
561845	49273		-1,552.07
561869	49273		1,614.11
563008	49273		97.58
563125	49273		5,166.12
84596	08/07/2020	COLUMBIA CAPITAL MANAGEMENT LL 1038	5,500.00
20116009	50087		
84597	08/07/2020	CONCRETE SUPPLY OF TOPEKA 1066	5,737.38
325984	49370		1,246.63
326252	49239		575.00
326455	49370		2,324.00
326809	49370		1,016.75
326810	49239		575.00
84598	08/07/2020	CONRAD FIRE EQUIPMENT INC 1073	5,073.39
544608	49082		127.67
544629	49082		3,728.47
544760	49176		368.93
544862	49082		259.20
544877	49082		498.20
544929	49082		90.92
84599	08/07/2020	CONSOLIDATED ELECTRICAL 6778	3,049.02
8795 586669	49353		35.32
8795 586692	48986		630.00
8795 586863	49353		1,450.00
8795 586947	49353		525.00
8795 587353	48986		120.00
8795 587423	48986		65.78
8795 587462	49353		18.92
8795 587495	48986		204.00
84600	08/07/2020	CONSOLIDATED RURAL WATER 1075	10,826.92
49110 7	49110		
84601	08/07/2020	DELTA DENTAL OF KANSAS INC 1323	10,980.32
W/E 7/30/20	49230		10,980.32

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84602	08/07/2020	DOWNTOWN TOPEKA FOUNDATION	10376
1ST QUARTER 2	TRANS GUES	PERIOD 1st Qtr 2020	47,968.46
			47,968.46
84603	08/07/2020	DURKIN EQUIPMENT CO	1451
120012181	48994		904.38
			904.38
84604	08/07/2020	ELECTRONICS SUPPLY CO INC	1505
1786283	49087		230.00
1786350	49087		1,266.70
1786428	49087		110.00
			1,606.70
84605	08/07/2020	EMBROIDERY PLUS BY TURQUOISE &	1522
014424	51125		87.22
			87.22
84606	08/07/2020	ETHANOL PRODUCTS LLC	9576
CO2262921	50787		1,643.49
CO2263228	50787		1,699.13
CO2263323	48992		1,560.69
			4,903.31
84607	08/07/2020	EUROFINS ABRAXIS INC	12031
242740	49031		2,939.00
			2,939.00
84608	08/07/2020	EUROFINS EATON ANALYTICAL INC	8594
L0520697	49095		2,385.00
L0520717	49095		50.00
L0521373	49095		2,385.00
			4,820.00
84609	08/07/2020	EXPRESS SERVICES INC	9622
24144108	49000		639.18
24144109	49000		643.20
24144110	49776		428.80
			1,711.18
84610	08/07/2020	FIT EXCAVATING INC	3126
50676 SE 10TH A	50676		57,640.00
51020 13TH & QL	51020		6,468.58
			64,108.58
84611	08/07/2020	FOLEY EQUIPMENT COMPANY	9605
SS250011924	49154		1,903.09
			1,903.09
84612	08/07/2020	FRIENDS OF THE FREE STATE	1793
1ST QTR 2020	TRANS GUEST	PERIOD 1st QTR 2020	4,957.44
			4,957.44
84613	08/07/2020	GO BLUE LLC	7071
2020 0376	49904		639.36
			639.36
84614	08/07/2020	GREAT SOUTHERN BANK	9969
JULY 2020	CID CROSSWINDS	PERIOD 7/1/20 THRU 7/31/2020	24,273.13
			24,273.13
84615	08/07/2020	HAMM INC	6576
325890	49425		3,260.57
326409	49425		145.80
326557	49425		247.86
327035	49425		171.08
			3,825.31
84616	08/07/2020	HARCROS CHEMICALS INC	2090
010232417	50866		46,670.00
			46,670.00
84617	08/07/2020	HARRIS & SONS ENTERPRISES INC	7996
51089 1235 NE M	51089		8,972.41
51220 NE GRAN	51220		2,830.00
			11,802.41
84618	08/07/2020	HENRY OUTDOOR POWER LLC	8004
			3,067.50

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
2008	50516		50.00
2014	50176		100.00
2015	50178		685.00
2016	50179		225.00
2017	50180		145.00
2019	50550		1,097.50
2020	50549		390.00
2021	50603		40.00
2022	50604		155.00
2023	50602		180.00
84619	08/07/2020	HOLIDAY SQUARE PARTNERS LLC	11018
JULY 2020	CID HOLLIDAY	PERIOD 7/1/20 THRU 7/31/20	10,029.74
			10,029.74
84620	08/07/2020	INFOR US INC	8591
20819963 US0AE	42272		-63,658.60
20819964 US0AE	42272		61,105.00
20832620 US0AE	42272		10,245.40
			7,691.80
84621	08/07/2020	INFOR PUBLIC SECTOR INC	9609
P 6087 US06A	51145		78,795.45
			78,795.45
84622	08/07/2020	J WARREN COMPANY INC	2469
623202	51258		1,132.50
			1,132.50
84623	08/07/2020	JOBBER'S AUTOMOTIVE WAREHOUSE	2639
3207970	49113		32.42
3208536	49113		35.75
3208670	49113		5.73
3208988	49113		3.86
3209093	49220		9.68
3209945	49181		156.06
3210214	49113		3.94
3210219	49181		10.96
3210271	49220		44.24
3210510	49113		4.63
3210526	49113		7.11
3210584	49113		6.66
3210590	49220		17.36
3210625	49113		227.84
3210727	49181		39.75
3210820	49113		3.79
3210853	49181		64.52
3210995	49213		25.86
3211008	49113		10.08
3211046	49113		6.78
3211075	49113		8.25
3211100	49220		146.99
3211221	49113		4.98
3211222	49220		83.35
3211280	49113		22.93
3211294	49113		8.78
3211407	49113		2.12
3211423	49113		54.19
3211449	49113		20.14
84624	08/07/2020	JOINT ECONOMIC DEVELOPMENT	6898
PAYMENT 7/30/2	JEDO	PERIOD 7/1/20 THRU 7/31/20	798,660.62
			798,660.62
84625	08/07/2020	KADA OUTDOORS LLC	12093
1082	50728		1,564.35
			1,564.35
84626	08/07/2020	KAN EQUIPMENT INC	2621
			134.40

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
16 257909	49111		134.40
84627	08/07/2020	KANSAS CHILDRENS SERVICE 2651	7,003.21
22077 063020	49831		4,230.37
SSA 21928 06302	50313		2,772.84
84628	08/07/2020	STATE OF KANSAS 2673	13,039.71
2020 07 AH	49343		8,505.20
2020 07 CI	49345		4,534.51
84629	08/07/2020	KANSAS PERSONNEL SERVICES INC 2849	1,312.12
3055043	51216		72.90
3055045A	49740		432.00
3055046	49502		730.27
3055089	51216		76.95
84630	08/07/2020	KANSAS SECURED TITLE 2747	125.00
SN053494	51126		125.00
84631	08/07/2020	SUMMIT TRUCK GROUP LLC 1347	376.16
130145023	49083		45.19
130145060	49083		330.97
84632	08/07/2020	LEATHAM FAMILY LLC 4849	629.50
0354865 IN	50983		629.50
84633	08/07/2020	LEWIS LEGAL NEWS INC 11367	13.50
L86669	49943		13.50
84634	08/07/2020	MYGOV LLC 9627	1,800.00
5706	49280		1,800.00
84635	08/07/2020	O REILLY AUTOMOTIVE STORES INC 3714	1,239.20
0152 159871	49216		12.98
0152 162101	49128		67.60
0152 162904	49128		164.08
0152 163297	49128		33.67
0152 164329	49128		459.52
0152 164337	49128		12.10
0152 164405	49128		14.71
0152 164691	49128		76.73
0152 164902	49128		6.85
0152 164951	49216		12.72
0152 164965	49128		52.86
0152 164997	49128		9.80
0152 165133	49128		20.55
0152 165200	49128		88.19
0152 165201	49216		35.03
0152 165317	49128		134.16
0152 165321	49128		37.65
84636	08/07/2020	ONEILL EXCAVATING INC 10202	25,245.00
000248	50400		25,245.00
84637	08/07/2020	OZARK KENWORTH INC 3375	794.20
R0029370002484	49125		794.20
84638	08/07/2020	PACE ANALYTICAL SERVICES 3794	63.60
2060109945	49123		63.60
84639	08/07/2020	POMPS TIRE SERVICE INC 10675	4,385.91
1160035061	49159		2,145.00

COUNCIL REPORT OF VENDOR PAYMENTS

Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
1160035117	49159		40.00
1160035126	49159		230.00
1160035131	49159		15.00
1160035164	49159		15.00
1160035258	49159		40.00
1160035272	49159		40.00
1160035324	49159		125.00
1160035325	49159		95.00
1160035381	49159		125.00
1160035442	49159		125.00
1160035526	49159		607.60
1160035644	49159		250.00
1160035646	49159		15.00
1160035687	49159		15.00
1610003923	49159		503.31
84640	08/07/2020	PROFESSIONAL ENGINEERING	4018
522722	44250		580.00
			580.00
84641	08/07/2020	R E PEDROTTI COMPANY	4067
00065601 TOKS	47511		20,610.00
			20,610.00
84642	08/07/2020	SIMILAR MODE UNIFORMS INC	4563
50759	50759		5,406.54
50893	50893		508.46
			5,915.00
84643	08/07/2020	SIMPLIFILE LC	9508
PER 7 7/1/20-7/3	DE	PER 7 7/1/20 to 7/31/20	326.00
			326.00
84644	08/07/2020	SOUTHWEST PAPER COMPANY INC	4674
233565	50141		54.19
			54.19
84645	08/07/2020	STAPLES CONTRACT N COMMERCIAL	4725
3451486789	51132		101.83
3451486790	51132		3.40
			105.23
84646	08/07/2020	SUEZ WTS ANALYTICAL	11335
900482739	49106		795.00
			795.00
84647	08/07/2020	SUNFLOWER DESIGN LLC	11469
SD 19 14 8 FINAL	47819		9,122.75
			9,122.75
84648	08/07/2020	SUNFLOWER PAVING INC	4815
50840 2740 BUR	50840		1,342.10
50954 1007 NE C	50954		1,154.60
51009 5406 SW 1	51009		2,259.50
51010 715 SW 11	51010		1,077.50
51011 1934 SW J	51011		1,517.50
51015 SW 8TH &	51015		4,907.94
51016 1845 SW M	51016		8,099.70
51019 3318 SW F	51019		8,631.50
			28,990.34
84649	08/07/2020	THE EVEL KNIEVEL MUSEUM INC	10476
1ST QUARTER 2 TRANS GUEST		PERIOD 1st Qtr 2020	4,189.39
			4,189.39
84650	08/07/2020	TILLMAN ROAD INSPECTIONS LLC	12017
50059 6/17-7/17/2	50059		11,164.03
			11,164.03
84651	08/07/2020	TIMBERLINE FISHERIES CORP	10900
104860118	49326		58.30
			58.30
84652	08/07/2020	TOPEKA GRAND HOTEL	12016
			1,660.31

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
JULY 2020	CID CYRUS	PERIOD 7/1/20 THRU 7/31/20	1,660.31
84653 19294	08/07/2020 49490	TORGESON ELECTRIC INC 5061	194.37 194.37
84654 178458 178487 178500 178530 178547	08/07/2020 50762 50762 50762 50762 50762	U S LIME COMPANY - ST CLAIR 5117	30,949.82 5,174.09 5,150.94 5,123.57 5,169.88 10,331.34
84655 PCARD07312020	08/07/2020	UMB BANK NA 5127	37,443.47 37,443.47
84656 2785669 2785689 2786335 2786891 2786892	08/07/2020 49205 49796 48978 49205 49205	UNIFIRST CORPORATION 5134	163.90 12.45 33.25 86.65 23.90 7.65
84657 405700	08/07/2020 49209	VANDERBILT'S NO 6 5199	149.99 149.99
84658 134113	08/07/2020 49297	VETERINARY MEDICAL & SURGICAL 5222	21.75 21.75
84659 48944 3	08/07/2020 48944	WALTERS MORGAN 9692	271,647.97 271,647.97
84660 ROB103-0820	08/07/2020	BROOKWOOD TERRACE HOUSING LP S+C August 2020 Payment 644	495.00 495.00
84661 AND106-DMGES	08/07/2020	CANDLESTICK MANAGEMENT LLC S+C August 2020 Payment 10720	725.00 725.00
84662 WIL105-0820IM	08/07/2020	CORNERSTONE OF TOPEKA INC IM August 2020 Payment 1117	325.00 325.00
84663 HAY101-0820	08/07/2020	EUGENE & PARAMORE LLC S+C August 2020 Payment 11174	454.00 454.00
84664 WRI101-0820 WRI101-DEP	08/07/2020	TOPEKA HOUSING MANAGEMENT S+C August 2020 Payment S+C August 2020 Deposit 11981	890.00 540.00 350.00
84665 583490 7/29/20	08/07/2020 49901	STORMONT VAIL WORK CARE 4783	875.00 875.00
84666 2020QTR02	08/07/2020 49835	VALEO BEHAVIORAL HEALTH CARE 5187	103,561.66 103,561.66
84667 06210194	08/07/2020 49139	BERRY COMPANIES INC 5408	222.07 222.07
84668 2007 086 2007 087 2007 088	08/07/2020 48698 50596 50597	BETTIS ASPHALT & CONSTRUCTION 470	508,122.00 72,000.00 98,880.75 337,241.25
84669	08/07/2020	C-HAWKK CONSTRUCTION INC 911	312.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
00019052	49335		312.00
84670	08/07/2020	CAPITAL BELT & SUPPLY INC 776	955.45
121323	49336		31.87
121416	49050		923.58
84671	08/07/2020	CAPITAL CITY OIL CO INC 778	15,951.54
1119680	49173		123.40
40009117	49225		15,828.14
84672	08/07/2020	CONSOLIDATED ELECTRICAL 4174	828.10
8792 642563	48983		209.51
8792 642679	48983		118.56
8792 643165	48983		65.15
8792 643427	48983		21.45
8792 643521	48983		32.14
8792 643832	48983		45.21
8792 643891	48983		107.61
8792 644059	48983		228.47
84673	08/07/2020	FLU-CON INC 1729	755.10
P 51045 0	49086		254.18
P 51136 0	49373		60.20
P 51169 0	49086		440.72
84674	08/07/2020	GRAINGER 1964	1,971.47
9587880767	51110		588.96
9588222555	51110		1,041.91
9589058487	51129		340.60
84675	08/07/2020	GRAYBAR 1977	129.86
9316719899	51028		129.86
84676	08/07/2020	IBT INC 2377	66.46
7685059	49098		10.43
7685784	49586		56.03
84677	08/07/2020	JOHN G LEVIN 3071	962.58
257139	49015		50.00
257476	49015		845.00
70579	49732		8.88
70580	49730		20.94
79460	49730		17.76
80698	49730		10.00
81461	49730		10.00
84678	08/07/2020	KEY EQUIPMENT & SUPPLY CO 2847	885.68
260323	49440		530.52
260344	49440		355.16
84679	08/07/2020	MAYER SPECIALTY SERVICES LLC 8891	162,545.00
2020343	48345		162,545.00
84680	08/07/2020	NEPTUNE TECHNOLOGY GROUP INC 3658	3,155.00
N612149	50982		3,155.00
84681	08/07/2020	SALISBURY SUPPLY COMPANY INC 4352	650.12
230351	49475		141.29
230468	49243		353.53
230471	49243		33.30
230477	49243		66.60
230619	49243		33.30

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Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
230766	49243		22.10
84682 0920 PA	08/07/2020 49121	STEPHENSON UTILITEC LLC	11892 21,500.00
84683 209425	08/07/2020 49207	TFM COMM INC	4914 41.16
84684 00000006320081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 314.40
84685 00000007420081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 152.35
84686 00000008620081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 81.71
84687 00000017120081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 923.36
84688 00000021120081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 433.05
84689 00000022220081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 949.21
84690 00000032820081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 579.40
84691 00000034020081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 277.38
84692 00000034320081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 498.46
84693 00000034520081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 92.10
84694 00000034820081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 183.29
84695 00000063320081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 1,193.01
84696 00000066720081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 207.75
84697 00000068220081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 692.52
84698 00000075420081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 209.08
84699 00000077920081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 263.15
84700 00000078520081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 157.43
84701 00000079120081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 122.77

COUNCIL REPORT OF VENDOR PAYMENTS

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<u>Check No.</u>	<u>Check Date/PO #</u>	<u>Vendor Name and Number</u>		<u>Check Amount</u>
84702 00000081020081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 369.34	369.34
84703 00000082720081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 256.15	256.15
84704 00000085320081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 715.38	715.38
84705 00000092420081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 147.23	147.23
84706 00000093620081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 138.04	138.04
84707 00000095920081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 304.15	304.15
84708 00000098220081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 243.76	243.76
84709 00000112420081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 132.73	132.73
84710 00000113120081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 715.60	715.60
84711 00000118120081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 335.64	335.64
84712 00000120020081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 136.65	136.65
84713 00000197320081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 246.53	246.53
84714 00000215420081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 115.38	115.38
84715 00000220220081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 184.62	184.62
84716 00000225920081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 412.74	412.74
84717 00000226220081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 283.01	283.01
84718 00000226720081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 47.08	47.08
84719 00000233520081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 180.46	180.46
84720 00000237920081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 66.92	66.92
84721 00000241320081	08/14/2020	STATE OF KANSAS Child Support - Amt	2732 207.75	207.75

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Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84722	08/14/2020	STATE OF KANSAS 2732	946.56
00000247620081		Child Support - Amt	946.56
84723	08/14/2020	STATE OF KANSAS 2732	321.32
00000247820081		Child Support - Amt	321.32
84724	08/14/2020	STATE OF KANSAS 2732	212.37
00000247820081		Child Support - Amt	212.37
84725	08/14/2020	STATE OF KANSAS 2732	85.85
00000250320081		Child Support - Amt	85.85
84726	08/14/2020	STATE OF KANSAS 2732	102.46
00000251520081		Child Support - Amt	102.46
84727	08/14/2020	STATE OF KANSAS 2732	357.34
00000254820081		Child Support - Amt	357.34
84728	08/14/2020	STATE OF KANSAS 2732	264.00
00000261620081		Child Support - Amt	264.00
84729	08/14/2020	STATE OF KANSAS 2732	66.00
00000264220081		Child Support - Amt	66.00
84730	08/14/2020	STATE OF KANSAS 2732	292.62
00000275820081		Child Support - Amt	292.62
84731	08/14/2020	STATE OF KANSAS 2732	193.38
00000285520081		Child Support - Amt	193.38
84732	08/14/2020	STATE OF KANSAS 2732	113.08
00000287020081		Child Support - Amt	113.08
84733	08/14/2020	STATE OF KANSAS 2732	183.74
00000287420081		Child Support - Amt	183.74
84734	08/14/2020	STATE OF KANSAS 2732	62.31
00000299620081		Child Support - Amt	62.31
84735	08/14/2020	STATE OF KANSAS 2732	16.15
00000299620081		Child Support - Amt	16.15
84736	08/14/2020	STATE OF KANSAS 2732	120.46
00000299620081		Child Support - Amt	120.46
84737	08/14/2020	STATE OF KANSAS 2732	16.15
00000299620081		Child Support - Amt	16.15
84738	08/14/2020	STATE OF KANSAS 2732	268.62
00000320620081		Child Support - Amt	268.62
84739	08/14/2020	A-1 RENTAL INC 20	90.00
66254	49043		90.00
84740	08/14/2020	AAA CLUB ALLIANCE INC 10251	1,662.00
283194	49294		38.00
300150	49158		38.00
301814	49158		38.00
301819	49294		38.00
302137	49158		38.00
302139	49294		38.00
302140	49294		38.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
302267	49158		38.00
302284	49294		38.00
302426	49294		38.00
302427	49294		38.00
302428	49294		38.00
302429	49294		38.00
302453	49294		38.00
302454	49294		38.00
302456	49294		38.00
302457	49294		38.00
302503	49294		38.00
302556	49294		38.00
302562	49294		38.00
302563	49294		38.00
302618	49294		38.00
302665	49294		38.00
302713	49294		38.00
3290820	49295		750.00
84741	08/14/2020	ADS LLC	60
35438 0720	50607		16,730.00
			16,730.00
84742	08/14/2020	AFFINIS CORP	12069
0007875	50657		4,423.50
			4,423.50
84743	08/14/2020	AMERICAN PRESORT	177
JULY 2020	POSTAGE		10,883.10
			10,883.10
84744	08/14/2020	AMERIPRIDE SERVICES INC	197
2301157481	49224		31.71
2301157868	49333		88.37
2301157985	49057		183.98
2301157991	49224		34.61
2301158019	49224		15.86
2301158035	49333		12.65
2301158039	49333		27.08
2301158041	49333		187.02
2301158043	49333		51.49
			632.77
84745	08/14/2020	BARTLETT & WEST ENGINEERS	391
730073167	43403		2,429.00
730073168	44236		3,833.05
730076731	40559		1,629.36
730076732	40559		8,409.48
			16,300.89
84746	08/14/2020	BLACK & VEATCH CORPORATION	505
1324860	46216		6,691.75
			6,691.75
84747	08/14/2020	BLUE CROSS BLUE SHIELD INC	528
W/E 8/11/20	49232		130,955.33
			130,955.33
84748	08/14/2020	BREAKTHROUGH HOUSE INC	598
2020 CH 3	50054		3,763.96
			3,763.96
84749	08/14/2020	BRENNTAG MID SOUTH	607
BMS634256	49341		4,189.50
			4,189.50
84750	08/14/2020	BUTLER ANIMAL HEALTH HOLDING	9758
TE72758	49311		1.43
TE86860	49311		18.11
			19.54
84751	08/14/2020	C & C PRODUCE	7788
001659367	49320		764.00
			809.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
001659943	49320		45.00
84752 0000510948	08/14/2020 51213	CENTRAL MECHANICAL CONST CO IN 863	727.86
84753 564110	08/14/2020 49273	CENTURY BUSINESS TECHNOLOGIES 870	7,346.53
84754 318884 319439 327191 327192 327193 327231 327232 327233 327234 327527 327835	08/14/2020 50936 50936 49239 49239 49239 49370 49370 49370 49239 49370 49239	CONCRETE SUPPLY OF TOPEKA 1066	5,406.25
84755 453726 545023	08/14/2020 48253 49082	CONRAD FIRE EQUIPMENT INC 1073	1,285,249.21
84756 8795 587963 8795 587968 8795 588007 8795 588008 8795 588057 8795 588104 8795 588329 8795 588354 8795 588355 8795 588356	08/14/2020 49353 49353 49353 49353 48986 49353 49353 48986 48986 48986	CONSOLIDATED ELECTRICAL 6778	2,379.96
84757 INV 2020 30647	08/14/2020 49494	CONTINUANT INC 11415	89.50
84758 IE9058229	08/14/2020 51004	CONVERGEONE INC 11623	20,640.69
84759 42867 42868 42880 42881 42882 42883 42884 42885 42886 42887 42888	08/14/2020 48768 48523 50582 48290 48970 49778 49704 50212 50645 50729 50943	COOK FLATT & STROBEL ENGINEERS 1089	58,173.31
84760 6137	08/14/2020 51030	COPRO EFP LLC 11213	4,132.00
84761 150949	08/14/2020 50907	COPY CENTER OF TOPEKA 1107	3,358.75
84762	08/14/2020	DELL FINANCIAL SERVICES LP 1320	5,648.83

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
80509205	40183		5,648.83
84763	08/14/2020	DELTA DENTAL OF KANSAS INC 1323	17,060.80
49230 ADMIN JU	49230		3,349.00
W/E 8/6/20	49230		13,711.80
84764	08/14/2020	DH LAWN & GARDEN EQUIPMENT 8839	819.83
86227	49302		809.85
86242	49302		9.98
84765	08/14/2020	DOORSTEP INC 1385	16,495.60
2019CITYRAUAC	50046		16,495.60
84766	08/14/2020	EMBROIDERY PLUS BY TURQUOISE & 1522	147.95
014442	51070		147.95
84767	08/14/2020	ETHANOL PRODUCTS LLC 9576	1,648.93
CO2263993	50787		1,648.93
84768	08/14/2020	EUROFINS EATON ANALYTICAL INC 8594	2,385.00
L0522496	49095		2,385.00
84769	08/14/2020	EXPRESS SERVICES INC 9622	1,715.20
24171540	49000		1,286.40
24171541	49776		428.80
84770	08/14/2020	FIT EXCAVATING INC 3126	58,170.00
2445	50959		58,170.00
84771	08/14/2020	FLEETPRIDE INC 7822	496.74
55761313	49146		22.26
55864048	49146		198.36
56076322	49146		198.36
56092883	49146		77.76
84772	08/14/2020	GALLS PARENT HOLDINGS LLC 11211	307.50
BC1155078	50358		307.50
84773	08/14/2020	HAMM INC 6576	4,028.95
327172	49425		59.78
327587	49425		242.03
328331	49425		195.86
328336	49425		3,531.28
84774	08/14/2020	HARCROS CHEMICALS INC 2090	3,526.56
010232542	50766		3,526.56
84775	08/14/2020	HELPING HANDS HUMANE SOCIETY 2183	2,353.26
49293 JUL 2020	49293		2,353.26
84776	08/14/2020	HENRY OUTDOOR POWER LLC 8004	3,117.50
2018	50516		50.00
2024	50176		100.00
2025	50178		685.00
2026	50179		225.00
2027	50180		145.00
2028	50516		50.00
2029	50550		1,097.50
2030	50549		390.00
2031	50603		40.00
2032	50604		155.00
2033	50602		180.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84777	08/14/2020	HOUSING & CREDIT COUNSELING IN 2312	10,816.09
07 2020A	50109		3,791.67
07 2020B	50108		2,750.00
TLL 07 2020	50283		4,274.42
84778	08/14/2020	J WARREN COMPANY INC 2469	142.00
2020 235	51240		
84779	08/14/2020	KADA OUTDOORS LLC 12093	1,979.75
1085	50728		
84780	08/14/2020	KAN EQUIPMENT INC 2621	78.92
16 258147	49111		
84781	08/14/2020	KANSAS PERSONNEL SERVICES INC 2849	7,352.32
3055045B	48987		847.80
3055090	48987		1,296.00
3055091A	48987		853.20
3055091B	49740		151.88
3055092	49502		765.72
3055137	51216		81.00
3055138	48987		1,308.15
3055139	48987		707.40
3055140	49740		540.00
3055141	49502		801.17
84782	08/14/2020	KANSAS STATE TREASURER 2757	31,464.04
JULY 2020	DE		
84783	08/14/2020	KBS CONSTRUCTORS INC 2645	688,381.00
20 0633	40283		
84784	08/14/2020	MATHESON TRI-GAS INC 7179	145.94
22009080	49025		
84785	08/14/2020	MISSOURI DOOR CO INC 3747	1,994.04
29909	48980		
84786	08/14/2020	O REILLY AUTOMOTIVE STORES INC 3714	102.58
0152 165186	49221		
84787	08/14/2020	ONE GAS INC 2707	2,425.98
0144747064-7.20		1901 SW WESTERN - WATER	70.45
0160108282-7.20		2101 SW URISH #12 E	80.23
1144745745-7.20		2521 SE 2ND ST (C2)	64.71
1202392518-7.20		635 SW Gage & Quar (D)	32.03
1203447609-7.20		636 SW Zoo PKWY # DGH (E)	33.58
1203879245-7.20		635 SW GAGE BIVD #CONCES (G)(A)	105.75
1203879764-7.20		635 SW GAGE BIVD #ZOOADM (H) (	33.58
1203879882-7.20		635 SW GAGE BIVD #GARDEN (I) (	33.58
144744009-06.20		1200 NE DIVISION B	48.91
144744300-06.20		1115 NE POPLAR BLDG A	161.07
144748418-06.20		2816 SW 29TH C	62.24
144752136-06.20		545 NE LAKE F	30.76
145208391-06.20		504 NW WINTER E	49.49
155014682-06.20		500 NE STRAIT D	61.52
162940345-06.20		6305 SW 9TH ST G	48.91
2144746645-7.20		813 SW CLAY #4 M	59.93
2144748782-7.20		2010 SW 37TH #10 D	80.81
3145209500-7.20		620 MADISON - COMMONS .14%	0.09
3145209500A-7.2		620 MADISON - HOLLIDAY ROOM 5.	3.68
3145209500B-7.2		620 MADISON - WELLNESS CLINIC	2.19

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3145209500C-7.2		620 MADISON - TPD INTERNAL AFF	0.98
3145209500D-7.2		620 MADISON - WATER 3.6%	2.41
3145209500E-7.2		620 MADISON - HND 14.6%	9.76
3145209500F-7.2		620 MADISON - IT 5.3%	3.54
3145209500G-7.2		620 MADISON - TSG 5.6%	3.74
3145209500H-7.2		620 MADISON - PARKING 3.12%	2.08
3145209500I-7.2		620 MADISON - ENG 18.8%	12.56
3145209500J-7.2		620 MADISON - CODE 4.9%	3.27
3145209500K-7.2		620 MADISON - DSD PERMIT 6.45%	4.31
3145209500L-7.2		620 MADISON - DSD INSPECTION 6	4.31
3145209500M-7.2		620 MADISON - TPD EMER COMM 2.	1.95
3145209500N-7.2		620 MADISON - FIRE INS 2.52%	1.68
3145209500O-7.2		620 MADISON - PW ADMIN 4.07%	2.72
3145209500P-7.2		620 MADISON - PLANNING 11.3%	7.55
4144743709-7.20		312 SE JEFFERSON FIRE ADMIN 54	29.53
4144743709A-7.2		312 SE JEFFERSON FLEET 46%	25.16
4144746336-7.20		201 NW TOPEKA-STREET 47.8%	69.94
4144746336A-7.2		201 NW TOPEKA-FLEET 25.1%	36.73
4144746336B-7.2		201 NW TOPEKA-FORESTRY 22.4%	32.78
4144746336C-7.2		201 NW TOPEKA-FACILITIES 4.7%	6.88
4144747382-7.20		2700 SW FAIRLAWN #8 G	88.94
4144752045-7.20		5963 SW 10TH A	30.76
4156677591-7.20		1901 SW WESTERN B	32.03
4160204909-7.20		1215 SW 38TH C	30.76
44743927- 7.20		1419 NE SEWARD #6 (New added 6	85.74
5144743664-7.20		324 SE JEFFERSON ACA J	54.12
5144746918-7.20		720 SW 21ST #5 L	77.90
5156651709-7.20		619 SE RICE RD #2 K	82.55
6144743873-7.20		318 SE JEFFERSON #3 I	82.04
6144748591-7.20		2447 SE 29TH #9 F	83.15
7144745291-7.20		927 NW HARRISON - TRAFFIC (A)	51.24
7155014382-7.20		2521 SE 2ND ST '(C1)	74.26
7164248773-7.20		2200 SW CENTRAL PRK	66.82
8144744873-7.20		934 NE QUINCY #1 N	35.85
9144745491-7.20		2000 NW 17TH #11 C	77.31
9144746036-7.20		322 NW CRANE - PD IMP LOT (F)	36.48
9144746127-7.20		318 NW CRANE - ENG 27.52% (B)	10.92
9144746127A-7.2		318 NW CRANE - FACILITIES 72.4	28.75
9144747164-7.20		1215 SW OAKLEY #7 A	70.97
84788	08/14/2020	ONTARIO SYSTEMS LLC	11389
INV102533	51260		36,760.00
INV102893	49858		277.57
84789	08/14/2020	OZARK KENWORTH INC	3375
T0029560015061	49125		28.02
84790	08/14/2020	PACE ANALYTICAL SERVICES	3794
2035369591	49123		198.00
84791	08/14/2020	POMPS TIRE SERVICE INC	10675
1160035767	49159		15.00
1160035793	49159		110.00
1160035839	49159		15.00
1160035842	49159		325.78
84792	08/14/2020	QUALITY BUILT CONSTRUCTION LLC	9575
47737 3	47737		78,099.44
84793	08/14/2020	SHAWNEE AUTO TOWING	11470
54742	51196		109.00
84794	08/14/2020	SHAWNEE F LLC	11043
			150,861.00

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23749	50107		27,626.00
25250	50106		20,523.00
25251	50122		23,967.00
25252	50122		23,967.00
25253	50122		23,967.00
25254	50105		30,811.00
84795	08/14/2020	SLUMBERLAND INC 11984	1,311.07
0707058CE59	51096		1,256.55
0713058ZP94	51137		54.52
84796	08/14/2020	SOUTHERN UNIFORM & EQUIPMENT 4672	312.75
105106	50784		
84797	08/14/2020	SOUTHWEST PAPER COMPANY INC 4674	929.76
234604	51120		95.88
234605	51120		833.88
84798	08/14/2020	STAPLES CONTRACT N COMMERCIAL 4725	1,296.86
3451668343	51075		149.95
3451740436	51175		74.22
3451825326	51183		36.28
3451825327	51185		576.71
3451888572	51185		32.50
3451888573	51192		52.25
3452015409	51211		101.94
3452015410	51218		28.96
3452015411	51212		244.05
84799	08/14/2020	SUNFLOWER PAVING INC 4815	961,310.44
51095 1910 NW C	51095		708.80
9026	50666		96,130.80
9027	50526		864,470.84
84800	08/14/2020	SUPER OIL CO INC 3893	476.30
1048738	49129		
84801	08/14/2020	SUPERION LLC 11603	546.00
284314	49117		
84802	08/14/2020	THE GOODYEAR TIRE & RUBBER CO 9375	309.38
123 1060288	49153		
84803	08/14/2020	THE VICTOR L PHILLIPS CO 5225	2,149.78
SWO006807 1	49138		
84804	08/14/2020	TIMBERLINE FISHERIES CORP 10900	74.28
104867559	49326		
84805	08/14/2020	TOPEKA LODGING ASSOCIATION 11196	24,332.42
JUNE 2020	TBID		
84806	08/14/2020	TORGESON TRENCHING SERVICE 5062	3,019.50
2006282	49864		
84807	08/14/2020	TRIA HEALTH LLC 6938	3,420.00
0820 0006	49242		
84808	08/14/2020	U S LIME COMPANY - ST CLAIR 5117	31,031.92
178574	50762		10,230.30
178607	50762		5,346.70
178630	50762		5,281.45

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
178644	50762		5,062.53
178663	50762		5,110.94
84809	08/14/2020	UMB BANK NA 5127	17,219.13
PCARD08072020			17,219.13
84810	08/14/2020	UNIFIRST CORPORATION 5134	118.75
2787977	49205		12.45
2788639	49334		16.90
2788640	49334		2.40
2788641	49334		23.70
2788642	49334		4.80
2788643	49334		15.00
2788644	49334		11.60
2789173	49205		23.90
2789177	49334		8.00
84811	08/14/2020	VITAL IMPACT CONSULTING LLC 11841	4,000.00
50598 AUGUST 2	50598		4,000.00
84812	08/14/2020	GLENN OAKS CITY CENTRE GP LLC 9348	2,300.00
FOS103-0820HF		HF August 2020 Payment	2,100.00
FOS103-DEP-HF		HF August 2020 Deposit	200.00
84813	08/14/2020	PARADISE PLAZA II LLC 3814	200.00
ROB102-DEP-HF		HF August 2020 Deposit	200.00
84814	08/14/2020	MEDTRAK SERVICES LLC 3330	94,888.28
388920	49228		92,914.76
389052	49228		727.04
389053	49228		1,246.48
84815	08/14/2020	AFSCME MISSOURI STATE COUNCIL 83	2,291.00
UNA1200814190:		Union Dues - AFSCME	237.00
UNA1200814190:		Union Dues - AFSCME	355.50
UNA1200814190:		Union Dues - AFSCME	790.00
UNA1200814190:		Union Dues - AFSCME	908.50
84816	08/14/2020	APPLICATION SOFTWARE INC 8140	738.00
JULY 2020 FLEX	PAYROLL		738.00
84817	08/14/2020	CITY OF TOPEKA FRIENDSHIP FUND 948	470.47
FR102008141902		Friendship Fund	110.50
FR102008141902		Friendship Fund	34.00
FR102008141902		Friendship Fund	14.00
FR102008141902		Friendship Fund	45.00
FR102008141902		Friendship Fund	8.00
FR102008141902		Friendship Fund	18.75
FR102008141902		Friendship Fund	2.50
FR102008141902		Friendship Fund	19.00
FR102008141902		Friendship Fund	37.50
FR102008141902		Friendship Fund	104.22
FR102008141902		Friendship Fund	65.00
FR102008141902		Friendship Fund	12.00
84818	08/14/2020	FIREMENS OFF DUTY RELIEF FUND 1676	3,643.34
FO102008141902		Firefighter's Off Duty Relief	3,643.34
84819	08/14/2020	FRIENDS OF THE TOPEKA ZOO 1794	816.36
FOTZ200814190:		Friends of the Topeka Zoo Pass	142.92
FOTZ200814190:		Friends of the Topeka Zoo Pass	155.50
FOTZ200814190:		Friends of the Topeka Zoo Pass	17.88
FOTZ200814190:		Friends of the Topeka Zoo Pass	37.48

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FOTZ200814190;		Friends of the Topeka Zoo Pass	21.18
FOTZ200814190;		Friends of the Topeka Zoo Pass	29.62
FOTZ200814190;		Friends of the Topeka Zoo Pass	6.60
FOTZ200814190;		Friends of the Topeka Zoo Pass	50.26
FOTZ200814190;		Friends of the Topeka Zoo Pass	44.04
FOTZ200814190;		Friends of the Topeka Zoo Pass	242.90
FOTZ200814190;		Friends of the Topeka Zoo Pass	62.84
FOTZ200814190;		Friends of the Topeka Zoo Pass	5.14
84820	08/14/2020	INTERNATIONAL ASSOCIATION OF	2424
8/14/20 ADMIN F	PAYROLL		-18.66
UNI12008141902		Union Dues - IAFF	7,967.05
84821	08/14/2020	INTERNATIONAL CITY MANAGEMENT	11301
DC95200814190;		DEF COMP(ICMA RC) ER CONTRIB	208.34
84822	08/14/2020	KANSAS ASSOCIATION OF PUBLIC	2630
UNK1200814190;		Union Dues - KAPE	62.49
UNK1200814190;		Union Dues - KAPE	41.66
UNK1200814190;		Union Dues - KAPE	33.85
UNK1200814190;		Union Dues - KAPE	20.83
UNK1200814190;		Union Dues - KAPE	20.83
UNK1200814190;		Union Dues - KAPE	54.38
UNK1200814190;		Union Dues - KAPE	81.13
UNK1200814190;		Union Dues - KAPE	262.62
UNK1200814190;		Union Dues - KAPE	41.66
84823	08/14/2020	TEAMSTERS LOCAL UNION 696	4892
UNT1200814190;		Union Dues - Teamsters	875.00
84824	08/14/2020	UNITED WAY OF GREATER TOPEKA	5157
UW10200814190		United Way	89.80
UW10200814190		United Way	5.00
UW10200814190		United Way	29.00
UW10200814190		United Way	33.00
UW10200814190		United Way	8.00
84825	08/14/2020	UNITED WORKERS OF	10010
8/14/20 ADMIN F	PAYROLL		-6.50
UNW2200814190		Union Dues - UWETT	795.00
84826	08/14/2020	ACE ELECTRIC JONES COMPANY INC	35
6623	49582		8,574.66
84827	08/14/2020	APPLIED INDUSTRIAL	245
7019366574	48990		126.76
84828	08/14/2020	BETTIS ASPHALT & CONSTRUCTION	470
50716 3	50716		386,259.45
84829	08/14/2020	C-HAWKK CONSTRUCTION INC	911
00019072	49335		2,001.00
00019073	49335		265.50
00019074	49335		364.00
00019075	49335		260.00
00019076	49335		517.50
00019077	49038		108.00
00019078	49038		69.00
84830	08/14/2020	CAPITAL BELT & SUPPLY INC	776
121429	49050		335.00
121502	49050		87.74

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84831	08/14/2020	CAPITAL CITY OIL CO INC 778	15,377.16
1120312	49004		57.35
40009379	49225		15,319.81
84832	08/14/2020	CHAMPION BRANDS LLC 883	966.40
588644	49175		976.16
94383	49175		-9.76
84833	08/14/2020	CORE & MAIN LP 2146	4,598.40
M617587	51065		4,598.40
84834	08/14/2020	FLU-CON INC 1729	296.07
24236	49086		296.07
84835	08/14/2020	GRAINGER 1964	1,019.92
9596746488	51191		431.85
9596746496	51194		426.56
9599643765	51215		161.51
84836	08/14/2020	HD SUPPLY FACILITIES 5175	58.53
290076	49075		58.53
84837	08/14/2020	KEY EQUIPMENT & SUPPLY CO 2847	619.20
260898	49182		619.20
84838	08/14/2020	OLDCASTLE PRECAST INC 3739	772.88
120045587	49439		772.88
84839	08/14/2020	SAFETY CONSULTING INC 4335	3,705.00
200557	49497		3,575.00
200671	49263		130.00
84840	08/14/2020	SAFETY SUPPLIES 4336	392.60
SSI 200754	49466		38.40
SSI 200759	49105		79.00
SSI 200761	49466		256.00
SSI 200762	49466		19.20
84841	08/14/2020	SALISBURY SUPPLY COMPANY INC 4352	980.96
230978	49475		144.60
230985	49243		166.48
231115	49475		64.69
231122	49475		179.00
231138	49475		47.49
231251	49243		25.05
231255	49243		64.29
231355	49243		150.36
231358	49243		139.00
84842	08/14/2020	SHAWNEE COUNTY 4518	752,209.48
JULY 2020	DE		752,209.48
84843	08/14/2020	TFM COMM INC 4914	1,092.85
209426	49044		818.17
209427	49482		274.68
84844	08/21/2020	A-1 RENTAL INC 20	270.00
66253	49300		270.00
84845	08/21/2020	AAA CLUB ALLIANCE INC 10251	1,520.00
283196	49294		38.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
302144	49294		38.00
302289	49158		38.00
302290	49294		38.00
302311	49294		38.00
302313	49294		38.00
302315	49294		38.00
302367	49158		38.00
302368	49294		38.00
302371	49294		38.00
302432	49158		38.00
302460	49294		38.00
302461	49294		38.00
302462	49294		38.00
302463	49294		38.00
302464	49294		38.00
302507	49294		38.00
302509	49294		38.00
302564	49294		38.00
302565	49294		38.00
302566	49294		38.00
302567	49294		38.00
302568	49294		38.00
302569	49294		38.00
302570	49158		38.00
302571	49294		38.00
302619	49294		38.00
302621	49294		38.00
302623	49294		38.00
302628	49294		38.00
302629	49294		38.00
302670	49294		38.00
302712	49294		38.00
302716	49294		38.00
302717	49294		38.00
302719	49294		38.00
302721	49158		38.00
302722	49294		38.00
302747	49294		38.00
302748	49294		38.00
84846	08/21/2020	C & L MORTIER INC	98
33847	50828		243.00
84847	08/21/2020	ALL INCLUSIVE CONSTRUCTION &	7135
50685 3	50685		2,100.00
84848	08/21/2020	AMERIPRIDE SERVICES INC	197
230001268	49333		140.39
230001269	49333		51.49
230001508	49224		34.61
230001510	49224		31.71
2301159748	49333		88.37
2301159893	49057		183.98
2301159912	49224		15.86
2301159927	49333		12.65
2301159931	49333		27.08
84849	08/21/2020	ANDRITZ SEPARATION INC	222
8480100333	51014		8,598.81
84850	08/21/2020	ANSWER TOPEKA	237
200700019	49790		83.82

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84851	08/21/2020	AUTOMOX INC 12156	25,063.20
INV 14456	51243		
84852	08/21/2020	BARTLETT & WEST ENGINEERS 391	187,565.53
730076722	48331		3,617.67
730076723	29826		2,437.50
730076724	48274		2,772.50
730076726	50839		21,800.00
730076727	47795		3,432.05
730076728	50663		41,830.00
730076729	46295		16,356.59
730076730	47608		11,339.35
730076733	46827		2,088.50
730076779	49852		9,329.46
730076784	50738		51,627.01
730076787	47955		15,575.40
730076788	35611		5,359.50
84853	08/21/2020	BAYSINGER POLICE SUPPLY INC 402	1,882.78
1036003	50869		
84854	08/21/2020	BLUE CROSS BLUE SHIELD INC 528	122,067.54
W/E 8/18/20	49232		
84855	08/21/2020	BOBS JANITORIAL SERVICE & SUPP 539	279.00
13529	49628		
84856	08/21/2020	C & C PRODUCE 7788	766.75
001662400	49320		
84857	08/21/2020	CATHOLIC CHARITIES 848	1,930.00
49827 4	49827		
84858	08/21/2020	CENTURY BUSINESS TECHNOLOGIES 870	7,767.28
564643	49273		
84859	08/21/2020	COLLECTION BUREAU 1023	3,930.56
7133	49342		244.74
7134	49279		1,749.61
7135	49857		1,696.75
7136	50353		108.58
7137	49857		115.88
7138	49251		15.00
84860	08/21/2020	COLUMBIA CAPITAL MANAGEMENT LL 1038	49,000.00
20116010	BOND		
84861	08/21/2020	COMMERCIAL TIRE CENTERS INC 12082	2,154.29
2908	50691		1,306.39
3052	50691		847.90
84862	08/21/2020	CONCRETE SUPPLY OF TOPEKA 1066	2,543.50
328455	49239		230.00
328456	49239		1,150.00
328457	49239		180.00
328664	49370		290.50
328729	49370		290.50
329187	49239		402.50
84863	08/21/2020	CONRAD FIRE EQUIPMENT INC 1073	1,592.31
545124	49082		129.00
545130	49082		1,463.31

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84864 22671	08/21/2020 51086	CORNERSTONE OF TOPEKA INC 1116	20,881.13 20,881.13
84865 218996	08/21/2020 49855	CREATIVE LANDSCAPE INC 1166	1,725.00 1,725.00
84866 W/E 8/13/20	08/21/2020 49230	DELTA DENTAL OF KANSAS INC 1323	14,910.23 14,910.23
84867 86689	08/21/2020 50375	DH LAWN & GARDEN EQUIPMENT 8839	9.91 9.91
84868 120012270 120012272	08/21/2020 48994 48994	DURKIN EQUIPMENT CO 1451	2,880.04 1,223.58 4,103.62
84869 1787833 1787835	08/21/2020 49087 49087	ELECTRONICS SUPPLY CO INC 1505	165.00 496.00 661.00
84870 47038 10	08/21/2020 47038	EMERSON CONSTRUCTION INC 1527	92,543.17 92,543.17
84871 CO2264543 CO2264655	08/21/2020 50787 50787	ETHANOL PRODUCTS LLC 9576	1,682.96 1,729.21 3,412.17
84872 L0523308 L0523486 L0523487	08/21/2020 49095 49095 49095	EUROFINS EATON ANALYTICAL INC 8594	50.00 2,385.00 3,577.50 6,012.50
84873 2971101	08/21/2020 CONSTELLATION	EXELON CORPORATION 8898	605.42 605.42
84874 CD2104004428 CD2104004429	08/21/2020 49114 49114	EXPERIAN INFORMATION SOLUTIONS 5760	221.00 52.00 273.00
84875 24197081 24197082	08/21/2020 49000 49776	EXPRESS SERVICES INC 9622	1,013.04 428.80 1,441.84
84876 32396 7 48168 3 48860 1 48860 2	08/21/2020 32396 48168 48860 48860	FINNEY & TURNIPSEED 1669	10,654.56 630.00 11,598.40 6,217.11 29,100.07
84877 2442 50761 6111 SW 4 51320 1139 SW M	08/21/2020 50758 50761 51320	FIT EXCAVATING INC 3126	23,463.00 2,625.00 15,250.00 41,338.00
84878 56454431 56564310 56615874	08/21/2020 49146 49146 49146	FLEETPRIDE INC 7822	96.96 455.06 418.35 970.37
84879 SC340000953	08/21/2020 45744	FOLEY EQUIPMENT COMPANY 9605	-791.12 6,311.32

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
SS340014097	45744		791.12
SS340014384	49456		2,580.59
SS340014393	45744		749.86
SS340014412	49456		115.64
SS340014435	49453		762.14
SS340014436	49453		1,323.41
SS340014512	49453		548.81
SS340014513	49453		230.87
84880	08/21/2020	GFL ENVIRONMENTAL SERVICES 11936	125.94
LQ00362216	49035		
84881	08/21/2020	GRANT STREET GROUP 1965	4,750.00
SIN007549	BONDS	2020A GO BOND COI	1,750.00
SIN007550	BONDS	2020A Temp Note COI	1,500.00
SIN007551	BONDS	2020B Temp Note COI	1,500.00
84882	08/21/2020	HAMM INC 6576	500,087.45
320862	49425		575.00
328774	49425		1,460.92
329069	49425		688.18
329405	49425		172.04
50668 1	50668		497,191.31
84883	08/21/2020	HENRY OUTDOOR POWER LLC 8004	1,205.00
2034	50176		100.00
2035	50178		685.00
2036	50179		225.00
2037	50180		145.00
2038	50516		50.00
84884	08/21/2020	HOUSING & CREDIT COUNSELING IN 2312	3,791.67
05 2020A R	50109		
84885	08/21/2020	HOUSE OF TOOL & ENGINEERING 10409	3,343.60
781650 001	48981		
84886	08/21/2020	HYLAND LLC 11241	3,750.00
LE13 038080	50326		
84887	08/21/2020	INFOR US INC 8591	38,955.70
20839355 US0AE	42272		16,925.90
20841902 US0AE	42272		22,029.80
84888	08/21/2020	INTERSTATE ELEVATOR INC 2438	5,337.23
20423	49625		67.23
20578	49625		5,270.00
84889	08/21/2020	JASON FOWLER LLC 12028	843.26
379	50153		
84890	08/21/2020	JLD CONSULTING LLC 11432	5,895.00
350	48575		
84891	08/21/2020	KADA OUTDOORS LLC 12093	997.88
1079	50728		
84892	08/21/2020	KAN EQUIPMENT INC 2621	448.24
16 258305	49111		430.24
16 258500	49111		18.00
84893	08/21/2020	KANSAS FENCING INC 2703	2,967.98

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Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
23619	50952		2,967.98
84894	08/21/2020	KANSAS PERSONNEL SERVICES INC 2849	3,033.87
3055186	51216		68.85
3055187	48987		1,053.00
3055188	48987		745.20
3055189	49740		482.63
3055190	49502		684.19
84895	08/21/2020	SUMMIT TRUCK GROUP LLC 1347	172.56
130145350	49083		160.04
130145356	49083		46.72
CM130145454	49083		-34.20
84896	08/21/2020	LANGUAGE LINE SERVICES INC 2967	89.35
10058385	49755		89.35
84897	08/21/2020	LINEAGE MAILING SERVICES LLC 9223	1,836.93
453428	49630		1,836.93
84898	08/21/2020	LOCATE HOLDINGS INC 10901	32,608.16
394032	49262		32,608.16
84899	08/21/2020	MATHESON TRI-GAS INC 7179	1,784.32
51665619	49025		276.35
51665620	49025		118.90
51665621	49025		76.12
51665622	49314		84.80
51665623	49471		206.51
51665625	49094		449.92
51665626	49094		125.55
51665627	49471		446.17
84900	08/21/2020	OLSSON INC 11828	3,773.25
363032	48046		3,773.25
84901	08/21/2020	ONE GAS INC 2707	2,206.17
01044744300-7.2		1115 NE POPLAR BLDG A	161.07
1144747818-7.20		701 SW GAGE A&M ELEPHANTS A	68.62
1144747818A-7.2		823 SW GAGE KPR CNTR, MAINT, A	70.45
1144747818B-7.2		821 SW GAGE ZOO COMMISSARY -C	66.82
1144747818C-7.2		635 SW GAGE #C ZOO HOSP D	66.82
1144747818D-7.2		635 SW GAGE CHILDRENS ZOO -E	66.82
1144747818F-7.2		815 SW GAGE APES F	74.08
1144747818G-7.2		639 SW GAGE RAINFOREST G	66.82
2164679945-7.20		1115 NE POPLAR	301.85
2164679945A-7.2		1115 NE POPLAR	454.92
4144746564-7.20		3245 NW WATERWORKS	117.17
7142366182-7.20		215 SE 7TH - COMMONS 2.69%	5.72
7142366182A-7.2		215 SE 7TH - CONTRACTS 1.95%	4.13
7142366182B-7.2		215 SE 7TH - IT/ERP 7.32%	15.50
7142366182C-7.2		215 SE 7TH - FACILITIES .20%	0.42
7142366182D-7.2		215 SE 7TH - TPAC 60%	127.07
7142366182E-7.2		215 SE 7TH - COURT 5.6%	11.86
7142366182F-7.2		215 SE 7TH - CREDIT UNION 1.2%	2.54
7142366182G-7.2		215 SE 7TH - CITY CLERK 1.6%	3.39
7142366182H-7.2		215 SE 7TH - HR/WEELLNESS 4.7%	9.95
7142366182I-7.2		215 SE 7TH - PROSECUTION 1.86%	3.94
7142366182J-7.2		215 SE 7TH - PROBATION 2.4%	5.08
7142366182K-7.2		215 SE 7TH - COUNCIL OFFICE 1.	2.33
7142366182L-7.2		215 SE 7TH - CITY4 .86%	1.82
7142366182M-7.2		215 SE 7TH - LEGAL 1.3%	2.75
7142366182N-7.2		215 SE 7TH - LEGAL SPEC LIABIL	2.75

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
7142366182O-7.2		215 SE 7TH - MAYOR .82%	1.74
7142366182P-7.2		215 SE 7TH - CITY MGR 1.3%	2.75
7142366182Q-7.2		215 SE 7TH - FINANCE 3.80%	8.05
7144745545-7.20		1600 NW BUTTON	352.24
9145210518-7.20		320 S KANSAS AVE CHIEF OFF 3.0	3.80
9145210518B-7.2		320 S KANSAS AVE EXEC SRV 1.0	1.27
9145210518C-7.2		320 S KANSAS AVE TRAIN 1.0%	1.27
9145210518D-7.2		320 S KANSAS AVE ADULT CRIME 7	8.87
9145210518E-7.2		320 S KANSAS AVE CRIME SCENE 1	1.27
9145210518F-7.2		320 S KANSAS AVE FIELD OPS 26.	33.33
9145210518G-7.2		320 S KANSAS AVE COMM POLICE 2	2.53
9145210518H-7.2		320 S KANSAS AVE SCHOOL RES 2.	2.53
9145210518I-7.20		320 S KANSAS AVE MOTORCYCLE UN	1.27
9145210518J-7.2		320 S KANSAS AVE ANIMAL CONTRO	3.80
9145210518K-7.2		320 S KANSAS AVE REC/PROP 6.0%	7.60
9145210518L-7.2		320 S KANSAS AVE PD IT .32%	0.41
9145210518M-7.2		320 S KANSAS AVE NARC 3.0%	3.80
9145210518N-7.2		320 S KANSAS AVE BIKE UNIT 0%	1.27
9145210518O-7.2		320 S KANSAS AVE CANINE UNIT 2	2.53
9145210518P-7.2		320 S KANSAS AVE - FLEET 8.44%	10.69
9145210518Q-7.2		320 S KANSAS AVE - CORONER 4.0	5.07
9145210518R-7.2		320 S KANSAS AVE - SHERIFF 27.	35.39
84902	08/21/2020	ONTARIO SYSTEMS LLC	11389
INVAUG2020	51200		698.75
INVJUL2020	51199		698.75
84903	08/21/2020	PACE ANALYTICAL SERVICES	3794
2035370293	49123		198.00
2060110761	49442		154.00
2060110966	49123		30.00
2060110967	49123		30.00
84904	08/21/2020	POLYDYNE INC	5879
1471870	49469		27,720.00
84905	08/21/2020	POMPS TIRE SERVICE INC	10675
1160035870	49159		125.00
1160035889	49159		327.27
84906	08/21/2020	POSITIVE CONNECTIONS INC	5011
2020 2	50316		2,009.55
84907	08/21/2020	QUALITY BUILT CONSTRUCTION LLC	9575
50737 2	50737		121,855.95
84908	08/21/2020	SHUMP, ROBERT	7820
50599 2	50599		5,000.00
84909	08/21/2020	SBB ENGINEERING LLC	8999
4240	50417		1,608.60
4242	49774		10,956.00
4243	50215		8,658.90
84910	08/21/2020	SHI INTERNATIONAL CORPORATION	4540
B10235246	DE		362.20
B10235246CR	DE		-362.20
B12047806	51209		5,900.00
84911	08/21/2020	SIMILAR MODE UNIFORMS INC	4563
63367	49305		362.50
84912	08/21/2020	SOUND PRODUCTS INC	4663
			47.96

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
124827	49274		47.96
84913	08/21/2020	SOUTHERN UNIFORM & EQUIPMENT 4672	7,494.07
105388	50742		557.40
105389	50875		1,195.20
105390	51072		2,532.11
105395	51116		964.14
105397	50643		705.50
105563	51072		1,539.72
84914	08/21/2020	STAPLES CONTRACT N COMMERCIAL 4725	259.62
3452247827	51185		102.60
3452459950	51247		103.68
3452760704	51254		53.34
84915	08/21/2020	SUNFLOWER PAVING INC 4815	44,017.51
50993 1603 SW V	50993		2,478.00
51018 3724 SW 3	51018		9,283.30
51032 5707 SW 3	51032		3,410.00
51061 4300 SW E	51061		1,746.00
51062 SW WEST	51062		2,176.40
51078 4128 SW E	51078		2,094.00
51082 1232 NW 1	51082		8,424.33
51104 619 SW W	51104		952.60
51105 3900 SW 2	51105		3,862.10
51118 5701 SW 1	51118		2,263.90
51119 629 SE QL	51119		3,896.00
51133 1715 SW 1	51133		3,430.88
84916	08/21/2020	THE GOODYEAR TIRE & RUBBER CO 9375	2,834.40
123 1060304	49193		2,834.40
84917	08/21/2020	THE VICTOR L PHILLIPS CO 5225	7,402.50
SWO006240 1	49138		5,003.04
SWO006906 1	49138		2,399.46
84918	08/21/2020	YOUNG WOMENS CHRISTIAN 5583	11,040.17
YWCANEKS0811	51344		11,040.17
84919	08/21/2020	TIMBERLINE FISHERIES CORP 10900	58.30
104873282	49326		58.30
84920	08/21/2020	TORGESON TRENCHING SERVICE 5062	18,095.00
2006274	51293		18,095.00
84921	08/21/2020	U S LIME COMPANY - ST CLAIR 5117	20,338.51
178676	50762		5,089.89
178703	50762		5,085.68
178718	50762		10,162.94
84922	08/21/2020	UMB BANK NA 5127	21,231.88
PCARD08142020			21,231.88
84923	08/21/2020	UNIFIRST CORPORATION 5134	51.65
2789696	49205		7.65
2790259	49205		12.45
2791452	49205		23.90
2791457	49205		7.65
84924	08/21/2020	UNIVERSAL SYSTEMS INC 5161	4,430.40
549116	49204		4,430.40

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84925	08/21/2020	VANDERBILT'S NO 6 5199	1,601.74
404936	49209		129.99
405189	49264		219.80
405648	49264		179.99
405661	49103		179.99
405931	49264		119.99
405935	49264		134.99
406009	49264		185.00
406441	49264		139.99
406506	50972		312.00
84926	08/21/2020	VETERINARY MEDICAL & SURGICAL 5222	2,433.19
134268	49297		21.75
134396	49297		469.39
134448	49297		759.50
134542	49297		227.84
134543	49297		547.08
134569	49297		161.83
134579	49297		245.80
84927	08/21/2020	WHITNEY B DAMRON PA 5418	1,035.71
49260 JULY 2020	49260		1,035.71
84928	08/21/2020	BRUDER INVESTMENTS LLC 11801	495.00
MED102-DEP-HF		HF August 2020 Deposit	495.00
84929	08/21/2020	RED TREE LLC 11968	598.00
ELD101-0820		S+C August 2020 Payment	598.00
84930	08/21/2020	VALEO BEHAVIORAL HEALTH CARE 5187	1,144.18
49430 QTR 2 2020	49430		1,144.18
84931	08/21/2020	ACE ELECTRIC JONES COMPANY INC 35	261.00
6661	51363		261.00
84932	08/21/2020	APPLIED INDUSTRIAL 245	540.30
7019417058	48990		540.30
84933	08/21/2020	BERRY COMPANIES INC 5408	356.65
06210408	49241		22.99
06210627	49139		333.66
84934	08/21/2020	C-HAWKK CONSTRUCTION INC 911	34,412.00
00019014	48976		650.00
00019017	48976		960.00
00019018	48976		470.00
00019019	48976		6,763.00
00019020	48976		252.00
00019021	48976		770.50
00019032	48976		3,450.00
00019033	48976		133.00
00019034	48976		703.00
00019035	48976		611.00
00019036	48976		351.00
00019037	48976		312.00
00019038	48976		240.00
00019039	48976		1,624.00
00019048	48976		1,015.25
00019050	48976		2,151.00
00019051	48976		84.00
00019053	49299		57.00
00019063	48976		1,177.00
00019064	48976		857.50

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
00019065	48976		1,531.25
00019066	48976		416.00
00019067	48976		406.00
00019068	48976		336.00
00019069	48976		140.00
00019070	48976		1,192.50
00019071	48976		1,963.50
00019083	48976		426.00
00019084	48976		1,254.00
00019085	48976		1,240.00
00019086	48976		940.00
00019087	48976		720.00
00019090	49335		969.50
00019091	49335		24.00
00019092	49335		12.00
00019093	49038		210.00
84935	08/21/2020	CAPITAL CITY OIL CO INC	778
40009870	49225		15,872.26
84936	08/21/2020	FERGUSON ENTERPRISES INC	1639
7905504	49378		109.13
84937	08/21/2020	FLU-CON INC	1729
I 51365 0	49086		320.76
P 51381 0	49086		118.14
P 51400 0	49086		34.51
P 51454 0	49086		22.93
P 51470 0	49086		49.83
84938	08/21/2020	HACH COMPANY	2038
12062654	49065		430.85
84939	08/21/2020	HD SUPPLY FACILITIES	5175
312064	49075		83.19
84940	08/21/2020	IBT INC	2377
7694628	49586		15.21
84941	08/21/2020	JOHN G LEVIN	3071
73285	49593		34.90
81526	49593		16.00
84942	08/21/2020	KEY EQUIPMENT & SUPPLY CO	2847
260883	49118		40.46
260954	49118		114.10
84943	08/21/2020	NEPTUNE TECHNOLOGY GROUP INC	3658
N613140	51177		121,980.00
N613334	51177		5,850.00
84944	08/21/2020	SAFETY CONSULTING INC	4335
200765	49047		660.00
200766	49047		260.00
84945	08/21/2020	SAFETY SUPPLIES	4336
SSI 200779	49466		100.92
SSI 200783	49466		360.00
84946	08/21/2020	SALISBURY SUPPLY COMPANY INC	4352
231538	49243		97.90
231682	49222		62.18

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
231957	49475		123.50
231960	49243		32.95
84947	08/21/2020	SCHMIDTLEIN EXCAVATING INC 4406	207,344.04
19138 P09R	47856		148,262.01
20122 P01	51034		59,082.03
84948	08/21/2020	STEPHENSON UTILITEC LLC 11892	10,678.87
INV004207	49121		10,678.87
84949	08/21/2020	TOPEKA ELECTRIC MOTOR REPAIR 5025	3,789.50
50043	49476		989.00
50158	50140		2,800.50
84950	08/21/2020	UNIVAR SOLUTIONS USA INC 8443	5,946.89
KC713138	49495		5,946.89
84951	08/28/2020	COOK & ASSOCIATES LLC 10126	9,660.00
48309 2020	CONTRACT		9,660.00
84952	08/28/2020	HENSON HUTTON MUDRICK GRAGSON 2199	195.00
40782	50044		195.00
84953	08/28/2020	STATE OF KANSAS 2732	314.40
00000006320082		Child Support - Amt	314.40
84954	08/28/2020	STATE OF KANSAS 2732	152.35
00000007420082		Child Support - Amt	152.35
84955	08/28/2020	STATE OF KANSAS 2732	81.71
00000008620082		Child Support - Amt	81.71
84956	08/28/2020	STATE OF KANSAS 2732	923.36
00000017120082		Child Support - Amt	923.36
84957	08/28/2020	STATE OF KANSAS 2732	433.05
00000021120082		Child Support - Amt	433.05
84958	08/28/2020	STATE OF KANSAS 2732	949.21
00000022220082		Child Support - Amt	949.21
84959	08/28/2020	STATE OF KANSAS 2732	579.40
00000032820082		Child Support - Amt	579.40
84960	08/28/2020	STATE OF KANSAS 2732	277.38
00000034020082		Child Support - Amt	277.38
84961	08/28/2020	STATE OF KANSAS 2732	498.46
00000034320082		Child Support - Amt	498.46
84962	08/28/2020	STATE OF KANSAS 2732	92.10
00000034520082		Child Support - Amt	92.10
84963	08/28/2020	STATE OF KANSAS 2732	183.29
00000034820082		Child Support - Amt	183.29
84964	08/28/2020	STATE OF KANSAS 2732	1,193.01
00000063320082		Child Support - Amt	1,193.01
84965	08/28/2020	STATE OF KANSAS 2732	207.75
00000066720082		Child Support - Amt	207.75

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
84966	08/28/2020	STATE OF KANSAS 2732	692.52
00000068220082		Child Support - Amt	692.52
84967	08/28/2020	STATE OF KANSAS 2732	209.08
00000075420082		Child Support - Amt	209.08
84968	08/28/2020	STATE OF KANSAS 2732	263.15
00000077920082		Child Support - Amt	263.15
84969	08/28/2020	STATE OF KANSAS 2732	157.43
00000078520082		Child Support - Amt	157.43
84970	08/28/2020	STATE OF KANSAS 2732	122.77
00000079120082		Child Support - Amt	122.77
84971	08/28/2020	STATE OF KANSAS 2732	369.34
00000081020082		Child Support - Amt	369.34
84972	08/28/2020	STATE OF KANSAS 2732	256.15
00000082720082		Child Support - Amt	256.15
84973	08/28/2020	STATE OF KANSAS 2732	715.38
00000085320082		Child Support - Amt	715.38
84974	08/28/2020	STATE OF KANSAS 2732	147.23
00000092420082		Child Support - Amt	147.23
84975	08/28/2020	STATE OF KANSAS 2732	138.04
00000093620082		Child Support - Amt	138.04
84976	08/28/2020	STATE OF KANSAS 2732	304.15
00000095920082		Child Support - Amt	304.15
84977	08/28/2020	STATE OF KANSAS 2732	243.76
00000098220082		Child Support - Amt	243.76
84978	08/28/2020	STATE OF KANSAS 2732	132.73
00000112420082		Child Support - Amt	132.73
84979	08/28/2020	STATE OF KANSAS 2732	715.60
00000113120082		Child Support - Amt	715.60
84980	08/28/2020	STATE OF KANSAS 2732	335.64
00000118120082		Child Support - Amt	335.64
84981	08/28/2020	STATE OF KANSAS 2732	136.65
00000120020082		Child Support - Amt	136.65
84982	08/28/2020	STATE OF KANSAS 2732	246.53
00000197320082		Child Support - Amt	246.53
84983	08/28/2020	STATE OF KANSAS 2732	115.38
00000215420082		Child Support - Amt	115.38
84984	08/28/2020	STATE OF KANSAS 2732	184.62
00000220220082		Child Support - Amt	184.62
84985	08/28/2020	STATE OF KANSAS 2732	412.74
00000225920082		Child Support - Amt	412.74
84986	08/28/2020	STATE OF KANSAS 2732	283.01

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
00000226220082		Child Support - Amt	283.01
84987	08/28/2020	STATE OF KANSAS 2732	47.08
00000226720082		Child Support - Amt	47.08
84988	08/28/2020	STATE OF KANSAS 2732	180.46
00000233520082		Child Support - Amt	180.46
84989	08/28/2020	STATE OF KANSAS 2732	66.92
00000237920082		Child Support - Amt	66.92
84990	08/28/2020	STATE OF KANSAS 2732	207.75
00000241320082		Child Support - Amt	207.75
84991	08/28/2020	STATE OF KANSAS 2732	946.56
00000247620082		Child Support - Amt	946.56
84992	08/28/2020	STATE OF KANSAS 2732	321.32
00000247820082		Child Support - Amt	321.32
84993	08/28/2020	STATE OF KANSAS 2732	212.37
00000247820082		Child Support - Amt	212.37
84994	08/28/2020	STATE OF KANSAS 2732	85.85
00000250320082		Child Support - Amt	85.85
84995	08/28/2020	STATE OF KANSAS 2732	102.46
00000251520082		Child Support - Amt	102.46
84996	08/28/2020	STATE OF KANSAS 2732	357.34
00000254820082		Child Support - Amt	357.34
84997	08/28/2020	STATE OF KANSAS 2732	264.00
00000261620082		Child Support - Amt	264.00
84998	08/28/2020	STATE OF KANSAS 2732	66.00
00000264220082		Child Support - Amt	66.00
84999	08/28/2020	STATE OF KANSAS 2732	292.62
00000275820082		Child Support - Amt	292.62
85000	08/28/2020	STATE OF KANSAS 2732	193.38
00000285520082		Child Support - Amt	193.38
85001	08/28/2020	STATE OF KANSAS 2732	113.08
00000287020082		Child Support - Amt	113.08
85002	08/28/2020	STATE OF KANSAS 2732	183.74
00000287420082		Child Support - Amt	183.74
85003	08/28/2020	STATE OF KANSAS 2732	62.31
00000299620082		Child Support - Amt	62.31
85004	08/28/2020	STATE OF KANSAS 2732	16.15
00000299620082		Child Support - Amt	16.15
85005	08/28/2020	STATE OF KANSAS 2732	120.46
00000299620082		Child Support - Amt	120.46
85006	08/28/2020	STATE OF KANSAS 2732	16.15
00000299620082		Child Support - Amt	16.15

Between 8/1/2020 and 8/28/2020

<u>Check No.</u>	<u>Check Date/PO #</u>	<u>Vendor Name and Number</u>		<u>Check Amount</u>
85007 00000320620082	08/28/2020	STATE OF KANSAS Child Support - Amt	2732	268.62
			268.62	
85008 51395 JULY 202C	08/28/2020 51395	ROOT, DARREN EUGENE	11217	325.00
			325.00	
85009 44067.6293	08/28/2020	DINKEL, SOPHIA EE 2020 KS ATTORNEY REG FEE	12180	175.00
			175.00	
85010 42625	08/28/2020 49149	911 CUSTOM LLC	8345	881.96
			881.96	
85011 100090	08/28/2020 49041	A 1 LOCK & KEY LLC	13	11.16
			11.16	
85012 280527 51853	08/28/2020 49001	A-TEC RECYCLING	8981	1,298.52
			1,298.52	
85013 302435	08/28/2020 49294	AAA CLUB ALLIANCE INC	10251	1,406.00
302436	49294			38.00
302437	49294			38.00
302438	49294			38.00
302439	49294			38.00
302440	49294			38.00
302466	49294			38.00
302467	49294			38.00
302468	49294			38.00
302513	49294			38.00
302514	49294			38.00
302518	49158			38.00
302519	49158			38.00
302520	49158			38.00
302575	49294			38.00
302635	49294			38.00
302638	49294			38.00
302639	49294			38.00
302640	49294			38.00
302641	49294			38.00
302643	49294			38.00
302644	49294			38.00
302673	49294			38.00
302674	49294			38.00
302676	49294			38.00
302725	49294			38.00
302727	49294			38.00
302728	49294			38.00
302729	49294			38.00
302730	49158			38.00
302731	49158			38.00
302750	49294			38.00
302849	49294			38.00
302850	49294			38.00
302852	49158			38.00
302855	49294			38.00
302857	49294			38.00
85014 387277	08/28/2020 50124	AIR FILTER PLUS	94	559.96
			559.96	
85015 8650	08/28/2020 49248	ALTERNATIVES EAP LLC	8445	2,000.18
			2,000.18	

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
85016	08/28/2020	AMEC FOSTER WHEELER 7704	3,848.92
S56561922	46773		2,408.92
S56561925	48807		1,440.00
85017	08/28/2020	AMERIPRIDE SERVICES INC 197	626.24
2301161250	49224		31.71
2301161854	49057		179.58
2301161856	49224		34.61
2301161864	49224		15.86
2301161870	49333		12.65
2301161871	49333		107.14
2301161872	49333		27.08
2301161873	49333		140.39
2301161875	49333		77.22
85018	08/28/2020	ANIMAL CLINIC OF NORTH TOPEKA 235	897.49
246195	49296		897.49
85019	08/28/2020	BARTLETT & WEST ENGINEERS 391	188,188.86
730076805	47130		3,380.00
730076822	51090		60,000.00
730076823	44975		4,092.56
730076824	43882		2,498.45
730076825	46657		30,505.77
730076826	46658		12,032.26
730076828	50250		8,127.50
730076829	47795		1,441.50
730076830	48625		1,384.00
730076831	48626		19,057.08
730076835	50664		45,669.74
85020	08/28/2020	BLACKBURN MANUFACTURING CO 11425	2,149.20
0627143 IN	51232		2,149.20
85021	08/28/2020	BLUE CROSS BLUE SHIELD INC 528	84,270.35
SEPTEMBER 2020	49232		84,270.35
85022	08/28/2020	BLUE CROSS BLUE SHIELD INC 528	126,394.74
W/E 8/25/20	49232		126,394.74
85023	08/28/2020	BROWN, MARTIN H 12115	18.79
51331 CASE#825	51331		18.79
85024	08/28/2020	C & C PRODUCE 7788	674.75
001665391	49320		674.75
85025	08/28/2020	CE WATER MANAGEMENT INC 858	366.00
C56264	49626		366.00
85026	08/28/2020	CENTURY BUSINESS TECHNOLOGIES 870	1,630.24
167557	49273		-97.58
565259	49273		1,727.82
85027	08/28/2020	CIRKEL, BRIAN KEITH 12159	5,000.00
0000202	51302		5,000.00
85028	08/28/2020	COLLECTION BUREAU 1023	7,409.77
7131	48995		7,301.79
7132	49342		107.98
85029	08/28/2020	CONCRETE SUPPLY OF TOPEKA 1066	2,388.75

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
317946	50936		606.25
329512	49239		287.50
329513	49239		1,150.00
329514	49239		345.00
85030	08/28/2020	CONTINENTAL BATTERY COMPANY 11989	143.98
25823080520113	49743		143.98
85031	08/28/2020	CONTINUANT INC 11415	3,407.87
INV 2020 30950	49494		2,590.06
INV 2020 30951	49494		95.00
INV 2020 30952	49494		440.34
INV 2020 30953	49494		50.00
INV 2020 30954	49494		72.65
INV 2020 30955	49494		159.82
85032	08/28/2020	DELL FINANCIAL SERVICES LP 1320	71,435.06
10412927519	51131		50,000.00
80545727	30650		728.37
80545728	30891		7,423.36
80545729	31492		233.72
80545730	34615		941.00
80545731	34634		12,108.61
85033	08/28/2020	DILLONS COMPANIES INC 2918	125.32
024991	49254		19.53
191636	49254		3.49
310278	49254		102.30
85034	08/28/2020	ETHANOL PRODUCTS LLC 9576	3,568.10
CO2265382	50787		3,568.10
85035	08/28/2020	EUROFINS ABRAXIS INC 12031	2,939.00
243332	49031		2,939.00
85036	08/28/2020	EUROFINS EATON ANALYTICAL INC 8594	2,385.00
L0524645	49095		2,385.00
85037	08/28/2020	EXPRESS SERVICES INC 9622	2,138.64
24223120	49000		1,881.36
24223121	49776		257.28
85038	08/28/2020	FINANCIAL PRINTING RESOURCE 1662	1,027.14
50946	BONDS		1,027.14
85039	08/28/2020	FIT EXCAVATING INC 3126	8,670.00
51214 301 SE AF	51214		4,050.00
51374 SE 2ND &	51374		4,620.00
85040	08/28/2020	FLEETPRIDE INC 7822	185.01
56733754	49146		141.76
57018561	49146		43.25
85041	08/28/2020	FOLEY EQUIPMENT COMPANY 9605	4,562.07
PS200144353	49154		99.51
PS200144354	49154		398.04
R05467 01	48997		1,988.75
SS250012056	49154		2,075.77
85042	08/28/2020	GARDA CL SOUTHWEST INC 1839	1,065.00
10579656	49859		1,065.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
85043 2020 0445	08/28/2020 49904	GO BLUE LLC 7071	716.00
85044 200454	08/28/2020 49921	HALL DIRECTORY INC 2053	126.00
85045 330866 330868 330870 330871 331360	08/28/2020 49425 49425 49425 49425 49425	HAMM INC 6576	1,761.87 244.17 490.74 197.26 605.83 223.87
85046 46460 2020	08/28/2020 CONTRACT	HELPING HANDS HUMANE SOCIETY 2183	27,611.20
85047 2044 2045 2046 2047	08/28/2020 50176 50178 50179 50180	HENRY OUTDOOR POWER LLC 8004	1,155.00 100.00 685.00 225.00 145.00
85048 429	08/28/2020 49304	INSIGHT PUBLIC SAFETY AND 11149	320.00
85049 393	08/28/2020 50153	JASON FOWLER LLC 12028	736.80
85050 1026	08/28/2020 49100	KANE, ALAN C 9152	25,800.00
85051 3055233 3055234 3055235	08/28/2020 51216 48987 48987	KANSAS PERSONNEL SERVICES INC 2849	2,234.25 162.00 1,219.05 853.20
85052 130145402 130145403 130145406 130145436 130145454 130145467	08/28/2020 49083 49083 49083 49177 49083 49083	SUMMIT TRUCK GROUP LLC 1347	920.28 74.87 314.72 281.49 192.39 34.20 22.61
85053 INV536647	08/28/2020 50626	KURITA AMERICA INC 12083	1,000.00
85054 48745 2020	08/28/2020 CONTRACT	LEWIS, GAIL A 9952	2,083.33
85055 30176	08/28/2020 51368	MISSOURI DOOR CO INC 3747	1,322.51
85056 P0346690	08/28/2020 BONDS	MOODY'S INVESTORS SERVICE 7102	57,500.00
85057 0160108282-8.20 1202392518-8.20 1203447609-8.20 1203879245-8.20 1203879764-8.20	08/28/2020	ONE GAS INC 2707	1,876.68 82.21 32.68 33.58 108.31 33.58

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
1203879882-8.20		635 SW GAGE BIVD #GARDEN (I)	33.58
145208391-07.20		504 NW WINTER E	49.49
162940345-07.20		6305 SW 9TH ST G	48.91
2144746645-8.20		813 SW CLAY #4 M	61.74
2164679945-8.20		1115 NE POPLAR	301.85
2164679945A-8.2		1115 NE POPLAR	454.92
4144743709-8.20		312 SE JEFFERSON FIRE ADMIN 54	28.30
4144743709A-8.2		312 SE JEFFERSON FLEET 46%	24.10
4144752045-8.20		5963 SW 10TH A	30.76
4156677591-8.20		1901 SW WESTERN B	30.76
5144743664-8.20		324 SE JEFFERSON ACA J	53.57
5144746918-8.20		720 SW 21ST #5 L	81.03
6144743873-8.20		318 SE JEFFERSON #3 I	77.68
7144745291-8.20		927 NW HARRISON - TRAFFIC (A)	51.25
8144744873-8.20		934 NE QUINCY #1 N	36.51
9144745491-8.20		2000 NW 17TH #11 C	74.60
9144746036-8.20		322 NW CRANE - PD IMP LOT (F)	36.51
9144746127-8.20		318 NW CRANE - ENG 27.52% (B)	10.75
9144746127A-8.2		318 NW CRANE - FACILITIES 72.4	28.33
9144747164-8.20		1215 SW OAKLEY #7 A	71.68
85058	08/28/2020	PACE ANALYTICAL SERVICES	3794
2035372054	49123		198.00
			198.00
85059	08/28/2020	POLYDYNE INC	5879
1472250	50764		24,998.40
1473585	49469		2,714.00
			27,712.40
85060	08/28/2020	PREMIER WORKSITE SOLUTIONS LLC	10540
1566	49234		2,258.00
			2,258.00
85061	08/28/2020	QUIKRETE HOLDINGS INC	11128
21142586	49416		176.00
			176.00
85062	08/28/2020	RECREATION ENGINEERING AND	8873
33143 41	33143		5,532.51
			5,532.51
85063	08/28/2020	ROBERT ARMSTRONG	255
3184	51107		2,000.00
			2,000.00
85064	08/28/2020	SBB ENGINEERING LLC	8999
4239	50782		24,583.75
			24,583.75
85065	08/28/2020	SELERIX SYSTEMS INC	11431
INV531	49247		1,761.25
			1,761.25
85066	08/28/2020	SHAWNEE COUNTY	4503
JULY 2020	49863		49,577.82
			49,577.82
85067	08/28/2020	SIMPLAR SOURCING SOLUTIONS LLC	12041
COT004	50282		15,000.00
			15,000.00
85068	08/28/2020	SOUTHERN UNIFORM & EQUIPMENT	4672
105675	50643		86.99
105676	51072		54.99
			141.98
85069	08/28/2020	SOUTHWEST PAPER COMPANY INC	4674
236826	51120		41.21
			41.21
85070	08/28/2020	STAPLES CONTRACT N COMMERCIAL	4725
3453208721	51263		18.99
3453208722	51263		7.17
			421.11

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
3453277499	51263		35.62
3453277500	51270		26.65
3453326391	51275		240.29
3453444278	51304		92.39
85071	08/28/2020	SUNFLOWER PAVING INC 4815	16,827.47
51025 2812 WIN	51025		896.50
51017 1818 SW C	51017		4,360.80
51079 1135 SW F	51079		3,734.30
51151 N KS AVE	51151		3,060.00
51152 842 N KAN	51152		648.90
51188 23RD&WIN	51188		4,126.97
85072	08/28/2020	TERMINIX INTERNATIONAL 10096	141.45
30305546	49007		47.15
30305547	49007		47.15
30305816	49007		47.15
85073	08/28/2020	THE GOODYEAR TIRE & RUBBER CO 9375	315.38
123 1060345	49153		315.38
85074	08/28/2020	TIMBERLINE FISHERIES CORP 10900	58.30
104880352	49326		58.30
85075	08/28/2020	TOPEKA METROPOLITAN TRANSIT 5037	34,446.20
21 01028	49631		20,608.14
49631 2ND QTR	49631		13,838.06
85076	08/28/2020	TORGESON TRENCHING SERVICE 5062	1,717.00
2006359	49864		1,717.00
85077	08/28/2020	TRAFFIC CONTROL CORPORATION 8892	15,500.00
122592	50904		15,500.00
85078	08/28/2020	U S LIME COMPANY - ST CLAIR 5117	20,858.46
178763	50762		5,359.33
178792	50762		5,079.37
178806	50762		10,419.76
85079	08/28/2020	UMB BANK NA 5127	62,340.39
PCARD08242020			62,340.39
85080	08/28/2020	UNIFIRST CORPORATION 5134	213.05
2790946	48978		86.65
2791991	49205		12.45
2793318	49334		16.90
2793319	49334		2.40
2793321	49334		23.70
2793322	49334		4.80
2793323	49334		15.00
2793324	49334		11.60
2793835	49205		23.90
2793839	49334		8.00
2793844	49205		7.65
85081	08/28/2020	VISIT TOPEKA INC 5237	181,662.71
2ND QUARTER 2 TRANS GUEST			181,662.71
85082	08/28/2020	WELLS, DAVID L 5359	2,310.00
105	49331		2,310.00
85083	08/28/2020	MEDTRAK SERVICES LLC 3330	107,852.69

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
391020	49228		104,613.14
391152	49228		3,239.55
85084	08/28/2020	STORMONT VAIL WORK CARE	4783
512637 8/4/20	49901		47.00
			47.00
85085	08/28/2020	CITY OF TOPEKA FRIENDSHIP FUND	948
FR102008281948		Friendship Fund	111.50
FR102008281948		Friendship Fund	34.00
FR102008281948		Friendship Fund	14.00
FR102008281948		Friendship Fund	45.00
FR102008281948		Friendship Fund	8.00
FR102008281948		Friendship Fund	18.75
FR102008281948		Friendship Fund	2.50
FR102008281948		Friendship Fund	19.00
FR102008281948		Friendship Fund	37.50
FR102008281948		Friendship Fund	102.22
FR102008281948		Friendship Fund	64.00
FR102008281948		Friendship Fund	12.00
85086	08/28/2020	COLONIAL LIFE & ACCIDENT	8789
8/14/20 PAYROLL	PAYROLL		4,059.64
8/28/20 PAYROLL	PAYROLL		4,022.29
			8,081.93
85087	08/28/2020	COLONIAL LIFE & ACCIDENT	8789
8/14/20 PAYROLL	PAYROLL		5,323.15
8/28/20 PAYROLL	PAYROLL		5,269.23
			10,592.38
85088	08/28/2020	COLONIAL LIFE & ACCIDENT	8789
8/14/20 PAYROLL	PAYROLL		1,672.72
8/28/20 PAYROLL	PAYROLL		1,661.12
			3,333.84
85089	08/28/2020	COLONIAL LIFE & ACCIDENT	8789
8/14/20 PAYROLL	PAYROLL		4,666.38
8/28/20 PAYROLL	PAYROLL		4,598.70
			9,265.08
85090	08/28/2020	FRIENDS OF THE TOPEKA ZOO	1794
FOTZ2008281948		Friends of the Topeka Zoo Pass	124.52
FOTZ2008281948		Friends of the Topeka Zoo Pass	155.50
FOTZ2008281948		Friends of the Topeka Zoo Pass	17.88
FOTZ2008281948		Friends of the Topeka Zoo Pass	37.48
FOTZ2008281948		Friends of the Topeka Zoo Pass	21.18
FOTZ2008281948		Friends of the Topeka Zoo Pass	29.62
FOTZ2008281948		Friends of the Topeka Zoo Pass	6.60
FOTZ2008281948		Friends of the Topeka Zoo Pass	50.26
FOTZ2008281948		Friends of the Topeka Zoo Pass	44.04
FOTZ2008281948		Friends of the Topeka Zoo Pass	242.90
FOTZ2008281948		Friends of the Topeka Zoo Pass	62.84
FOTZ2008281948		Friends of the Topeka Zoo Pass	5.14
85091	08/28/2020	INTERNATIONAL ASSOCIATION OF	2424
8/28/20 ADMIN F	PAYROLL		-13.80
UNI12008281948		Union Dues - IAFF	7,931.00
			7,917.20
85092	08/28/2020	INTERNATIONAL CITY MANAGEMENT	11301
DC952008281948		DEF COMP(ICMA RC) ER CONTRIB	208.34
			208.34
85093	08/28/2020	KANSAS ASSOCIATION OF PUBLIC	2630
UNK12008281948		Union Dues - KAPE	62.49
UNK12008281948		Union Dues - KAPE	41.66
UNK12008281948		Union Dues - KAPE	33.85
UNK12008281948		Union Dues - KAPE	20.83
UNK12008281948		Union Dues - KAPE	20.83

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
UNK1200828194		Union Dues - KAPE	54.38
UNK1200828194		Union Dues - KAPE	81.13
UNK1200828194		Union Dues - KAPE	262.62
UNK1200828194		Union Dues - KAPE	41.66
85094	08/28/2020	SURENCY LIFE & HEALTH 10654	9,514.20
4000612202007	49002		50.48
4000612202008	49002		58.44
52920 6/1-30/20	49002		71.32
8/14/20 PAYROLI	PAYROLL		4,692.77
8/28/20 PAYROLI	PAYROLL		4,637.21
ADJ-S ROTH 8/2	PAYROLL		3.98
85095	08/28/2020	UNITED WAY OF GREATER TOPEKA 5157	159.80
UW10200828194		United Way	89.80
UW10200828194		United Way	5.00
UW10200828194		United Way	24.00
UW10200828194		United Way	33.00
UW10200828194		United Way	8.00
85096	08/28/2020	ACE ELECTRIC JONES COMPANY INC 35	10,793.84
6681	49010		10,793.84
85097	08/28/2020	APPLIED INDUSTRIAL 245	49.66
7019461661	48990		49.66
85098	08/28/2020	BERRY COMPANIES INC 5408	135.35
06210884	49139		70.88
06210885	49139		-102.56
06210888	49139		167.03
85099	08/28/2020	BETTIS ASPHALT & CONSTRUCTION 470	655,333.05
2008 045	50522		655,333.05
85100	08/28/2020	C-HAWKK CONSTRUCTION INC 911	8,434.25
00019089	49335		6,452.00
00019120	49335		479.25
00019121	49335		1,035.00
00019122	49335		195.00
00019123	49335		63.00
00019124	49038		120.00
00019125	49299		40.00
00019126	49299		50.00
85101	08/28/2020	CAPITAL BELT & SUPPLY INC 776	13.12
121886	49336		13.12
85102	08/28/2020	CAPITAL CITY OIL CO INC 778	15,907.90
1120766	49225		9.13
40010161	49225		15,450.67
HC 0076	49225		448.10
85103	08/28/2020	CHAMPION BRANDS LLC 883	711.70
589621	49175		731.70
94505	49175		-20.00
85104	08/28/2020	CORE & MAIN LP 2146	48,260.85
M680187	51134		38,246.25
M720230	51206		10,014.60
85105	08/28/2020	FERGUSON ENTERPRISES INC 1639	374.81
0650846	50974		346.56

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
7914396	49378		28.25
85106	08/28/2020	FLU-CON INC 1729	886.02
P 51462 0	49086		763.43
P 51624 0	49086		74.91
P 51666 0	49086		47.68
85107	08/28/2020	GRAINGER 1964	616.71
9610646524	51284		69.87
9611580946	51297		546.84
85108	08/28/2020	HACH COMPANY 2038	62.52
12065885	49065		
85109	08/28/2020	JCI INDUSTRIES INC 2507	3,173.00
8199318	49454		
85110	08/28/2020	OLDCASTLE PRECAST INC 3739	1,798.00
120045545	49439		899.00
120045546	49439		899.00
85111	08/28/2020	SAFETY SUPPLIES 4336	197.32
SSI 200813	49466		
85112	08/28/2020	SALISBURY SUPPLY COMPANY INC 4352	351.97
232069	49475		40.88
232073	49475		192.85
232365	49243		57.98
232593	49301		60.26
85113	08/28/2020	SAMCO INC 4355	1,505.90
SVC15332	49026		
85114	08/28/2020	SCHMIDTLEIN EXCAVATING INC 4406	35,397.83
20119 01	50757		
85115	08/28/2020	TGB GROUP LLC 12130	12,507.50
2346	51202		
85116	08/28/2020	UNIVAR SOLUTIONS USA INC 8443	5,948.97
KC713291	49495		
Total for Electronic Payments			12,787,918.97
Need to Define MNL			
117	08/01/2020	KANSAS STATE TREASURER/DEBT 9781	11,689,905.08
UTILITY BONDS	BOND		11,689,905.08
1078	08/07/2020	U S BANK NATIONAL ASSOCIATION 7164	209,047.10
1634929	BOND		209,047.10
118	08/15/2020	KANSAS STATE TREASURER/DEBT 9781	15,963,474.70
GO BONDS 8/15/	BOND		15,963,474.70
119	08/15/2020	KANSAS STATE TREASURER/DEBT 9781	762,947.95
HPT BONDS 8/15/	BOND		762,947.95
1079	08/14/2020	ASI DAILY EMPLOYEE PAYMENTS 9872	26,692.40
W/E 7/24/20	ACH DEBT		9,418.85
W/E 7/31/20	ACH DEBT		7,472.55
W/E 8/7/20	ACH DEBT		9,801.00
1080	08/14/2020	GREAT WEST LIFE & ANNUITY 9755	75.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
847804747	PAYROLL		75.00
1081	08/14/2020	CORVEL HEALTHCARE CORPORATION 8818	59,785.53
W/E 7/31/20	ACH DEBT		47,249.45
W/E 8/7/20	ACH DEBT		12,536.08
1082	08/14/2020	DEPT OF TREASURY 9805	483,220.10
PAYROLL 7/31/20	PAYROLL		483,220.10
1083	08/14/2020	KANSAS DEPT OF REVENUE 9806	113,535.98
PAYROLL 7/31/20	PAYROLL		113,535.98
1084	08/14/2020	KPERS 9818	589,676.92
PAYROLL OP LIF	PAYROLL		7,257.05
PAYROLL-KPER:	PAYROLL		175,272.29
PAYROLL-KPF 7	PAYROLL		406,361.01
PAYROLL-WAR 8	PAYROLL		786.57
1085	08/21/2020	ASI DAILY EMPLOYEE PAYMENTS 9872	4,519.83
W/E 8/14/20	ACH DEBT		4,519.83
1086	08/21/2020	GREAT WEST LIFE & ANNUITY 9755	139,358.43
850449003	PAYROLL		139,358.43
1087	08/21/2020	US BANK INC 5174	100.00
CC FEE MAY 2020	ACH DEBT		100.00
1088	08/21/2020	CORVEL HEALTHCARE CORPORATION 8818	12,510.31
W/E 8/14/20	ACH DEBT		12,510.31
1089	08/21/2020	DEPT OF TREASURY 9805	499,396.39
PAYROLL 8/14/20	PAYROLL		499,396.39
1090	08/21/2020	KANSAS DEPT OF REVENUE 9806	112,876.49
PAYROLL 8/14/20	PAYROLL		112,876.49
1091	08/21/2020	KPERS 9818	595,518.18
PAYROLL-KPER:	PAYROLL		187,587.53
PAYROLL-KPF 6	PAYROLL		764.53
PAYROLL-KPF 8	PAYROLL		407,166.12
1092	08/28/2020	ASI DAILY EMPLOYEE PAYMENTS 9872	6,996.42
W/E 8/21/20	ACH DEBT		6,996.42
1093	08/28/2020	US BANK INC 5174	127.70
CC FEE JUNE 2020	ACH DEBT		127.70
1094	08/28/2020	VERIFONE INC 5217	200.00
75214720 7/2020	ACH DEBT		200.00
1095	08/28/2020	CORVEL HEALTHCARE CORPORATION 8818	7,364.22
W/E 8/21/20	ACH DEBT		7,364.22
Total for Need to Define MNL			31,277,328.73
Need to Define PPD			
8359	08/21/2020	CHILD, DEREK D 9461	75.00
44060.6270		EE-SAFETY BOOTS (FOP)	75.00
8360	08/28/2020	NELSON, BARRY E 3656	1,000.00
EE 44049 5911	49411		1,000.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
Total for Need to Define PPD			1,075.00
Check Payments			
741837	08/03/2020	EVERGY KANSAS CENTRAL INC	5377
ALL105-0820		988117844	60.00
AUK101-0820HF		4490903603	65.00
BAR107-0820		3781838027	142.00
BLA105-0820		2648597364	70.00
BRA104-0820		5600928000	223.00
BRI101-0820HF		6082345502	246.00
BRI107-0820		1544479540	38.00
BRO103-0820		8701536323	64.00
BRY103-0820HF		4262458724	55.00
BUR102-0820		6776165921	45.00
BUS102-0820		5191964589	120.00
BYR102-0820		6949962	53.00
CAB101-0820		1230585440	143.00
CON101-0820		8918962382	129.00
COO101-0820HF		509603927	68.00
CRA100-0820		2467285287	100.00
CUN104-0820		1263701767	65.00
DAR102-0820		1633388183	120.00
DAV103-0820		6973001460	83.00
DIV101-0820		3563085328	120.00
ELD101-0820		6045453607	263.65
ERI101-0820		3372475229	106.00
FAI101-0820		9322107085	32.00
FIL101-0820		1161059786	75.00
GAL102-0820		9518284420	104.00
GAL102-0820A		9379707300	105.00
GAR102-0820		7088289620	171.00
GAY101-0820		7783953263	73.00
GLO102-0820		2512266529	100.00
HAD103-0820		6202562469	88.00
HAR112-0820		6066355642	65.00
HAS101-0820		6159271240	112.00
HEN101-0820		4248224922	198.00
HER104-0820		7507963687	50.00
HIL107-0820		2753492805	128.00
HOP102-0820HF		5041992764	156.00
HOU102-0820HF		3512071165	50.00
IVE101-0820HF		8673990208	63.00
JAC101-0820HF		3313244668	40.00
JON107-0820		8049247045	47.00
JUD103-0820		6263188063	68.00
KEN104-0820HF		9211679247	38.00
KOL103-0820		8389867723	75.00
LAM101-0820		5622638167	85.00
LEA101-0820		9579592107	85.00
LYN104-0820		2183580101	27.00
MAR102-0820		8525687789	333.00
MAR120-0820		9155907386	173.00
MCC103-0820		1320802347	93.00
MCG1031-0820		1449386986	164.00
MEN112-0820		2632736284	34.00
MIL101-0820		4958094065	43.00
MIM102-0820		9930501508	155.00
MON104-0820		2071518362	90.00
MOR103-0820		8945998709	102.00
MUN101-0820		8796474049	121.00
MUR103-0820		2706788125	130.00
NOR101-0820		9715194165	68.00
ORC101-0820		4498403780	93.00
OST101-0820		6874027822	100.00
PAI102-0820		3643984386	215.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
PAU104-0820		982051589	53.00
PET101-0820		8252675002	64.00
PHE101-0820		3713623425	95.00
POW103-0820		8241456804	115.00
RAI102-0820		1610537026	45.00
RAN101-0820		6468525506	80.00
REE102-0820		458908828	95.00
RHO103-0820		7564301629	98.00
SEL101-0820HF		7318038404	63.00
SEL102-0820HF		3944189783	80.00
SMI109-0820		5997631665	58.00
SMI122-0820		4664192861	80.00
STA104-0820		4540966705	75.00
SUH103-0820		1601691606	85.00
WIC101-0820		7904211746	100.00
WIL116-0820		2111949405	200.00
WIS103-0820		4656918226	138.00
WRI101-0820		6057607660	116.00
WUN101-0820		3998207465	59.00
ZAV101-0820		2303929500	93.00
741838	08/03/2020	HANRAHAN, DONALD P	6407
HEN104-0820		S+C August 2020 Payment	408.00
741839	08/03/2020	ONE GAS INC	2708
KIM1032-0820		510137930	15.00
LEA101-0820		510830666	40.00
MAR120-0820		512431051	87.00
MIL101-0820		510798989	42.00
MIM102-0820		512576354	130.00
MON104-0820		512665111	40.00
MUN101-0820		512711223	122.00
NOR101-0820		510465073	43.00
PAI102-0820		512343955	80.00
RAN101-0820		510645877	40.00
SEL102-0820HF		512717357	50.00
SMI122-0820		510135004	68.00
STO103-0820		512569178	233.00
WIC101-0820		512681085	43.00
WIL116-0820		512496711	108.00
WUN101-0820		512669433	50.00
ZAV101-0820		512373481	55.00
ALL105-0820		512481187	25.00
BRI107-0820		510752268	35.00
BUR102-0820		512665109	42.00
BUS102-0820		512101896	100.00
BYR102-0820		512593481	50.00
CAB101-0820		510860874	135.00
CON101-0820		5120386989	85.00
DIV101-0820		512181970	100.00
ELD101-0820		51210239	276.35
FAI101-0820		512661575	33.00
GAL102-0820		510300989	104.00
GAL102-0820A		510300989	104.00
GAR102-0820		510223561	10.00
GAY101-0820		512702560	40.00
GLO102-0820		510021106	129.00
HER104-0820		512675055	48.00
HIL107-0820		510936078	30.00
HOP102-0820HF		510913513	243.00
KEN104-0820HF		510087650	38.00
741840	08/03/2020	POMEROY, CHARLES	11557
			704.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
FLO103-0820		S+C August 2020 Payment	704.00
741841 4206801	08/07/2020 50781	STOEL RIVES LLP 12098	3,264.00
741842 1649019613611	08/07/2020 49068	ADVANCE STORES COMPANY INC 64	6.01
741843 2563919	08/07/2020 50702	AFFINITY CHEMICAL LLC 11339	4,177.08
741844 3119680510	08/07/2020 49509	AT&T 281	769.32
741845 SI 1669168	08/07/2020 51114	AXON ENTERPRISE INC 10916	1,826.00
741846 INV2619	08/07/2020 50887	AZTECA SYSTEMS HOLDINGS LLC 11214	1,700.00
741847 18693 18694	08/07/2020 51059 51031	BARBARIAN USA INC. 11738	89.29 840.64
741848 112094 112229	08/07/2020 49078 49078	BROWNS SUPER SERVICE INC 670	250.00 175.00
741849 JULY 2020	08/07/2020 CID WAN HILLS	CITY CENTER ASSOCIATES LLC 12090 PERIOD 7/1/20 THRU 7/31/20	24,908.51
741850 49361 10TH AV S	08/07/2020 49361	COLLINS, ALLEN F 1025	3,000.00
741851 185937	08/07/2020 50506	CYTEK MEDIA SYSTEMS INC 1227	360.00
741852 1326	08/07/2020 50361	DELMIC ENTERPRISE LLC 12052	1,433.95
741853 8 768575 8 768606 8 768736 8 768972 8 768974 8 768976 8 769041 8 769046 8 769050 8 769089 8 769480 8 769487 8 769739 8 769892 8 769944 8 769973 8 770350 8 Z12782	08/07/2020 49189 49140 49140 49140 49140 49140 49140 49140 49140 49140 49189 49140 49140 49140 49189 49189 49189 49189 49189	ELLIOTT AUTO SUPPLY COMPANY 5676	322.52 85.96 290.34 30.93 225.63 236.32 8.26 40.90 281.41 131.65 126.01 56.68 303.64 171.55 290.34 126.01 495.20 479.94
741854 200200	08/07/2020 49157	FINLAY AUTOMOTIVE SUPPLY INC 10237	148.08

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
202288	49157		64.19
202374	49197		43.08
202376	49197		64.62
202414	49157		274.90
202468	49197		16.53
202599	49157		683.33
202723	49157		28.48
202737	49157		221.05
202851	49157		101.02
202887	49157		221.05
203055	49197		87.75
741855	08/07/2020	HAYS FIRE AND RESCUE SALES AND 11147	348.21
4721N	49200		238.11
4722N	49165		110.10
741856	08/07/2020	HYGIENIC DRY CLEANERS INC 11630	29.85
A 457569	49308		29.85
741857	08/07/2020	INFORMATION NETWORK OF KANSAS 2395	1,299.96
2935722	48984		1,299.96
741858	08/07/2020	STATE OF KANSAS 2691	69,739.73
003 0230 1 000 (2 DE	2nd QUARTER 2020		69,739.73
741859	08/07/2020	STATE OF KANSAS 2691	9,455.07
0216 8AAP 6R25 SALES TAX ZOO	2671STATEOFKANSAS		9,455.07
741860	08/07/2020	LAIRD NOLLER FORD INC 2939	11,942.64
1246757	49124		65.22
1246814	49124		70.96
1246858	49124		-111.15
1246889	49124		20.29
1246951	49124		180.96
1246971	49124		251.34
1247030	49124		143.81
1247096	49124		504.87
1247097	49124		2.16
1247135	49124		220.81
1247167	49124		3,024.00
1247182	49124		9.94
1247240	49124		117.08
1247243	49124		41.52
1247335	49124		-1,440.00
1247638	49124		201.71
1247901	49124		98.26
1247925	49124		78.44
1248015	49124		153.74
1248021	49124		40.99
1248076	49124		76.75
7025126	49124		142.64
8137679	49124		1,975.06
8137863	49124		727.71
8138032	49124		549.81
8138137	49124		1,401.44
8138198	49124		3,394.28
741861	08/07/2020	MARSHALL AND ASSOCIATES INC 11644	54,136.00
20 23657R1	50061		19,770.00
20 23658	50061		34,992.00
20 23671	50061		-626.00
741862	08/07/2020	NAILL ENTERPRISES LTD 4931	96.15

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
6430 20	49339		96.15
741863 47050	08/07/2020 49627	OZARK INTEGRATED PEST SERVICE 3791	2,730.00
741864 252185	08/07/2020 49265	PREMIER FARM & HOME LLC 4002	269.94
741865 77842	08/07/2020 49135	RAD INC 5042	463.54
741866 5608997 5609783 5609786 5610820	08/07/2020 49085 49009 49009 49009	REEVES WIEDEMAN COMPANY INC 4154	239.25 44.85 111.98 232.17
741867 252317 252318 252319	08/07/2020 49542 49448 49448	RUSTY ECK FORD INC 11135	17,633.00 17,358.20 17,358.20
741868 00687 192332	08/07/2020 49142	SAFELITE FULFILLMENT INC 6839	182.97
741869 898259	08/07/2020 51186	SCOTTY D WILSON 4442	30,300.00
741870 W6883603 W6889689	08/07/2020 SECURITY 49323	SECURITAS SECURITY SERVICES US 4451	3,682.31 349.30
741871 DG 2020 2	08/07/2020 49832	SHAWNEE COUNTY 4506	9,126.00
741872 A7642 A7643 A7646 A7649 A7650 A7653	08/07/2020 49217 49217 49217 49217 49217 49217	SHAWNEE COUNTY 4521	33.75 33.75 33.75 33.75 33.75 33.75
741873 S 36210	08/07/2020 49180	SPENCER & COMPANY 2321	258.90
741874 986018815 152	08/07/2020 DE	SPRINT SPECTRUM LP 4704	796.80
741875 22493	08/07/2020 51207	TURNOUTRENTAL LLC 10934	140.59
741878 20200140	08/07/2020 47102	DANIEL R HOUSER INC 7046	6,750.00
741879 KSTOP280795	08/07/2020 49377	FASTENAL COMPANY 1619	67.91
741880 210152	08/07/2020 50581	KANSAS CORRECTIONAL INDUSTRIES 2662	11,683.00
741881	08/07/2020	KANSAS FIRE & SAFETY EQUIPMENT 2704	35.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
67880	49592		35.00
741882 42008968 00	08/07/2020 49006	KEY REFRIGERATION SUPPLY LLC 2848	103.88 103.88
741883 94990 95031 95032	08/07/2020 49415 49101 49101	MID-STATES MATERIALS LLC 3401	8,398.76 1,147.08 1,937.26 5,314.42
741884 8123142 8123204	08/07/2020 49464 49464	MIDWEST MOTOR SUPPLY CO INC 2854	392.56 43.31 349.25
741885 1203006 3	08/07/2020 50809	RD JOHNSON EXCAVATING CO LLC 12101	68,608.80 68,608.80
741886 PA000426	08/07/2020 50822	VANCE BROTHERS INC 5197	414,850.12 414,850.12
741887 00000064120081	08/14/2020	BUTLER & ASSOCIATES PA Garnishment - Pct of Net 731	518.25 518.25
741888 00000216320081	08/14/2020	BUTLER & ASSOCIATES PA Garnishment - Pct of Net 731	239.94 239.94
741889 00000297020081	08/14/2020	CALIFORNIA DEPARTMENT OF CHILD Child Support - Amt 753	220.61 220.61
741890 00000029720081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	207.69 207.69
741891 00000229620081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	120.00 120.00
741892 00000074120081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	334.15 334.15
741893 00000241020081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	94.15 94.15
741894 00000251520081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	41.54 41.54
741895 00000246820081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	46.15 46.15
741896 00000296720081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	36.92 36.92
741897 00000119520081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	198.46 198.46
741898 00000082820081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	323.08 323.08
741899 00000254720081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	46.15 46.15
741900 00000312620081	08/14/2020	CHAPTER 13 TRUSTEE Bankruptcy - Amt 26 PP 2494	147.69 147.69

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
741901	08/14/2020	CHAPTER 13 TRUSTEE	2494
00000317620081		Bankruptcy - Amt 26 PP	117.23
			117.23
741902	08/14/2020	CHAPTER 13 TRUSTEE	2494
00000051820081		Bankruptcy - Amt 26 PP	69.23
			69.23
741903	08/14/2020	FAMILY SUPPORT PAYMENT CENTER	6780
00000241020081		Child Support - Amt	307.85
			307.85
741904	08/14/2020	OFFICE OF THE ATTORNEY GENERAL	10437
00000265320081		Child Support - Amt	92.31
			92.31
741905	08/14/2020	UNITED STATES TREASURY	5156
00000111620081		Tax Levy Federal - Amount	219.24
			219.24
741906	08/14/2020	WILLIAM GRIFFIN CHAPTER	5446
00000020920081		Bankruptcy - Amt 26 PP	276.92
			276.92
741907	08/14/2020	WILLIAM GRIFFIN CHAPTER	5446
00000025420081		Bankruptcy - Amt 26 PP	736.54
			736.54
741908	08/14/2020	WILLIAM GRIFFIN CHAPTER	5446
00000255220081		Bankruptcy - Amt 26 PP	96.92
			96.92
741909	08/14/2020	WILLIAM GRIFFIN CHAPTER	5446
00000287820081		Bankruptcy - Amt 26 PP	103.85
			103.85
741910	08/14/2020	WILLIAM GRIFFIN CHAPTER	5446
00000321220081		Bankruptcy - Amt 26 PP	261.69
			261.69
741911	08/14/2020	WILLIAM GRIFFIN CHAPTER	5446
00000080120081		Bankruptcy - Amt 26 PP	745.16
			745.16
741912	08/14/2020	AMERICAN BANKERS INSURANCE	9484
201189718	51286		2,195.00
201189773	51286		19,651.00
			21,846.00
741913	08/14/2020	AT&T	281
78535783702758	DE		201.22
			201.22
741914	08/14/2020	AT&T	281
0327355500	49509		13,515.95
			13,515.95
741915	08/14/2020	AT&T	281
147404396 8/1/2020		POLICE UVERSE	123.05
			123.05
741916	08/14/2020	AT&T	281
148547694 7/25/2020		WELLNESS UVERS	64.20
			64.20
741917	08/14/2020	BROWNS SUPER SERVICE INC	670
111948	49078		200.00
112186	49078		175.00
112239	49078		175.00
112251	49078		125.00
			675.00
741918	08/14/2020	CDW LLC	10026
ZMP0630	51027		326.76
ZMQ7396	51208		2,871.05
			3,197.81
741919	08/14/2020	COREFIRST BANK & TRUST	1111
JULY 2020	51328		266.24
			266.24

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
741920	08/14/2020	CRAFCO INC 9801	73.99
9402297482	49156		
741921	08/14/2020	D & D LAWN CARE LLC 10861	2,715.00
968	49596		
741922	08/14/2020	ED BOZARTH CHEVROLET INC 578	57.03
771256	49074		
741923	08/14/2020	ELLIOTT AUTO SUPPLY COMPANY 5676	3,682.68
2 5248657	49140		1,560.66
2 5251331	49140		329.40
40 1993140	49189		390.96
8 770699	49140		39.29
8 770700	49189		297.30
8 770728	49140		121.41
8 770777	49140		90.48
8 770784	49189		264.62
8 770907	49140		305.42
8 Z12726	49189		283.14
741924	08/14/2020	EVERGY KANSAS CENTRAL INC 5376	528,656.81
2527930189B-7.2		620 MADISON - WELLNESS CLINIC	407.31
2527930189C-7.2		620 MADISON - TPD INTERNAL AFF	181.86
2527930189D-7.2		620 MADISON - WATER 3.6%	448.42
2527930189E-7.2		620 MADISON - HND 14.6%	1,818.59
2527930189F-7.2		620 MADISON - IT 5.3%	660.17
2527930189G-7.2		620 MADISON - TSG 5.6%	697.54
2527930189H-7.2		620 MADISON - PARKING 3.12%	388.63
2527930189I-7.2		620 MADISON - ENG 18.8%	2,341.75
2527930189J-7.2		620 MADISON - CODE 4.9%	610.35
2527930189K-7.2		620 MADISON - DSD PERMIT 6.45%	803.42
2527930189L-7.2		620 MADISON - DSD INSPECTION 6	803.42
2527930189M-7.2		620 MADISON - TPD EMER COMM 2.	363.72
2527930189N-7.2		620 MADISON - FIRE INS 2.52%	313.89
2527930189O-7.2		620 MADISON - PW ADMIN 4.07%	506.96
2527930189P-7.2		620 MADISON - PLANNING 11.3%	1,407.54
2556481079-7.20		8TH & MADISON (PAL)	209.80
2772553529-7.20		4130 SE EAST EDGE RD PUMP	356.88
2868104065-7.20		201 NW TOPEKA-STREET	122.10
2952910200-7.20		3305 SW 46TH	66.58
2978671422-7.20		635 SW GAGE BLVD 2 - CONCESSIO	904.48
3068995963-7.20		2739 SE LAKE TERR	28.20
309522996-7.20		201 NW TOPEKA-STREET PAL	176.40
3145100253-7.20		1901 WESTERN	2,390.84
3170930287-7.20		1240 SW ARVONIA PL	155.69
3182415820-7.20		3919 SE 29TH STREET	188.44
3216962429-7.20		5950 SW 41ST	22.73
3235310123-7.20		550 NW 46TH	154.97
3358892424-7.20		635 SW GAGE BLVD #14 - QUARAN	381.00
3359889707-7.20		318 NW CRANE ST FAC 72.48%	17.06
3359889707A-7.2		318 NW CRANE ST ENG 27.52%	6.48
3377855825-7.20		3332 SW WANAMAKER ST LT	51.00
3379200926-7.20		3140 SW WANAMAKER ST LT CENTER	51.87
342334703-7.20		6315 SW 29TH ST ST LT	97.56
3429732386-7.20		QUINCY ST PUMP FPM	176.37
3468280796-7.20		201 NE CURTIS ST	125.04
3481742208-7.20		1419 NE SEWARD AVE	632.85
3534347284-7.20		511 SW HORNE St. (ADDED 3/2020	25.81
3675168021-7.20		3105 NW GREEN HILLS RD HALF DA	56.40
3675521733-7.20		1200 JEFFERSON	1,459.91
3703989372-7.20		810 NW US HIGHWAY 24 PUMP	62.48
3704094176-7.20		2744 SE 33RD TERR.	65.08

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
3769422865-7.20		639 SW GAGE BLVD- ZOO RAIN FO	5,544.88
3791139844-7.20		3441 SHORELINE DR.	71.00
3890967088-7.20		635 SW Gage #19 - ARC BUILDING	1,651.37
3962419033-7.20		545 NE LAKE	14,420.47
4010895542-7.20		400 NE SPRUCE LN PUMP	125.56
4058088318-7.20		5000 1/2 SW REDBUD LN.	124.82
4141273470-7.20		934 NE QUINCY	36.20
416151990-7.20		BURNETTS MOUND (tower)	104.53
4181861543-7.20		500 NE STRAIT AVE.	7,538.90
4208864031-7.20		WINTER & I70	80.15
4243670442-7.20		2905 SW BURLINGAME RD	60.45
4264149424-7.20		4748 NW GREEN HILLS RD	89.46
4269643687-7.20		2901 SE CROCO	47.25
4284165684-7.20		815 SW GAGE BLVD-ZOO COMMISSAR	563.63
4398184091-7.20		1901 WESTERN AVE A	98.91
4451931225-7.20		2906 SW KANZA DR LT	144.97
4495154762-7.20		315 SE 21ST	54.08
4495259422-7.20		6402 SW 21ST ST ST LT	72.99
4500418622-7.20		201 NW TOPEKA-STREET 55.2.%	1,359.02
4500418622A-7.2		201 NW TOPEKA-FLEET 28.2%	694.29
4500418622B-7.2		201 NW TOPEKA-FORESTRY 13.7%	337.30
4500418622C-7.2		201 NW TOPEKA-FACILITIES 2.9%	71.40
4542484126-7.20		JACKSON/512 SW JACKSON	2,011.03
4565831865-7.20		6305 SW 9TH B B	2,151.12
4634088434-7.20		1019 SW 22ND	7,958.54
4658395203-7.20		669 NW WILLIAMS	308.25
4672756422-7.20		3205 NW HICKORY RIDGE LN	161.00
4688166907-7.20		3300 SE DOWNING DR	102.79
4727296348-7.20		324 SE JEFFERSON - FIRE	24.53
4732150028-7.20		3033 SW WANAMAKER ST LT	49.14
4789320685-7.20		415 SE 43RD PUMP	129.15
4901109460-7.20		TOWNSITE/120 SE 6TH	4,769.69
5026432749-7.20		2816 SW 29TH ST.- WW	5,778.70
5033670348-7.20		700 JEFFERSON- COMMONS .14%	0.49
5033670348A-7.2		700 JEFFERSON- HOLLIDAY ROOM 5	19.02
5033670348B-7.2		700 JEFFERSON - WELLNESS CLINI	11.31
5033670348C-7.2		700 JEFFERSON - TPD INTERNAL A	5.05
5033670348D-7.2		700 JEFFERSON- WATER 3.6%	12.45
5033670348E-7.2		700 JEFFERSON- HND 14.6%	50.48
5033670348F-7.2		700 JEFFERSON- IT 5.3%	18.33
5033670348G-7.2		700 JEFFERSON- TSG 5.6%	19.36
5033670348H-7.2		700 JEFFERSON- PARKING 3.12%	10.79
5033670348I-7.20		700 JEFFERSON- ENG 18.8%	65.00
5033670348J-7.2		700 JEFFERSON- CODE 4.9%	16.94
5033670348K-7.2		700 JEFFERSON- DSD PERMIT 6.45	22.30
5033670348L-7.2		700 JEFFERSON- DSD INSPECTION	22.30
5033670348M-7.2		700 JEFFERSON- TPD EMER COMM 2	10.10
5033670348N-7.2		700 JEFFERSON- FIRE INS 2.52%	8.71
5033670348O-7.2		700 JEFFERSON- PW ADMIN 4.07%	14.07
5033670348P-7.2		700 JEFFERSON- PLANNING 11.3%	39.07
5162823140-7.20		ITS CAMERAS	83.83
5209177869-7.20		322 NW CRANE ST (Impound)	971.30
5237660226-7.20		1439 NE ATCHISON AVE	187.65
5256371057-7.20		N TYLER & KS RV	24.20
5278673283-7.20		3306 SE CROCO RD	372.39
528113064-7.20		2222 NW 35TH ST	249.27
52866323-7.20		6009 SW 29TH ST ST LT	70.65
5288815051-7.20		5961 SW 10TH	2,525.29
5365632154-7.20		322 NW CRANE ST (PAL)	247.54
5380218945-7.20		831 NE US HWY 24	35.09
5652128807-7.20		1641 SW ANCASTER	129.12
5755425065-7.20		635 SW GAGE BLVD - A-QUARANTEE	276.63
575745505-7.20		4545 NW 43RD ST PUMP	44.29
6029216846-7.20		635 SW GAGE BLVD #24 - APES	1,272.71

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
6145729420-7.20		318 NW CRANE ST FAC 72.48%	280.64
6145729420A-7.2		318 NW CRANE ST ENG 27.52%	106.56
6149102541-7.20		600 SW 42ND ST TANK	24.09
6294490427-7.20		2893 NW TOPEKA BLVD SCM (ADDED	104.75
6358801391-7.20		2700 NE MERIDEN RD	1,348.39
6385101124-7.20		4540 NW SIOUX	209.80
6418900406-7.20		230 SE ALKIRE	47.59
6473225120-7.20		4300 SE 23RD TERR	1,277.06
6515388660-7.20		5802 SW 6TH AVE	75.21
6548990643-7.20		PARKNSHOP/611 QUINCY	845.05
6600935533-7.20		BURNETT'S MOUND	90.08
6684018868-7.20		5002 NW KENDALL DR	50.81
6806672566-7.20		1610 BUTTON RD.	158.51
6878412783-7.20		3245 NW WATER WORKS DR	39.07
6954355345-7.20		6400 UNIVERSITY	682.36
7052702107-7.20		2101 SW URISH RD	815.36
7054526981-7.20		DECORATIVE STREET LIGHTS	1,737.66
7093577888-7.20		2000 NW 17TH ST	981.09
7108482567-7.20		223 SW TUFFY KELLOGG DR LT	141.29
7129070441-7.20		324 SE JEFFERSON	3,122.99
7165756657-7.20		400 US HWY 24	97.46
7222261768-7.20		138 N KS AVE	31.31
7291675894-7.20		300 SE 40TH	93.96
731539692-7.20		BURNETTES MOUND (PAL) (tower)	63.25
7391817447-7.20		123 SE 29TH ST LT	10.60
7479004144-7.20		112 SW 8TH CROSBY PLACE	2,029.26
7548807911-7.20		4035 SW 6TH AVE - ZOO LIGHTING	124.36
7561894529-7.20		8TH & MONROE (PAL)	98.87
7634627729-7.20		3030 SE CROCO RD.	85.88
7672355786-7.20		3450 SW BELLE AVE POND	288.82
7678466617-7.20		200 NE CRANE	116.01
7781238941-7.20		STREET LIGHTS	137,990.40
7891221852-7.20		300 SE JEFERSON - FIRE 54%	340.73
7891221852A-7.2		300 SE JEFERSON - FLEET 46%	290.25
8045856673-7.20		932 NE Quincy - FIRE	411.86
8081385040-7.20		1611 NW FRIEDITH LANE (ADDED 4	25.38
8101041023-7.20		3158 1/2 SE 6TH AVE	27.76
8290044485-7.20		3414 SE 35TH ST.	104.40
8336454201-7.20		1600 NW BUTTON RD.	36,816.79
8347517988-7.20		635 SW GAGE BLVD KAYS	664.45
8513066501-7.20		2300 SE 45TH ST	78.11
857144328-7.20		2000 NW 17TH ST	30.14
8573461924-7.20		1103 QUINCY/TANK	27.44
8595931907-7.20		201 NW TOPEKA-STREET	24.20
8718757529-7.20		1703 INDIAN HILLS	164.90
8797295426-7.20		3107 SE SILVERLEAF CT	72.08
8816368884-7.20		1110 SW HORNE St. (ADDED 4/202	0.00
8822332603-7.20		2259 SW ARVONIA PL (ADDED 3/20	26.90
8828977802-7.20		6305 SW 9TH ST	1,262.45
889044562-7.20		1419 NE SEWARD AVE	13.09
8917561729-7.20		120 NW CRANE - EMER WATER PUMP	659.83
8927971666-7.20		1200 DIVISION ST.	4,714.22
8990425420-7.20		PEDESTRIAN ST LIGHTS	1,883.07
9163909456-7.20		5610 SW FOXCROFT CIR.	59.89
9172705484-7.20		6255 CALIFORNIA (Gun Range)	299.59
9244495706-7.20		2001 NW WINTER ST	37.67
9281634463-7.20		635 SW GAGE BLVD - EXHIBIT	115.84
9381575612-7.20		1115 NE POPLAR ST	38,058.08
9388419420-7.20		1908 SE 29TH ST A	95.80
9406297791-7.20		720 SW 21st STREET	1,696.92
9415932749-7.20		1615 NW 8TH ST	174.76
9464440167-7.20		1801 SW 44TH	66.06
9511026279-7.20		SCHOOL SPEED FLASHER	349.80
9561558646-7.20		2447 SE 29TH STREET #9 99.98%	1,136.11

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9610319286-7.20		1900 SW 17TH ST LT	94.28
9619954781-7.20		6548 SW 21ST ST ST LT	68.85
9662481100-7.20		5605 SW FOXCROFT CIR S	41.23
9673824013-7.20		320 S KANSAS AVE CHIEF OFF 3.0	736.48
9673824013B-7.2		320 S KANSAS AVE EXEC SRV 1.0	245.50
9673824013C-7.2		320 S KANSAS AVE TRAIN 1.0%	245.50
9673824013D-7.2		320 S KANSAS AVE ADULT CRIME 7	1,718.48
9673824013E-7.2		320 S KANSAS AVE CRIME SCENE 1	245.50
9673824013F-7.2		320 S KANSAS AVE FIELD OPS 26.	6,459.02
9673824013G-7.2		320 S KANSAS AVE COMM POLICE 2	490.99
9673824013H-7.2		320 S KANSAS AVE SCHOOL RES 2.	490.99
9673824013I-7.20		320 S KANSAS AVE MOTORCYCLE UN	490.99
9673824013J-7.2		320 S KANSAS AVE ANIMAL CONTRO	736.49
9673824013K-7.2		320 S KANSAS AVE REC/PROP 6.0%	1,472.98
9673824013L-7.2		320 S KANSAS AVE PD IT .32%	78.56
9673824013M-7.2		320 S KANSAS AVE NARC 3.0%	736.49
9673824013O-7.2		320 S KANSAS AVE CANINE UNIT 2	490.99
9673824013P-7.2		320 S KANSAS AVE - FLEET 8.44%	2,071.99
9673824013Q-7.2		320 S KANSAS AVE - CORONER 4.0	981.99
9673824013R-7.2		320 S KANSAS AVE - SHERIFF 27.	6,856.72
969270611-7.20		3700 FAIRLAWN PUMP	9,832.16
9772420004-7.20		6900 SW CRESTWOOD	51.42
9785702480-7.20		2306 SE SAGIS CT	94.93
9804384888-7.20		1901 SW 17TH ST ST LT	97.39
9905880069-7.20		1200 NE DIVISION (PAL)	32.49
994842527-7.20		2010 SW 37TH ST	853.10
0115356084-7.20		METERED TRAFFIC SIGNALS	8,135.28
0262780905-7.20		1127 INNOVATION PKWY PUMP	46.95
0552066743-7.20		4103 SW POSTOAK DRIVE	483.69
0586274562-7.20		434 SE NORWOOD	2,078.86
0681383808-7.20		101 SW US HIGHWAY 75 SIGN	45.55
0749842804-7.20		2200 WATERWORKS DR	154.88
0793252472-7.20		927 HARRISON OFFICE	1,139.78
0843913860-7.20		5261 NW BRICKYARD RD	28.42
0846578667-7.20		801 NE KINCAID RD	31.27
1047755001-7.20		635 SW GAGE BLVD B ZOO BEARS	107.11
1079563957-7.20		1215 SW OAKLEY AVE	607.98
1119938145-7.20		402 SE BRANNER ST LT	39.44
1213827529-7.20		635 SW Gage #19 - ARC BUILDING	500.73
1315447745-7.20		5928 SW 53RD ST PUMP	36.96
1348331074-7.20		3305 SE WESTEDGE	64.10
1408512766-7.20		1215 SW 38TH	324.29
1421891304-7.20		215 SE 7TH - COMMONS 2.69%	287.05
1421891304A-7.2		215 SE 7TH - CONTRACTS 1.95%	208.09
1421891304B-7.2		215 SE 7TH - IT/ERP 7.32%	781.15
1421891304C-7.2		215 SE 7TH - FACILITIES .20%	21.34
1421891304D-7.2		215 SE 7TH - TPAC 60%	6,402.83
1421891304E-7.2		215 SE 7TH - COURT 5.6%	597.60
1421891304F-7.2		215 SE 7TH - CREDIT UNION 1.2%	128.06
1421891304G-7.2		215 SE 7TH - CITY CLERK 1.6%	170.74
1421891304H-7.2		215 SE 7TH - HR/WEELLNESS 4.7%	501.55
1421891304I-7.20		215 SE 7TH - PROSECUTION 1.86%	198.49
1421891304J-7.2		215 SE 7TH - PROBATION 2.4%	256.11
1421891304K-7.2		215 SE 7TH - COUNCIL OFFICE 1.	117.39
1421891304L-7.2		215 SE 7TH - CITY4 .86%	91.77
1421891304M-7.2		215 SE 7TH - LEGAL 1.3%	138.73
1421891304N-7.2		215 SE 7TH - LEGAL SPEC LIABIL	138.73
1421891304NO-7		215 SE 7TH - MAYOR .82%	87.51
1421891304OP-7		215 SE 7TH - CITY MGR 1.3%	138.73
1421891304Q-7.2		215 SE 7TH - FINANCE 3.80%	405.51
1519476504-7.20		813 SW CLAY STREET	973.30
1563891404-7.20		635 SW GAGE BLVD COWAB	1,582.58
1597278899-7.20		419 SE 13TH ST	39.51
1601805968-7.20		3500 SW WANAMAKER ST LT	49.03

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
1644917029-7.20		3245 NW WATER WORKS DR	110,080.21
1671696488-7.20		7215 SW TOPEKA BLVD	33.10
1677223701-7.20		635 SW GAGE BLVD A - VET CLINI	492.48
1709729387-7.20		201 NW TOPEKA-STREET	52.12
1720154406-7.20		6834 SW 17TH STREET PUMP	164.73
1737172307-7.20		6531 SW 29TH ST S LT	101.34
1747452090-7.20		2400 NW WATERWORKS	8,081.96
1793486451-7.20		120 NW CRANE -SW	32.04
1830815552-7.20		420 NW WAITE ST	24.31
1883517398-7.20		619 SE RICE RD	883.76
1894285067-7.20		1115 NE POPLAR ST B	53.96
1911987884-7.20		4827 NW 17TH ST PUMP (SUNFLOWE	27.23
1947734359-7.20		201 NW TOPEKA-STREET PAL	465.68
1977020420-7.20		2521 SE 2ND ST	96.00
2069150421-7.20		7325 SW 40TH	69.32
2189423730-7.20		2700 SW FAIRLAWN RD	1,063.35
2266273903-7.20		825 S KANSAS AVE G CENTRE CITY	1,390.57
2272608403-7.20		800 SE MONROE ST (PAL)	100.78
2273632565-7.20		1800 NE GRANTVILLE RD	159.14
2336545121-7.20		635 SW GAGE BLVD C - CARNIVORE	133.74
2336829480-7.20		NINTH STREET/215 SE 9TH	1,648.70
2362208215-7.20		1915 WESTERN	1,531.98
249842055-7.20		215 SE 7TH - COMMONS 2.69%	275.23
249842055A-7.20		215 SE 7TH - CONTRACTS 1.95%	199.52
249842055B-7.20		215 SE 7TH - IT/ERP 7.32%	748.95
249842055C-7.20		215 SE 7TH - FACILITIES .20%	20.46
249842055D-7.20		215 SE 7TH - TPAC 60%	6,138.97
249842055E-7.20		215 SE 7TH - COURT 5.6%	572.97
249842055F-7.20		215 SE 7TH - CREDIT UNION 1.2%	122.78
249842055G-7.20		215 SE 7TH - CITY CLERK 1.6%	163.71
249842055H-7.20		215 SE 7TH - HR/WEELLNESS 4.7%	480.89
249842055I-7.20		215 SE 7TH - PROSECUTION 1.86%	190.31
249842055J-7.20		215 SE 7TH - PROBATION 2.4%	245.56
249842055K-7.20		215 SE 7TH - COUNCIL OFFICE 1.	112.55
249842055L-7.20		215 SE 7TH - CITY4 .86%	87.99
249842055M-7.20		215 SE 7TH - LEGAL 1.3%	133.01
249842055N-7.20		215 SE 7TH - LEGAL SPEC LIABIL	133.01
249842055O-7.20		215 SE 7TH - MAYOR .82%	83.90
249842055P-7.20		215 SE 7TH - CITY MGR 1.3%	133.01
249842055Q-7.20		215 SE 7TH - FINANCE 3.80%	388.80
2518492210-7.20		CORONADO/917 QUINCY	1,971.56
2527930189-7.20		620 MADISON - COMMONS .14%	17.44
2527930189A-7.2		620 MADISON - HOLLIDAY ROOM 5.	685.09
741925	08/14/2020	EWT HOLDING III CORP	9747
904539103	49369		2,961.00
741926	08/14/2020	FISHER SCIENTIFIC COMPANY LLC	4949
3787092	49073		867.50
741927	08/14/2020	FOLEY SUPPLY INC	11340
T15302 01	49267		2,324.33
T15410 01	49267		340.00
T15420 01	49267		863.00
741928	08/14/2020	HY-VEE FOOD STORE #1658 INC	2371
4819006259	51190		183.68
741929	08/14/2020	HYGIENIC DRY CLEANERS INC	11630
A 457699	49308		19.90
A 457700	49308		39.90
A 457716	49308		16.00
A 457898	49308		59.90

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
A 457899	49308		39.90
A 457901	49308		35.90
A 457902	49308		19.90
A 457905	49308		33.75
741930	08/14/2020	KANSAS DEPARTMENT OF REVENUE	2666
51239 JULY 2020	51239		1,625.00
			1,625.00
741931	08/14/2020	KANSAS DEPT OF HEALTH & ENVIRO	2681
P#SKS720591 9/1	51272		60.00
			60.00
741932	08/14/2020	LAIRD NOLLER FORD INC	2939
1247495	49124		-133.54
1248170	49124		100.52
1248171	49124		67.50
1248262	49184		242.62
1248405	49124		778.17
			1,055.27
741933	08/14/2020	NAILL ENTERPRISES LTD	4931
6430 21	49339		96.15
			96.15
741934	08/14/2020	PREMIER FARM & HOME LLC	4002
252559	49319		1,820.29
262652	49265		697.00
			2,517.29
741935	08/14/2020	PUR O ZONE INC	6773
806249	48999		738.62
806308	48999		236.16
806454	51274		158.99
806563	48999		129.08
806574	48999		138.00
806784	48999		56.30
806785	48999		56.30
807248	48999		180.00
807564	48999		1,164.19
807761	48999		276.00
807931	48999		893.55
808201	48999		38.44
808270	48999		210.00
			4,275.63
741937	08/14/2020	SAFELITE FULFILLMENT INC	6839
00687 192658	49142		148.33
			148.33
741938	08/14/2020	SECURITAS SECURITY SERVICES US	4451
W6894462	49323		349.30
			349.30
741939	08/14/2020	SHAWNEE COUNTY	4522
1029	50374		172.00
			172.00
741940	08/14/2020	SHAWNEE COUNTY RURAL WATER	5719
49498 JUL 2020	49498		1,526.00
			1,526.00
741941	08/14/2020	SHAWNEE REGIONAL PREVENTION &	4525
CPP Q2 2020	50349		47,492.84
EI Q2 2020	49834		17,196.92
			64,689.76
741942	08/14/2020	SOUTHWESTERN BELL TELEPHONE CO	282
0738033665 0725	CIRCUITS		901.69
			901.69
741943	08/14/2020	SOUTHWESTERN BELL TELEPHONE CO	282
0780773571 0725	CIRCUITS		1,182.63
			1,182.63

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
741944	08/14/2020	SPENCER & COMPANY 2321	3,516.59
S 2 1434	49096		39.32
S 36393	49180		680.28
S 36415	49096		75.04
W 42316	49096		2,721.95
741945	08/14/2020	TVH PARTS CO 11005	1,220.50
16150607	49199		392.50
16155789	49163		144.00
16170489	49199		684.00
741946	08/14/2020	UNITED PARCEL SERVICE INC 5140	40.02
0000693358300 7	49206		40.02
741947	08/14/2020	USGS NATIONAL CENTER MS 270 5115	5,580.00
90826124	51234		5,580.00
741948	08/14/2020	CORVEL CORPORATION INC 8931	2,821.00
INDEMNITY 7/1-5	49934		2,821.00
741949	08/14/2020	COTTON ONEIL CLINIC 1131	990.76
E222603660	51256		105.83
E222603670	51256		71.94
E222862920	51256		37.73
E222938040	51256		82.35
E223270740	51256		71.94
E223270790	51256		10.41
E223270800	51256		71.94
E223439230	51256		10.41
E223639540	51256		105.83
E223897650	51256		37.73
E224035290	51256		71.94
E224120360	51256		105.83
E224120380	51256		25.27
E224306810	51256		37.73
E225123410	51256		71.94
E222488620	51256		71.94
741950	08/14/2020	MEDEVAC MIDAMERICA INC 10706	185.00
1170903622100	51253		185.00
741951	08/14/2020	STORMONT VAIL HEALTHCARE 5753	865.59
60103137100	51252		115.05
60103537900	51252		34.13
60103594900	51252		115.62
60103601600	51252		335.07
60103745300	51252		65.05
60103819400	51252		77.57
60104671400	51252		123.10
741977	08/14/2020	FRATERNAL ORDER OF POLICEMEN 1773	10,846.00
UNF1200814190		Union Dues - FOP	10,846.00
741978	08/14/2020	FASTENAL COMPANY 1619	7.00
KSTOP281018	49084		7.00
741979	08/14/2020	KEY REFRIGERATION SUPPLY LLC 2848	76.80
42009147 00	49006		12.80
42009148 00	49006		64.00
741980	08/14/2020	MID-STATES MATERIALS LLC 3401	331.24
95245	49101		331.24

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741981 JULY 2020	08/14/2020 DE	SHAWNEE COUNTY 4504	172,987.24 172,987.24
741982 JULY 2020	08/14/2020 DE	SHAWNEE COUNTY 7574	272,210.98 272,210.98
741983 182131 182192	08/14/2020 49131 49131	TARWATER FARM & HOME SUPPLY 4872	132.08 100.39 31.69
741984 CR 2018 000876	08/14/2020 ZZS MILLER	AZURA CREDIT UNION 12087	150.00 150.00
741985 CR 2018 000580	08/14/2020 PJ MARQUEZ	DAWES, WILLIAM 11963	100.00 100.00
741986 CR 2005 000669	08/14/2020 TROY A MAUNEY	KANSAS BUREAU OF INVESTIGATION 2646	30.00 30.00
741987 CR 2005 001953	08/14/2020 PJ BLANCAS	STEBBINS, THERAN 9236	25.00 25.00
741988 2564217	08/21/2020 50702	AFFINITY CHEMICAL LLC 11339	4,184.46 4,184.46
741989 505117	08/21/2020 49168	ALL ANGLES COLLISION REPAIR 11730	22,641.49 22,641.49
741990 18660 18733	08/21/2020 51071 51115	BARBARIAN USA INC. 11738	153.00 90.00 63.00
741991 112460 112588 112651	08/21/2020 49078 49078 49078	BROWNS SUPER SERVICE INC 670	625.00 200.00 250.00 175.00
741992 062920 3	08/21/2020 51246	BRUGH, THOMAS B 677	2,067.00 2,067.00
741993 8096	08/21/2020 49112	C & B INDUSTRIES INC 9568	107.04 107.04
741994 9859813904	08/21/2020 DE	CELLCO PARTNERSHIP 9497	1,595.77 1,595.77
741995 315498	08/21/2020 50785	CHEMRITE INC 11358	11,956.04 11,956.04
741996 8404735407 8404744474	08/21/2020 50819 50819	CINTAS CORPORATION NO 2 1497	1,154.35 384.44 769.91
741997 9402302934	08/21/2020 49156	CRAFCO INC 9801	24.45 24.45
741998 47268 9	08/21/2020 47268	CROSSLAND HEAVY CONTRACTORS 10436	12,632.40 12,632.40
741999 2 5229737	08/21/2020 49140	ELLIOTT AUTO SUPPLY COMPANY 5676	445.43 74.19

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
5 3702539	49189		371.24
742000 0003556377	08/21/2020 48998	ENVISION INDUSTRIES INC 1549	32.75
742001 7 086 13880	08/21/2020 49048	FEDEX 1632	1,749.97
742002 201589 202459 202764 202878 204430 204445 204477	08/21/2020 49157 49157 49157 49157 49157 49197 49197	FINLAY AUTOMOTIVE SUPPLY INC 10237	145.74 256.33 -55.56 -215.01 -115.48 9.05 245.83 20.58
742003 R05826 01	08/21/2020 50935	FOLEY SUPPLY INC 11340	1,672.50
742004 5008986 5016804 5016806	08/21/2020 51063 51099 51099	FORTILINE INC 7351	1,444.00 936.00 23.00 485.00
742005 D05070 D05371 D08738 D08903 D08904 D09159 D10617	08/21/2020 49249 49249 49249 49249 49249 49249 49249	GH STORE FIFTEEN LLC 11479	115.32 9.49 5.99 14.99 32.42 15.46 21.99 14.98
742006 4819362872	08/21/2020 51339	HY-VEE FOOD STORE #1658 INC 2371	57.99
742007 A 457968 A 458115 A 458116	08/21/2020 49308 49308 49308	HYGIENIC DRY CLEANERS INC 11630	112.80 70.00 19.90 22.90
742008 2958994	08/21/2020 48984	INFORMATION NETWORK OF KANSAS 2395	15.45
742009 CVNG588 CVNG622	08/21/2020 50798 49797	IRON MOUNTAIN INC 2444	171.04 86.76 84.28
742010 0225 M35X TD6A SALESTAXWATER	08/21/2020	STATE OF KANSAS 2691	59,816.38
742011 40761	08/21/2020 51315	KANSAS JUDICIAL COUNCIL 2719	95.00
742012 0070474	08/21/2020 49039	KANSAS ONE CALL SYSTEM INC 2728	2,889.60
742013 6430 22	08/21/2020 49339	NAILL ENTERPRISES LTD 4931	96.15
742014	08/21/2020	OZARK INTEGRATED PEST SERVICE 3791	70.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
43399	49627		70.00
742015 0229	08/21/2020 51340	PORUBSKY, CHARLES W 10161	71.88
742016 5616806 5617148 5618482	08/21/2020 49009 49483 49009	REEVES WIEDEMAN COMPANY INC 4154	125.28 53.95 54.58 16.75
742017 3054	08/21/2020 51330	REWIND FITNESS LLC 11260	272.00
742018 60496	08/21/2020 49195	ROLLING PRAIRIE 9658	119.35
742019 W6894465 W6899525	08/21/2020 SECURITY 49323	SECURITAS SECURITY SERVICES US 4451	3,944.47 349.30
742020 1082	08/21/2020 50969	SHAWNEE COUNTY 4522	7,745.18
742021 S 2 1547 S 36522 S 36531 S 36535 S 36541 W 42638	08/21/2020 49096 49096 49096 49096 49096 49096	SPENCER & COMPANY 2321	144.08 168.57 135.75 395.56 59.55 345.60
742022 23371	08/21/2020 49133	TOPEKA FOUNDRY & IRON WORKS IN 5029	19.68
742023 16175525	08/21/2020 49199	TVH PARTS CO 11005	1,013.00
742025 P56197	08/21/2020 49137	VERMEER GREAT PLAINS INC 5218	191.93
742026 110867	08/21/2020 49235	HEALTHSTAT INC 9951	55,751.71
742044 89735 89736	08/21/2020 49240 49240	CENTRAL STATES MACHINING & WEL 869	481.92 860.00
742045 KSTOP281169 KSTOP281173 KSTOP281256 KSTOP281257 KSTOP281280	08/21/2020 49090 49377 49084 49084 49377	FASTENAL COMPANY 1619	0.19 65.88 9.50 6.33 47.94
742046 TO01494514 001 TO01498035 001 TO01500972 001	08/21/2020 49417 49417 49417	MCCRAY LUMBER COMPANY INC 3280	56.64 167.50 28.37
742047 8113363	08/21/2020 49464	MIDWEST MOTOR SUPPLY CO INC 2854	417.00

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
742048	08/21/2020	CAMERON, DONNA 12033	75.00
CR 2019 000579	BL WILLIAMS		75.00
742049	08/28/2020	BUTLER & ASSOCIATES PA 731	242.07
00000216320082		Garnishment - Pct of Net	242.07
742050	08/28/2020	CALIFORNIA DEPARTMENT OF CHILD 753	220.61
00000297020082		Child Support - Amt	220.61
742051	08/28/2020	CHAPTER 13 TRUSTEE 2494	207.69
00000029720082		Bankruptcy - Amt 26 PP	207.69
742052	08/28/2020	CHAPTER 13 TRUSTEE 2494	120.00
00000229620082		Bankruptcy - Amt 26 PP	120.00
742053	08/28/2020	CHAPTER 13 TRUSTEE 2494	334.15
00000074120082		Bankruptcy - Amt 26 PP	334.15
742054	08/28/2020	CHAPTER 13 TRUSTEE 2494	94.15
00000241020082		Bankruptcy - Amt 26 PP	94.15
742055	08/28/2020	CHAPTER 13 TRUSTEE 2494	41.54
00000251520082		Bankruptcy - Amt 26 PP	41.54
742056	08/28/2020	CHAPTER 13 TRUSTEE 2494	46.15
00000246820082		Bankruptcy - Amt 26 PP	46.15
742057	08/28/2020	CHAPTER 13 TRUSTEE 2494	198.46
00000119520082		Bankruptcy - Amt 26 PP	198.46
742058	08/28/2020	CHAPTER 13 TRUSTEE 2494	323.08
00000082820082		Bankruptcy - Amt 26 PP	323.08
742059	08/28/2020	CHAPTER 13 TRUSTEE 2494	46.15
00000254720082		Bankruptcy - Amt 26 PP	46.15
742060	08/28/2020	CHAPTER 13 TRUSTEE 2494	147.69
00000312620082		Bankruptcy - Amt 26 PP	147.69
742061	08/28/2020	CHAPTER 13 TRUSTEE 2494	117.23
00000317620082		Bankruptcy - Amt 26 PP	117.23
742062	08/28/2020	CHAPTER 13 TRUSTEE 2494	69.23
00000051820082		Bankruptcy - Amt 26 PP	69.23
742063	08/28/2020	FAMILY SUPPORT PAYMENT CENTER 6780	307.85
00000241020082		Child Support - Amt	307.85
742064	08/28/2020	FISHER PATTERSON SAYLER & 1690	2,800.00
91757	45072		140.00
92180	50367		2,660.00
742065	08/28/2020	NEWBERY UNGERER & HICKERT LLP 12165	1,150.00
555370	51367		1,150.00
742066	08/28/2020	OFFICE OF THE ATTORNEY GENERAL 10437	92.31
00000265320082		Child Support - Amt	92.31
742067	08/28/2020	WILLIAM GRIFFIN CHAPTER 5446	276.92
00000020920082		Bankruptcy - Amt 26 PP	276.92

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
742068 00000025420082	08/28/2020	WILLIAM GRIFFIN CHAPTER Bankruptcy - Amt 26 PP	5446 736.54
742069 00000255220082	08/28/2020	WILLIAM GRIFFIN CHAPTER Bankruptcy - Amt 26 PP	5446 96.92
742070 00000295420082	08/28/2020	WILLIAM GRIFFIN CHAPTER Bankruptcy - Amt 26 PP	5446 161.54
742071 00000287820082	08/28/2020	WILLIAM GRIFFIN CHAPTER Bankruptcy - Amt 26 PP	5446 103.85
742072 00000321220082	08/28/2020	WILLIAM GRIFFIN CHAPTER Bankruptcy - Amt 26 PP	5446 261.69
742073 00000080120082	08/28/2020	WILLIAM GRIFFIN CHAPTER Bankruptcy - Amt 26 PP	5446 745.16
742074 51396 JULY 2020	08/28/2020 51396	WITTMAN, JOE	10146 650.00
742075 1649021814825	08/28/2020 49068	ADVANCE STORES COMPANY INC	64 4.44
742076 2564555	08/28/2020 50702	AFFINITY CHEMICAL LLC	11339 4,210.29
742077 1343	08/28/2020 51048	ARMELY LLC	11405 2,400.00
742078 2653565506	08/28/2020 LONG DISTANCE	AT&T	281 516.52
742079 89263 16501	08/28/2020 50662	AT&T	281 625.00
742080 1634870885	08/28/2020 49166	AUTOZONE STORES LLC	11262 20.08
742081 INV2716	08/28/2020 50887	AZTECA SYSTEMS HOLDINGS LLC	11214 600.00
742082 774886 774887	08/28/2020 49134 49134	BIG TWIN INC	5031 144.82 34.48
742083 0031 8023	08/28/2020 49112 49112	C & B INDUSTRIES INC	9568 18.08 22.15
742084 ZQF7003 ZQZ27863	08/28/2020 51245 51291	CDW LLC	10026 622.14 548.26
742085 49379 AUG 2020	08/28/2020 49379	CONSOLIDATED RURAL WATER	1076 1,299.00
742086 944872	08/28/2020 49056	ENVIRONMENTAL RESOURCE	1546 1,043.64
742087	08/28/2020	EWT HOLDING III CORP	9747

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
904551935	49369		2,250.00
742088	08/28/2020	FINLAY AUTOMOTIVE SUPPLY INC 10237	209.91
203378	49157		16.05
203612	49157		63.66
203681	49157		46.98
205087	49157		33.73
205131	49157		4.13
205323	49157		45.36
742089	08/28/2020	GH STORE FIFTEEN LLC 11479	81.25
D12298	49249		25.85
D12385	49249		12.99
D12568	49249		33.92
D12690	49249		8.49
742090	08/28/2020	GT DISTRIBUTORS INC 2008	7,058.88
INV0783492	50355		7,058.88
742091	08/28/2020	HEARTLAND ALARMS INC 5718	660.00
54394	51051		660.00
742092	08/28/2020	HY-VEE FOOD STORE #1658 INC 2371	57.99
4819530779	51339		57.99
742093	08/28/2020	HYGIENIC DRY CLEANERS INC 11630	177.90
A 457309	49308		19.90
A 457481	49308		18.75
A 457588	49308		19.90
A 457841	49308		18.75
A 457956	49308		9.95
A 458123	49308		5.00
A 458326	49308		29.90
A 458327	49308		45.80
A 458328	49308		9.95
742094	08/28/2020	INFORMATION NETWORK OF KANSAS 2395	61.80
2880756	49818		61.80
742095	08/28/2020	JOHN DEERE FINANCIAL FSB 5769	17.28
1430087	49141		17.28
742096	08/28/2020	KA-COMM INC 2615	5,279.04
175355	49109		5,279.04
742097	08/28/2020	STATE OF KANSAS 2691	6,817.60
0237 D8F5 6535	SALES TAX ZOO		6,817.60
742098	08/28/2020	MARSHALL AND ASSOCIATES INC 11644	648.00
20 23688	51271		648.00
742099	08/28/2020	MAYFIELD CREATIVE INC 9957	950.00
1049	47867		950.00
742100	08/28/2020	MERI-CRETE LLC 12044	8,411.00
51148 919 SW 87	51148		2,733.00
51223 SW 8TH&F	51223		5,678.00
742101	08/28/2020	MID-AMERICA VALVE & EQUIPMENT 10702	7,855.00
202260	50880		7,855.00
742102	08/28/2020	MOSER, ROBERT E 3537	600.00

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49288 MAY-JUN	49288		600.00
742103 6430 23	08/28/2020 49339	NAILL ENTERPRISES LTD 4931	96.15
742104 00687 193001	08/28/2020 49142	SAFELITE FULFILLMENT INC 6839	273.73
742105 S1162712 001	08/28/2020 51205	SCHULTE SUPPLY INC 9563	13,558.00
742106 2020 1162	08/28/2020 49344	SEABROOKS TOO LLC 10813	398.00
742107 W6903378	08/28/2020 49323	SECURITAS SECURITY SERVICES US 4451	349.30
742108 A7805	08/28/2020 49217	SHAWNEE COUNTY 4521	33.75
742109 IN489595	08/28/2020 51262	SOLARWINDS INC 9151	6,690.00
742110 807625219	08/28/2020 49097	SPECTRUM PAINT COMPANY INC 11127	33.97
742111 S 2 1552 S 36649	08/28/2020 49096 49096	SPENCER & COMPANY 2321	7.81 69.22
742112 JULY 2020 CELL	08/28/2020 DE	T-MOBILE USA INC 8549	3,922.75
742113 JULY 2020 DATA	08/28/2020 DE	T-MOBILE USA INC 8549	10,902.60
742114 135483030	08/28/2020 PROTECTION 1	THE ADT SECURITY CORPORATION 12121	1,592.54
742115 JUL 2020 ACCT :	08/28/2020 49292	TRANSUNION RISK AND 9436	264.20
742116 16200485	08/28/2020 49199	TVH PARTS CO 11005	115.50
742117 472368 472369	08/28/2020 51369 51388	UNDERGROUND VAULTS & STORAGE 5130	136.80 231.00
742118 842725046	08/28/2020 49819	WEST PUBLISHING CORPORATION 4972	896.12
742119 110379	08/28/2020 49235	HEALTHSTAT INC 9951	2,754.02
742120 PK CREDIT	08/28/2020	DON BAKER REFUND - NINTH ST GARAGE 12171	94.86
742121 PK REFUND	08/28/2020	COFFIELD, SHERRI REFUND - TOWNSITE GARAQGE 12173	203.25

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Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
742122	08/28/2020	COLLOBERT, KYLE 12192	134.45
PK14719		REFUND - TOWNSITE GARAGE	32.94
PK14786		REFUND - TOWNSITE GARAGE	101.51
742123	08/28/2020	CRITH, KARLA 12175	36.00
PK REFUND		REFUND - WATER TOWER LOT	36.00
742124	08/28/2020	DOTSON, TRISH 12176	135.50
PK REFUND		REFUND - PARK N SHOP GARAGE	135.50
742125	08/28/2020	HICKAM PUBLIC AFFAIRS 12172	135.50
PK REFUND		REFUND - CORONADO GARAGE	135.50
742126	08/28/2020	JODY KELLER 12183	36.00
PK6243		PARKING REFUND	18.00
PK6259		PARKING REFUND	18.00
742127	08/28/2020	MARTIN, LINDA 12169	135.50
PK		REFUND - TOWNSITE GARAGE	135.50
742145	08/28/2020	O'NEIL, MIKE 12187	60.00
DC00000178		REFUND OF BID PYMT	60.00
742146	08/28/2020	PORTER, CATHLEEN 12174	47.43
PK2589341021		REFUND - NINTH ST GARAGE	47.43
742147	08/28/2020	RICE, PEGGY 12170	135.50
PK REFUND		REFUND - TOWNSITE GARAGE	135.50
742148	08/28/2020	SCARBERRY, BILLIE 12177	67.75
PK CREDIT		REFUND - CENTRE CITY GARAGE	67.75
742149	08/28/2020	PETER W STAUFFER 12168	203.25
PK11758		REFUND - TOWNSITE GARAGE	203.25
742150	08/28/2020	CHRISTEN WHITE 12182	226.28
PK 9274		PARKING REFUND	50.00
PK 9279		PARKING REFUND	50.00
PK9267		PARKING REFUND	26.28
PK9270		PARKING REFUND	50.00
PK9276		PARKING REFUND	50.00
742151	08/28/2020	WRIGHT, JACK 10502	149.01
PK REFUND		REFUND - TOWNSITE GARAGE	149.01
742152	08/28/2020	FRATERNAL ORDER OF POLICEMEN 1773	10,724.95
UNF1200828194		Union Dues - FOP	10,724.95
742154	08/28/2020	FASTENAL COMPANY 1619	186.30
KSTOP281540	49377		7.00
KSTOP281550	49090		71.16
KSTOP281551	49090		108.14
742155	08/28/2020	KANSAS FIRE & SAFETY EQUIPMENT 2704	98.00
67837	51093		98.00
742156	08/28/2020	KANSAS SAND & CONCRETE INC 2744	996.80
90337204	49396		316.80
90337205	49396		680.00
742157	08/28/2020	TARWATER FARM & HOME SUPPLY 4872	115.98
6051309	49131		115.98

COUNCIL REPORT OF VENDOR PAYMENTS

Between 8/1/2020 and 8/28/2020

Check No.	Check Date/PO #	Vendor Name and Number	Check Amount
742158	08/28/2020	BONNETT, TAMMY R	11971
CR 2019 000806	MW MATTOX		70.00
742159	08/28/2020	DILLONS	6828
CR 2010 001458	JN FULTON JR		5.94
742160	08/28/2020	JONES, RAEHELLE L	12181
CR 2006 001745	W DAVIS III		278.81
742161	08/28/2020	KANSAS BUREAU OF INVESTIGATION	2646
CR 2005 002565	KARA L KALOUS		17.82
CR 2019 000893	L ANDERSON		20.00
CR 2019 001039	M PEREZ-VILLAG		50.00
742162	08/28/2020	PULTZ, NICOLE R	9307
CR 2005 001075	AL RAMIREZ-WIL		43.45
742163	08/28/2020	SHAFFER, THERESA	12034
CR 2019 000716	RAMONA MOTA		100.00
742164	08/28/2020	VILLANUEVA, BRENDA	9858
CR 2007 000490	AR ANDRES		50.00
Total for Check Payments			2,278,036.12
TOTAL OF PAYMENTS			46,344,358.82

Payment Listing

CB255 Date: 09/09/20
Time: 14:54

JOB SUBMISSION PARAMETERS

User Name: inforbc\rmathews
Job Name: CB255RN
Step Nbr: 1

Cash Code: 07 US BANK OPERATING ACCT
or Cash Code Group:

Transaction Code:
Check Date: 080120 - 082820
Check Nbr: -
Company:

Transaction Status: P Paid
Report Sequence: C By Transaction Code
Detail Option: Summary

Payment Listing

CB255 Date 09/09/20
Time 14:54

Page 1

Payment Listing
Cash Code 07 US BANK OPERATING ACCT
By Transaction Code (Status: Paid)

Transaction Code SYS AP SYSTEM PAYMENT

Reference Number	Payment Nbr	Co.	Post Date	Pay Date	Void Date	Amount	Status	Payee Name	Pay Group	Proc Grp
OWENS LARR	741876	1	07/30/20	08/07/20		1570.00	Historical	LARRY DEAN OWENS	COT	
KEMP CHRIS	741877	1	08/07/20	08/07/20		243.00	Historical	CHRISTOPHER LEE KEMP	COT	
COBB JR RU	741952	1	07/30/20	08/14/20		20.32	Historical	RUSSELL K COBB JR	COT	
FICKEL RIC	741953	1	07/30/20	08/14/20		105.94	Historical	RICK FICKEL	COT	
POWELL CAS	741954	1	07/30/20	08/14/20		100.72	Historical	CASSIDY A POWELL	COT	
SMITH MARY	741955	1	07/30/20	08/14/20		39.73	Historical	MARY M SMITH	COT	
BURGHART A	741956	1	07/30/20	08/14/20		1241.00	Historical	ALEX BURGHART	COT	
CAPITAL CI	741957	1	08/06/20	08/14/20		300.00	Historical	CAPITAL CITY CHRISTI	COT	
CUMULUS BR	741958	1	08/06/20	08/14/20		550.00	Historical	CUMULUS BROADCASTING	COT	
DR&G SERVI	741959	1	07/27/20	08/14/20		865.43	Historical	DR&G SERVICES	COT	
GREATER TO	741960	1	07/31/20	08/14/20		300.00	Historical	GREATER TOPEKA PARTN	COT	
NOTOMA	741961	1	08/05/20	08/14/20	08/21/20	300.00	Voided	NOTOMA	COT	
ROBINSON G	741962	1	07/27/20	08/14/20		5015.89	Historical	GERALD ROBINSON	COT	
TRIANGLE	741963	1	07/27/20	08/14/20		615.00	Historical	TRIANGLE BUILDERS OF	COT	
GATEWOOD C	741964	1	07/30/20	08/14/20		66.50	Historical	CONNER W GATEWOOD	COT	
MARKHAM KI	741965	1	08/06/20	08/14/20		125.00	Historical	KIMBERLY LEANN MARKH	COT	
ANDRICK JO	741966	1	06/04/20	08/14/20		10.00	Historical	JOHN ANDRICK	COT	
BUNDY TRAC	741967	1	07/23/20	08/14/20		10.00	Historical	TRACY BUNDY	COT	
COX WILLIA	741968	1	07/23/20	08/14/20		10.00	Historical	WILLIAM A COX	COT	
CREEK CHRI	741969	1	08/04/20	08/14/20		47.89	Historical	CHRISTOPHER B CREEK	COT	
HOBART CHR	741970	1	08/04/20	08/14/20		39.33	Historical	CHRISTOPHER M HOBART	COT	
JOHNSON MA	741971	1	07/30/20	08/14/20		10.00	Historical	MARQUITA JOHNSON	COT	
RAFFERTY C	741972	1	08/04/20	08/14/20		29.21	Historical	CATHERINE RAFFERTY	COT	
REYNOLDS M	741973	1	08/04/20	08/14/20		10.00	Historical	MARCUS ANTHONY REYNO	COT	
SCUDIERO D	741974	1	08/04/20	08/14/20		86.48	Historical	DOMINICK SCUDIERO	COT	
SOWERS APO	741975	1	07/23/20	08/14/20		15.88	Historical	APOLLO ALDEN SOWERS	COT	
WALKER EGY	741976	1	08/04/20	08/14/20		20.35	Historical	EGYPT AMANDA ROSE WA	COT	
FARM BUREA	742027	1	08/13/20	08/21/20		3161.62	Historical	FARM BUREAU FINANCIA	COT	
GREATER TO	742028	1	08/10/20	08/21/20		500.00	Historical	GREATER TOPEKA PARTN	COT	
KILE ALEXA	742029	1	08/13/20	08/21/20		97.98	Historical	ALEXANDRIA L KILE	COT	
RAMSEY PAR	742030	1	08/17/20	08/21/20		300.00	Historical	PARIS RAMSEY	COT	
VOSBURGH M	742031	1	08/17/20	08/21/20		167.36	Historical	MASON VOSBURGH	COT	
BLOOMER JO	742032	1	08/10/20	08/21/20		23.33	Historical	JOSETTE CHRISTINE BL	COT	
LORD KYLE	742033	1	08/13/20	08/21/20		125.00	Historical	KYLE AUSTIN LORD	COT	
MEYERS JEF	742034	1	08/13/20	08/21/20		56.00	Historical	JEFF ANDREW MEYERS	COT	
BOYD AHLAN	742035	1	08/04/20	08/21/20		11.09	Historical	AHLANA BOYD	COT	
COBB DANIE	742036	1	08/13/20	08/21/20		12.65	Historical	DANIELLE RENEE COBB	COT	
FITZMAURIC	742037	1	08/04/20	08/21/20		10.00	Historical	CHRISTINE ANN FITZMA	COT	
KAHRE TANI	742038	1	08/04/20	08/21/20		11.09	Historical	TANIA BROOKE KAHRE	COT	
MONROE-DRE	742039	1	08/04/20	08/21/20		10.00	Historical	DAVEAHA I MONROE-DRE	COT	
ROGERS SHA	742040	1	08/04/20	08/21/20		10.29	Historical	SHANNON C ROGERS	COT	
VINES ERIN	742041	1	08/13/20	08/21/20		16.67	Historical	ERIN VINES	COT	
VINES TROY	742042	1	08/13/20	08/21/20		16.67	Historical	TROY VINES	COT	

Payment Listing

CB255 Date 09/09/20
Time 14:54

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Payment Listing
Cash Code 07 US BANK OPERATING ACCT
By Transaction Code (Status: Paid)

Transaction Code SYS AP SYSTEM PAYMENT

Reference Number	Payment Nbr	Co.	Post Date	Pay Date	Void Date	Amount	Status	Payee Name	Pay Group	Proc Grp
WALTERS JE	742043	1	08/13/20	08/21/20		10.00	Historical	JESSICA NICOLE WALTE	COT	
MANNA MARK	742128	1	08/25/20	08/28/20		10.00	Historical	MARK MANNA	COT	
NOTO ARTS	742129	1	08/19/20	08/28/20		300.00	Historical	NOTO ARTS & ENTERTAI	COT	
MW BUILDER	742130	1	08/19/20	08/28/20		1735.00	Historical	MW BUILDERS	COT	
PEAK INC	742131	1	08/19/20	08/28/20		615.00	Historical	PEAK INC	COT	
WEBB ROBIN	742132	1	08/21/20	08/28/20		434.60	Historical	ROBIN WEBB	COT	
MINAR DEBO	742133	1	08/25/20	08/28/20		74.41	Historical	DEBORAH K MINAR	COT	
STRONG RON	742134	1	08/25/20	08/28/20		21.15	Historical	RONALD J STRONG	COT	
TIBBITS SH	742135	1	08/25/20	08/28/20		128.00	Historical	SHANNON R TIBBITS	COT	
CARTER ADA	742136	1	08/17/20	08/28/20		67.50	Historical	ADAM BENJAMIN CARTER	COT	
FILLION RA	742137	1	08/19/20	08/28/20		78.00	Historical	RAYMOND ROGER FILLIO	COT	
HARPE DOMI	742138	1	08/17/20	08/28/20		67.50	Historical	DOMINIC JOSEPH HARPE	COT	
SHIVELY JO	742139	1	08/20/20	08/28/20		202.94	Historical	JOHN DUSTIN SHIVELY	COT	
EDWARDS LA	742140	1	08/20/20	08/28/20		170.00	Historical	LARRY J EDWARDS	COT	
SULLIVAN J	742141	1	08/18/20	08/28/20		477.00	Historical	JOSEPH GARY SULLIVAN	COT	
BROOKS COU	742142	1	08/13/20	08/28/20		10.00	Historical	COURTNEY BRANDON BRO	COT	
FIELDS KEN	742143	1	08/13/20	08/28/20		10.00	Historical	KENNETH R FIELDS	COT	
HAMILTON J	742144	1	08/28/20	08/28/20		275.00	Historical	JUSTIN TROY HAMILTON	COT	

Transaction Code SYS Total ----- 20963.52

Cash Code 07 Total ----- 20963.52

Report Total ----- 20963.52

*** REPORT COMPLETED ***



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: Brent Trout, City Manager DOCUMENT #:
SECOND PARTY/SUBJECT: Downtown Ramada Hotel and Convention Center Community Improvement District PROJECT #:
CATEGORY/SUBCATEGORY 018 Public Hearings / 011 Other
CIP PROJECT: No
ACTION OF COUNCIL: Set Public Hearing 11-10-20. JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING to consider the advisability of establishing a Community Improvement District for the Downtown Ramada Hotel and Convention Center.

Voting Requirement: At least six (6) votes of the Governing Body is required.

(Approval would establish a community improvement district (Downtown Ramada Hotel and Convention Center) at 420 SE 6th Avenue proposing the imposition of a 2% sales tax to be imposed on retail sales and services within the district.)

VOTING REQUIREMENTS:

At least six (6) votes of the Governing Body is required.

POLICY ISSUE:

Whether to assist with the redevelopment of 420 SE 6th Avenue by establishing a community improvement district and imposing a 2% sales tax with the district. In October of 2011 the governing body established a CID policy that required potential projects meet one or more of the following criteria:

1. Promote cultural, historical, or artistic elements and enhance tourism and quality of life;
2. Attract unique commercial, office, industrial or mixed use development which will enhance the economic climate of the City and diversify the economic base;
3. Substantially promote economic development, investment or reinvestment in the community;

4. Encourage retail projects that enhance the base of attract new sales;
5. Provide for construction of facilities that promote tourism or enhance the quality of life within the City;
6. Upgrades older real estate through redevelopment or rehabilitation.

STAFF RECOMMENDATION:

Staff recommends the Governing Body conduct the public hearing. The ordinance and development agreement are scheduled to be considered on December 8, 2020, by the Governing Body.

BACKGROUND:

On November 8, 2020, the City received a petition from Jefferson Street Hotel Partners, LLC requesting the creation of a community improvement district for the redevelopment of property at 420 SE 6th Avenue.

State law authorizes a City to facilitate economic development by establishing a district and imposing sales tax on retail purchases and services within the district. The developer proposes a 2% sales tax for a period of 22 years commencing on April 1, 2021.

The Downtown Ramada Hotel and Convention Center project fits within the parameters of the established City of Topeka CID policy.

BUDGETARY IMPACT:

The City would not contribute any taxing funds to this project and assume no risk. The CID would impose an incremental sales tax within the district, the proceeds of which would be used to reimburse qualified developer cost.

A fund will need to be created for the Community Improvement District to collect sales tax proceeds. Once sales tax proceeds begin collections, a budget would need to be established in order to distribute funds.

SOURCE OF FUNDING:

Two percent (2%) sales tax levied in the community improvement district.

ATTACHMENTS:

Description

Resolution No. 9199 - Public Hearing Notice

Development Agreement - Jefferson Street Hotel Partners LLC

CID Application

CiD Petition

CID Policy

CID Procedures

RESOLUTION NO. 9199

A RESOLUTION introduced by City Manager Brent Trout, setting the public hearing to consider the advisability of establishing a Community Improvement District (CID) for the Downtown Ramada Hotel and Convention Center, pursuant to K.S.A. 12-6a26 et seq.

WHEREAS, K.S.A. 12-6a26 *et seq.*, as amended establishes the Community Improvement District Act (the "Act") for economic development and any other purpose for which public money may be expended; and

WHEREAS, cities are authorized to create a community improvement district ("CID") to assist with the financing of eligible projects provided cities comply with the procedures set forth in the Act; and

WHEREAS, the City has received a petition from the owner of record of One Hundred Percent (100%) of the land within the proposed CID generally described as the Downtown Ramada Hotel & Convention Center; and

WHEREAS, in order to assist in the redevelopment of this area, the City desires to consider the establishment of a CID as requested by Petitioners and in accordance with the Act; and

WHEREAS, K.S.A. 12-6a29 provides that any city proposing to establish a CID must adopt a resolution stating that the city is considering the establishment of a CID and include in such resolution notice that a public hearing will be held to consider the advisability of establishing the CID.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY that a public hearing shall be held to consider the advisability of establishing a Community Improvement District in the City Council Chambers of City Hall, 214 SE 8th Street, on December 1, 2020 at 6:00 p.m.

29 NOTICE OF PUBLIC HEARING

30 Notice is hereby given that the Governing Body shall meet for the purpose of holding
31 a public hearing in the City Council Chambers of City Hall, 214 E. 8th Street, at 6:00 p.m.
32 on December 1, 2020, to consider the advisability of establishing a Community
33 Improvement District ("CID"), more specifically described as follows:

34 A. GENERAL NATURE OF THE PROPOSED CID PROJECT:

35 The general nature of the proposed CID Project involves infrastructure
36 improvements to the Ramada Hotel & Convention Center that include:

- 37 --Upgrading fire sprinkler systems;
- 38 --Modernizing three elevator controls;
- 39 --Replacing existing windows in 124 hotel sleeping rooms with seal-
- 40 tight windows that do not open;
- 41 --Replacing perimeter windows on the third floor;
- 42 --Tuckpointing certain areas of brick on the exterior of the building;
- 43 --Adding a more energy efficient cooling tower;
- 44 --Asphalt overlay of parking lots;
- 45 --Converting 50 additional hotel rooms into apartments;
- 46 --Painting the 12-story tower building; and
- 47 --Replacing tower building windows.

48 B. ESTIMATED COSTS OF THE PROPOSED CID PROJECT:

49 \$4,198,795.00

50 C. PROPOSED METHOD OF FINANCING THE PROPOSED CID PROJECT:

51 The proposed method of financing the proposed CID Project is through
52 owner equity and commercial financing, using CID sales tax funds as a
53 source of funding for payments on a Pay-as-You-Go basis.
54
55
56
57
58

69 D. PROPOSED AMOUNT OF CID SALES TAX:

70
71 Two Percent (2.0%).

72
73 E. MAP OF THE PROPOSED CID DISTRICT.

74
75 The map of the proposed district is contained in **Exhibit A**, which is attached
76 hereto and incorporated herein by reference.

77
78 F. LEGAL DESCRIPTION OF THE PROPOSED CID DISTRICT:

79
80 A legal description of the proposed district is contained in **Exhibit B**, which is
81 attached hereto and incorporated herein by reference.

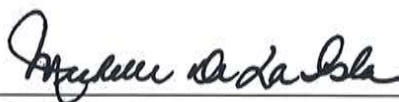
82
83 The hearing may be adjourned from time to time and until the Governing Body shall
84 have made findings by resolution as to the advisability of establishing a Community
85 Improvement District and levying a Two Percent (2.0%) sales tax within the District. All
86 persons desiring to be heard with reference to the creation of the District shall be heard
87 at this hearing.

88 Upon adoption of this Resolution, the City Clerk shall mail a copy, by certified mail,
89 return receipt requested, to each owner within the proposed District at least ten (10) days
90 prior to the date of the public hearing. The City Clerk shall publish this resolution at least
91 once each week for two consecutive weeks in the official city newspaper with the second
92 publication occurring at least seven (7) days prior to the date fixed for the public hearing.

93 ADOPTED and APPROVED by the Governing Body on November 10, 2020.

94
95 CITY OF TOPEKA, KANSAS




Michelle De La Isla, Mayor

ATTEST:

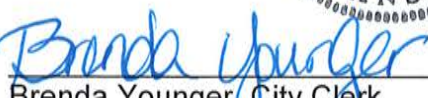

Brenda Younger, City Clerk

EXHIBIT A

**Downtown Ramada Inn
Community Improvement District Boundary Map**



EXHIBIT B
Legal Description of the Boundaries of the Proposed District

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block Y, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block U, together with all that portion of vacated Fifth Street bounded on the North by the South line of Block U, on the East by the West line of Jefferson Street, extended on the South by the North line of Block Y, and on the West by the East line of Madison Street extended, all in Keyway Subdivision in the City of Topeka, Shawnee County, Kansas.

DEVELOPMENT AGREEMENT

BETWEEN

THE CITY OF TOPEKA, KANSAS

AND

JEFFERSON STREET HOTEL PARTNERS, LLC

FOR IMPLEMENTATION OF THE

**DOWNTOWN RAMADA HOTEL & CONVENTION CENTER
COMMUNITY IMPROVEMENT DISTRICT**

DEVELOPMENT AGREEMENT

TOPEKA, KANSAS RAMADA HOTEL COMMUNITY IMPROVEMENT DISTRICT

This Development Agreement dated as of _____, 2020, for implementation of the Downtown Ramada Hotel and Convention Center Community Improvement District (the “Agreement”) is entered into by and between the **CITY OF TOPEKA, KANSAS**, a municipal corporation (the “City”), and Jefferson Street Hotel Partners, LLC, a Kansas limited liability company (the “Developer”) (collectively referred to as the “Parties”).

WHEREAS, the Developer has proposed to engage in the renovation and redevelopment of an existing hotel known as the Downtown Ramada Hotel and Convention Center, which is anticipated to include fire sprinkler system safety upgrades, modernization of three elevator controls, window repair and replacement, tuckpointing, addition of an HVAC cooling tower, asphalt overlay of parking areas, construction of additional apartment units and painting, with a capital investment of approximately Four Million Seven Hundred Thousand Dollars (\$4,700,000.00) (the “Project”), all upon approximately a seven (7) acre tract of land located at 420 SE 6th Avenue, Topeka, Kansas, described in ***Exhibit A***, which is attached hereto and incorporated herein by this reference (the “Project Area”); and

WHEREAS, the proposed Project consists of one parcel, as shown on the site plan, which is attached hereto as ***Exhibit B*** and incorporated herein by this reference (the “Site Plan”); and

WHEREAS, the Developer has filed a petition (“Petition”) with the City to establish the Downtown Ramada Hotel and Convention Center Community Improvement District (the “CID”) to impose a sales tax within the boundaries of the CID to assist with funding the costs of development within the Project Area; and

WHEREAS, the Developer and the City anticipate that the Project will provide significant economic benefits to the City and other political subdivisions, including payment of real property taxes to the City and other taxing subdivisions and generating retail sales tax revenues for the City and other entities collecting retail sales taxes; and

WHEREAS, entering into this Agreement serves the public purpose of enabling the Developer to proceed with the Project, thereby increasing economic development in the City and adding to the existing tax base within the City; and

WHEREAS, the City and the Developer desire to enter into this Agreement for the Project to provide the terms and conditions for payment and/or reimbursement of the Project Costs.

NOW THEREFORE, to improve, maintain and revitalize commercial activity in the City by assuring opportunities for redevelopment and attracting sound and stable commercial growth, to promote the public interest, to create new jobs in the City, to enhance the tax base of the City and to induce the Developer to undertake the Project, and in consideration of the premises and mutual covenants and agreement herein set forth, the City and the Developer do hereby covenant and agree as follows:

Section 1. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the hereinafter defined Act. Unless the context shall otherwise indicate, words importing the singular number shall include the plural, and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

“Affiliate” means an entity in which management authority or majority ownership is possessed by James W. Parrish, whether individually or through a trust or other entity in which Mr. Parrish possesses majority ownership or management authority.

“CID Act” means K.S.A. 12-6a26 *et seq.*, as amended and supplemented from time to time.

“CID Commencement Date” means April 1, 2021.

“CID District” means the Downtown Ramada Hotel and Convention Center Community Improvement District established by the City pursuant to the Ordinance, which contains within its boundaries the real property legally described in *Exhibit A* attached hereto.

“CID Eligible Project Cost” means the costs of the Project described in the column labeled “CID Eligible Projects Costs” on *Exhibit C*, which is attached hereto and incorporated herein by this reference. Such costs are eligible to be paid or reimbursed pursuant to the CID Act and in accordance with this Agreement; provided, however: (i) costs described in KSA 12-6a27(m)(2) through and including KSA 12-6a27(m)(8) shall not be CID Eligible Project Costs and (ii) Developer fees, interest on private financings and legal costs shall not be CID Eligible Project Costs.

“CID Ordinance” means Ordinance No. _____ passed by the Governing Body of the City on _____, authorizing the creation of the CID District and levying the CID Sales Tax, as amended from time to time.

“CID Sales Tax” means the Two Percent (2.0%) special Community Improvement District Sales Tax levied within the District and collected pursuant to K.S.A. 12-6a31, as amended.

“CID Sales Tax Fund” means the fund held in the City’s treasury into which proceeds of the CID Sales Tax are deposited. The City may designate a name for such fund on its books and records at its discretion.

“CID Taxpayers” means any individual or business located in the CID District and required to remit sales and use tax to the Kansas Department of Revenue (and its successors).

“CID Term” means a term commencing on the CID Commencement Date and ending on the date twenty-two (22) years following the CID Commencement Date: April 1, 2043. In no event shall any deposits be made into the CID Sales Tax Fund after expiration of the CID Term.

“City” means the City of Topeka, Kansas.

“City Clerk” means the duly appointed City Clerk of the City of Topeka, Kansas.

“Department of Revenue” means the Department of Revenue of the State of Kansas and any successor.

“Developer” means Jefferson Street Hotel Partners, LLC, a Kansas limited liability Company, and its successors and assigns.

“Director” means the Director of the Administrative and Financial Services Department of the City of Topeka, Kansas.

“Excusable Delays” means the delays for performance set forth in Section 14(f) herein.

“Governing Body” means the governing body of the City of Topeka, Kansas.

“Maximum Reimbursement Amount” means One Million Two Hundred Thousand (\$1,200,000.00).

“Parties” means, collectively, the City and the Developer.

“Petition” means the Petition requesting the creation of a Community Improvement District filed with the City Clerk on November 3, 2020.

“Project” means the redevelopment project described herein, which is located on the property described in the attached *Exhibit A*.

“Reimbursement Funds” means the CID Sales Tax Fund.

“Site Plan” means the site plan for the Project, as specifically set out on the attached *Exhibit B*.

“State” means the State of Kansas.

Section 2. District Formation and Purpose. Pursuant to the Act and proceedings of the City, including the Ordinance, the City has authorized the creation of the District. The purpose of creating the District is to provide the Developer with an economic incentive to undertake the Project and to provide for further economic development of the City. The purpose of this Agreement is to outline the rights, duties and obligations of the Parties as they relate to the District and to provide for the reimbursement to the Developer of the Eligible Project Costs from the proceeds of the CID Sales Tax, in accordance with the further terms of this Agreement.

Section 3. Representations of the Parties.

(a) The City is a municipal corporation organized under the laws of the State. The City is authorized pursuant to the Act to create the District, levy the CID Sales Tax, enter into this

Agreement and perform the duties and obligations of the City contained herein. The Governing Body has taken all requisite action to pass the Ordinance, which, when it becomes effective, creates the District and levies the CID Sales Tax. The Agreement constitutes a valid and binding obligation of the City in accordance with its terms.

(b) The Developer is a limited liability company duly organized and existing under the laws of the State. Throughout the term of this Agreement, the Developer agrees to maintain its status as such an entity, in good standing and authorized to do business in the State. The Developer has taken all requisite action under its organizational documents to authorize the execution of this Agreement and to perform the duties and obligations of the Developer contained herein. The Agreement constitutes a valid and binding obligation of the Developer in accordance with its terms.

Section 4. Project Costs. A description of the scope of the Project and CID Eligible Project Costs, as estimated and submitted by the Developer, are set forth on *Exhibit C*. The Developer represents that each of the costs designated as such is a CID Eligible Project Cost subject to the limitations set forth in the definition of CID Eligible Project Cost. The Parties agree that each of the amounts of the CID Eligible Project Costs may be adjusted higher or lower by Ten Percent (10%) than shown on *Exhibit C*, except as provided herein.

Section 5. Funding of Project. The CID Eligible Project Costs will be paid by, or on behalf of, the Developer as a pay-as-you-go-financing under the Act. The City will not advance any City funds for the payment of any CID Eligible Project Costs and will not provide any financing, including the issuance of any bonds or notes. Reimbursement to the Developer shall be made in accordance with Section 7 of this Agreement.

Section 6. Reimbursement of City Costs; Administration of CID Sales Tax

(a) As required by the City CID Procedures, the Developer shall be responsible for paying all costs necessary to comply with state law, including but not limited to: costs of legal publication notices, resolutions and ordinances. The Developer shall also reimburse the City for reasonable expenses associated with the City's financial advisor reviewing and evaluating the petition and this Agreement. Developer payments under this Section 6(a) shall be considered to be Eligible Project Costs.

(b) Subject to, and as specified by, the terms and conditions of this Agreement, the City agrees to perform, or provide for the performance of, the administration of the financing of the Eligible Project Costs. On or before January 1, 2021, the City shall provide notification to the Department of Revenue to commence the collection and reporting of the CID Sales Tax within the District in accordance with the provisions of the Act. The imposition of the CID Sales Tax shall commence on April 1, 2021, or as soon thereafter as the Department of Revenue begins the collection of the CID Sales Tax, and shall expire at the end of the CID Term. In the event the Developer has received reimbursements equal to the Maximum Reimbursement Amount prior to the expiration of the CID Term, the City shall have the right to continue to receive the CID Sales Tax for any statutorily permitted use within the Project Area at the sole discretion of the City.

Notwithstanding subsection (b), the City may repeal the Ordinance prior to the expiration of the CID Term if all of the following requirements are met:

(1) the aggregate reimbursements paid to the Developer from the CID Sales Tax Fund equal the Maximum Reimbursement Amount; *and*

(2) the Governing Body determines that the CID Sales Tax is no longer required to pay for costs associated with the District.

(c) Pursuant to the Act, the City shall establish the CID Sales Tax Fund as a segregated fund within the treasury of the City, which shall be held and administered by the City in accordance with this Agreement and the Act. Revenues collected from the CID Sales Tax received by the City from the Department of Revenue during the CID Term shall be deposited in the CID Sales Tax Fund.

(d) The City shall impose and collect a fee for the administration of the CID Sales Tax pursuant to Section 7 herein. On the 15th day of every month (or the next business day if such day shall not be a normal business day of the City) of each year during the term of this Agreement, the City shall withdraw from the CID Sales Tax Fund an amount equal to Two Percent (2%) of the aggregate deposits to the CID Sales Tax Fund.

Section 7. Reimbursement Procedures. Reimbursement of Eligible Project Costs is conditioned upon the following:

(a) Not more frequently than once per calendar month, the Developer shall submit to the City Clerk a Certification of Expenditures (in substantially the form attached to this Agreement as *Exhibit D*) signed by the Developer, with supporting documentation identifying the CID Eligible Project Costs for which the Developer seeks reimbursement. The supporting documentation shall be copies of invoices reflecting amounts billed, copies of checks, evidence of wire transfers or other cash payments by the Developer for the Project Costs, copies of bank or private funding loan documentation evidencing interest expense, lien waivers or other evidence that no mechanic's liens exist with respect to the construction of the Project for which reimbursement is sought and such other documentation as the City shall reasonably request.

(b) Each invoice shall contain a certification by the Developer that each cost submitted for reimbursement is a CID Eligible Project Cost, that such expense has been incurred by the Developer and that such expense has not been previously submitted for reimbursement hereunder. The City reserves the right to have its engineer or other agents or employees inspect all work in respect of which a Certification of Expenditure is submitted, to retain an outside accountant, engineer or attorney to evaluate and assist with processing Certifications of Expenditures for compliance with this Agreement, to examine the Developer's and other records relating to all CID Eligible Project Costs to be paid and to obtain from such parties such other information as is reasonably necessary for the City to evaluate compliance with the terms hereof.

(c) The City shall have fifteen (15) calendar days after receipt of any completed and executed Certification of Expenditure to review and respond by written notice to the Developer; provided, that the City may, prior to the end of such fifteen (15) day period, advise the Developer

if additional time is needed to review and respond to such Certificate, in which event the City shall respond by the extended date so indicated, which date shall not be more than thirty (30) days after the date of such notice. If, in the reasonable judgment of the officer or agent of the City charged with reviewing each Certification of Expenditure, the submitted documentation demonstrates that: (1) the payments requested in the Certification of Expenditure are for Eligible Project Costs, (2) the expense was incurred, (3) the Developer is not in default under this Agreement; (4) the ad valorem property taxes for property owned by the Developer within the District are current; (5) the Developer is current on its reporting pursuant to Section 9 of this Agreement; and (6) there is no fraud on the part of the Developer, then the City shall approve the Certification of Expenditure, and, if there are sufficient funds available in the Reimbursement Funds as set forth herein, make, or cause to be made, reimbursement to the Developer at the time set forth in subsection (d) of this Section. If the City disapproves the Certification of Expenditure, the City shall notify the Developer, in writing, of the reason(s) for such disapproval within such fifteen (15) calendar-day period (or such extended period as provided herein). However, if only certain line items on the Certification of Expenditure are disapproved and others are approved, if there are sufficient funds available in the Reimbursement Funds as set forth herein, the City shall make, or cause to be made, reimbursement for the line items of the Certification of Expenditure approved by the City. The Developer agrees to make a good faith effort to submit thorough and complete Certifications of Expenditures. The Developer may appeal a denial of one or more items of a Certification of Expenditure in accordance with the administrative appeal process in Chapter 2.145 of the Topeka Municipal Code. Approval of a Certification of Expenditure for reimbursement of CID Eligible Project Costs will not be unreasonably withheld.

(d) Subject to the further terms of this Agreement, if money is available in the CID Sales Tax Fund, any requested reimbursement approved pursuant to this Section 7 shall be paid to the Developer through the City's regular accounts payable process from the CID Sales Tax Fund; provided, however, that: (1) the aggregate disbursement from the CID Sales Tax Fund to the Developer shall not exceed the Maximum Reimbursement Amount; and (2) no disbursements to the Developer shall be made from the CID Sales Tax Fund after the expiration of the CID Term.

Section 8. City and Other Governmental Permits; Landscaping.

(a) Before beginning construction of any aspect of the Project, the Developer shall, at its expense, obtain or cause to be obtained any necessary planning documents, permits or licenses that may be required by the City, Shawnee County or any other governmental agency having jurisdiction over the Project. The City agrees to provide all customary assistance to the Developer in obtaining construction permits issued by the City.

(b) As an inducement for the City to consider approval of this Agreement, the Developer agrees to work with the City to create a mutually acceptable landscaping plan by no later than March 31, 2021.

Section 9. Reporting.

(a) Not later than January 25th of each year, commencing January 1, 2022 and ending the April 1st following the expiration of the CID Term, the Developer shall provide to the Director

a reporting, as of December 31st of the next preceding year, of (i) annual and cumulative Project Costs, Private Project Costs and reimbursements of CID Eligible Project Costs, including costs incurred in compliance with Section 8(b) herein, and (ii) taxable retail sales for each Taxpayer in the District.

(b) Not later than January 25th of each year, commencing January 1, 2020, and ending the April 1st following expiration of the CID Term, the Developer shall provide the Director with written notice of all current tenants of the Project and at all other times upon the written request of the Director.

(c) To the extent it may legally do so, sales tax information obtained pursuant to this section shall be kept confidential by the City in accordance with K.S.A. 79-3657, as amended. In furtherance of maintaining the confidentiality of the information provided in this section, the City shall take all reasonable steps necessary to ensure that such information is kept confidential.

(d) Developer agrees to use its best efforts to obtain waivers consenting to the release by the City of aggregate sales tax revenues generated within the District from all assignees, purchasers, commercial tenants, commercial subtenants or any other entity acquiring property or occupancy rights in the District.

(e) During the term that the City is obligated to make reimbursements to Developer under this Agreement, the Developer agrees that its books, records, invoices, and other documents, as may reasonably be necessary for an effective audit, shall be made available to the City, upon request of the City, if in the City's sole discretion, the City elects to inspect and examine said books, records, invoices and other documents for the purpose of verifying the accuracy of the Developer's sales tax returns. Said audit(s) shall be performed by the City, or its agent, and all reasonable costs associated with any such audit shall be assessed to and paid by the Developer.

(f) During the term that the City is obligated to make reimbursements to Developer under this Agreement, the Developer agrees to cause all commercial assignees, purchasers, tenants, subtenants, or any other entity acquiring any property rights or interest or occupancy rights or interests in the Project to be obligated by written contract (lease agreement or other enforceable written statement) to:

(1) provide to the Director sales tax returns for their facilities in the District;

(2) retain, for a minimum of five (5) years, all books, records, invoices, and other documents, as may reasonably be necessary for an effective audit of their sales tax returns; and

(3) make available for inspection by the City, or its agent, upon the written request of the City all books, records, invoices, and other documents as may reasonably be necessary for an effective sales tax audit. If the City, in its sole discretion, elects to perform a sales tax audit, the reasonable costs of said sales tax audit shall be borne by the Developer.

(g) During the term that the City is obligated to make reimbursements to the Developer under this Agreement, the Developer hereby agrees that each such written contract or agreement with such third parties shall provide that the City is an intended third-party beneficiary of the agreement and that the City has a separate and independent right to enforce the agreement directly against the commercial assignee, purchaser, tenant, subtenant, or other entity acquiring property interests or rights or occupancy interests or rights within the District.

(h) During the term that the City is obligated to make reimbursements to the Developer under this Agreement, upon the written request of the City not more than once each year, the Developer shall certify to the City in writing, under penalty of law, that its sales tax returns for the preceding year are true and materially accurate and that all reimbursement made hereunder are materially accurate and due and owing to the Developer -- as the result of its own sales tax returns -- under the Agreement.

Section 10. Rights of Access. For purposes of insuring compliance with this Agreement, representatives of the City shall have rights of access to the Project, without charges or fees, during normal business hours during the period of Project construction, to inspect work performed or being performed in the construction of the Project. City representatives shall carry proper identification, insure their own safety and shall not interfere with construction activity unless such activity is apparently in violation of this Agreement, City codes, state or federal regulations, statutes or other law. The right of access granted by this Section shall be in addition to the City's rights to access the Project in the exercise of its proper authority to regulate, and provide for, public safety and to issue and enforce required licenses and permits.

Section 11. Insurance and Indemnification. The Developer agrees to defend, indemnify and hold the City, its officers, agents and employees, harmless from and against all liability for damages, costs and expenses, including attorney fees, arising out of any claim, suit, judgment or demand arising from the negligent and/or intentional acts or omissions of the Developer, its contractors, subcontractors, agents or employees in the performance of this Agreement. The Developer shall give the City immediate written notice of any claim, suit or demand that may be subject to this provision. Not in derogation of the indemnification provisions set forth herein, the Developer shall, at its sole cost and expense, throughout the term of this Agreement and during all phases of the development described herein, to the extent Developer holds fee title to property within the District, insure and keep insured any vertical structures built in the District against direct loss or damage occasioned by fire, flood and extended coverage perils through insurers with an AM Best rating of no less than "A" and/or a rating that is acceptable to the City without co-insurance.

In the event of destruction or damage to any vertical structure owned by the Developer, the Developer shall repair or reconstruct the structure within the time parameters and other terms or provisions identified in any lease agreement with any Taxpayer in the District; provided, however, that in all events the Developer shall cause all damaged or destroyed property within the Project to be restored to a clean, safe and sanitary condition within One Hundred Eighty (180) Days after such damage or destruction of all or a portion of the project or within any extended period of time as may be agreed upon by the Parties.

Section 12. Local, State and Federal Laws. The Developer agrees that it shall abide by, and the Project shall be completed in conformity with, all applicable federal, state and local laws and regulations.

Section 13. Nondiscrimination During Construction. The Developer, for itself and its successors and assigns, agrees that in the construction of the Project, the Developer shall not discriminate against any employee or applicant for employment because of age, color, creed, disability, marital status, national origin or ancestry, religion or sex.

Section 14. Default and Remedies.

(a) The failure or delay by either of the Parties to this Agreement to perform any term or provision of this Agreement required of such Party, shall constitute an event of default under this Agreement, subject to rights of cure, as specified below.

(b) Notice of an event of default shall be given by the Party claiming such default to the other Party and shall contain the basis of the claimed default.

(c) No legal proceedings against the claimed defaulting Party shall be instituted nor shall the claiming Party be entitled to damages if, within fourteen (14) days from the receipt of a notice of claimed default, the claimed defaulting Party undertakes acts to cure, correct or remedy such claimed default, proceeds with due diligence to complete such cure, correction or remedy and such cure, correction or remedy is completed within thirty (30) days of the date such claimed defaulting Party received a notice of default. If the Party claimed to be in default cannot reasonably cure such claimed default within thirty (30) days, the claimed defaulting Party shall notify the other Party of such assertion with a proposed date to complete the cure; and default shall be suspended if the claimed defaulting Party commences curing the default within fourteen (14) days after receipt of written notice thereof and diligently prosecutes the cure to completion within the time period set forth in the notice to the Party claiming the default.

(d) In the event the defaulting Party does not cure the event of default as set forth in this Section, the non-defaulting Party shall have the right:

(1) by mandamus or other suit, action or proceedings at law or in equity, to enforce the rights of the non-defaulting Party against the defaulting Party and to require and compel duties and obligations required by the provisions of the Agreement or by the laws of the State;

(2) by suit, action or other proceedings at law or in equity, to enjoin any acts or things that may be unlawful or in violation of the rights of the non-defaulting Party; or

(3) to take such other action as necessary to protect the interests of the City, including suspending or cancelling reimbursements to the Developer from the CID Sales Tax Fund.

(e) Notwithstanding any other provision of this Agreement to the contrary, in no event shall the Developer or the City ever be liable for any punitive, special, incidental or consequential

damages in connection with this Agreement, or otherwise. For the purposes of this Section, consequential damages shall include, but not be limited to, lost tax revenue or other similar losses that are not direct out-of-pocket costs incurred by the non-defaulting Party.

(f) In addition to specific provisions of this Agreement, performance by a Party hereunder shall not be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where the Party seeking the extension has acted diligently and delays or defaults are due to events beyond the reasonable control of the Party such as, but not limited to: war; insurrection; strikes; labor shortages; market conditions; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; epidemics; quarantine restrictions; freight embargoes; unusually severe weather; government delays or prohibitions; administrative and permitting delays (that have not been caused by any act or omission of the Developer); or any other causes beyond the control or without the fault of the Party claiming an extension of time to perform ("Excusable Delays"). The time of performance hereunder shall be extended for the period of any delay or delays caused or resulting from any Excusable Delay of the foregoing causes. The Developer shall provide notice to the City if and when any such Excusable Delays occur and the Developer may be granted such extensions based upon the period of such Excusable Delays.

(g) Specific Events of Default. The Developer shall be considered to be in default if any of the following occurs:

(1) The Developer commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereafter in effect, or if the Developer takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to the bankruptcy or insolvency.

(2) If a petition is filed against the Developer under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against the Developer under any other federal or state law in effect at the time relating to bankruptcy or insolvency.

(3) The Developer makes a general assignment for the benefit of creditors.

(4) If a trustee, receiver, custodian or agent of the Developer is appointed under applicable law or under contract, whose appointment or authority to take charge of property of the Developer is for the purpose of enforcing a lien against property in the District or for the purpose of general administration of such property for the benefit of the Developer's creditors.

(5) The Developer does not commence work on the Project by September 30, 2021. Commencement of work shall mean a notice to proceed that has been provided and substantial work has been completed on the elevator controls upgrade identified in *Exhibit C*.

(6) The Developer fails to complete or construct the Project components contemplated in *Exhibit C* (generally identified as fire sprinkler system upgrades, window

replacement, elevator control upgrades, exterior tuckpointing, HVAC upgrades, painting and asphalt overlay of parking areas) on or before March 31, 2024, unless the Parties agree in writing to extend the time.

(7) The Developer fails to spend at least a minimum of One Million Five Hundred Thousand Dollars (\$1,500,000.00) on the Project by March 31, 2024 unless the Parties agree in writing to change the minimum amount.

(8) The Developer fails to restore the Project to a clean, safe and sanitary condition, as required by Section 11 of this Agreement within One Hundred Eighty (180) days of any damage or destruction of all or a portion of the project or within any extended period of time as may be agreed upon by the Parties in accordance with Section 11.

(9) The Developer fails to make payments required by Section 6(a) of this Agreement within fifteen (15) days of written demand.

(10) The Developer fails to complete each component of the mutually agreed-upon landscaping plan, referenced in Section 8(b) above, on or before December 31, 2026.

Section 15. Governing Law, Jurisdiction.

(a) This Agreement shall be governed by, interpreted and enforced pursuant to the laws of the State.

(b) The Parties agree that any legal actions arising out of this Agreement will be instituted in the District Court of Shawnee County, Kansas or, in the case of federal jurisdiction, in the Federal District Court for the District of Kansas.

Section 16. Rights and Remedies Cumulative, Waivers. Except as otherwise expressly provided in this Agreement, the rights and remedies of the Parties shall be cumulative, and the exercise by one Party of one or more such rights shall not preclude the exercise by it, at the same or different times, of any other rights or remedies specified herein. Any failure or delay by either Party in asserting any of its rights and remedies as to any default hereunder shall not operate as a waiver of such default or of any rights or remedies specified hereunder, or deprive either Party of its right to assert and enforce any such right or remedy.

Section 17. Amendments. This Agreement may be amended by the Parties which amendment shall be in writing and shall not cause the Agreement to be in violation of the Act.

Section 18. Transfer and Assignment. The Parties acknowledge that the Developer's expertise in managing like projects and its commitment to Topeka were material inducements to the City undertaking this Agreement. As such:

(a) The Developer may not assign this Agreement, or the rights, duties and obligations hereunder, without the prior written consent of the City. In determining whether to approve such an assignment, the City will similarly assess the proposed assignee's expertise in constructing and

managing like projects and its commitment to Topeka; provided, however, that it shall be unreasonable to disapprove any such assignee if such assignee possesses the requisite financial qualifications and capabilities to perform the duties and obligations contained within this Agreement. The City's consent to any proposed assignment may not be unreasonably withheld.

(b) Notwithstanding the foregoing, the Developer may:

(1) assign or pledge its rights under this Agreement to any Affiliate by giving thirty (30) days' prior written notice to the City of its intent to proceed with such assignment or pledge; and/or

(2) collaterally assign or pledge its rights to payments due hereunder to its lender. The Developer shall provide written notice to the City of such assignment or pledge within one month of execution of the same, addressed to the Topeka City Manager, including a copy of any agreement evidencing such collateral assignment or pledge to such third party.

(c) Nothing herein shall prohibit (or require City approval to allow) the Developer from forming additional development or ownership entities to replace or joint venture with the Developer for the purpose of business and/or income tax planning; provided, however, that such additional development ownership entities or joint ventures shall be an Affiliate.

Section 19. Notices, Demands, Communications among Parties. Any notice, request, complaint, demand or other communication required or desired to be given or filed under this Agreement shall be in writing, addressed to the following:

(a) To the City at:
CITY OF TOPEKA, KANSAS
City Hall, Room 355
215 SE 7th Street
Topeka, Kansas 66603
Attn: City Manager

With a copy to:
City Clerk
City Hall, Room 166
215 SE 7th Street
Topeka, Kansas 66603

(b) To the Developer at:
Jefferson Street Hotel Partners, LLC
700 SW Jackson, Suite 200
Topeka, Kansas 66603

Such notice shall be deemed duly given or filed if the same shall be: (i) duly mailed by registered or certified mail, postage prepaid; or (ii) communicated via fax, with electronic or telephonic confirmation of receipt. The Parties may from time to time designate, by notice given hereunder to the others of such Parties, such other address to which subsequent notices, certificates or other communications shall be sent. All notices given by: (i) certified or registered mail as aforesaid shall be deemed duly given as of the date they are so mailed; and (ii) fax as aforesaid shall be deemed duly given as of the date of confirmation of receipt.

Section 20. Entire Agreement. This Agreement is executed in duplicate originals, each of which shall be considered an original. This Agreement, including the Exhibits hereto, constitutes the entire agreement and understanding of the Parties. This Agreement supersedes all negotiations or previous agreements between the Parties or their predecessors in interest with respect to all or any part of the subject matter of this Agreement.

Section 21. Electronic Transactions. The transactions related thereto and described herein may be conducted and documents may be stored by electronic means.

Section 22. Severability. The invalidity or inability to enforce any one or more phrases, sentences, clauses or sections of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement.

Section 23. No Liability of City Officials or Employees. All liabilities under this Agreement on the part of the City are solely corporate liabilities of the City and no officer, employee, or agent of the City shall have any personal or individual liability under this Agreement for anything done or omitted to be done by the City hereunder.

Section 24. Counterparts. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement. Hand signatures transmitted by electronic mail in portable document format (PDF) or similar format shall also be permitted as binding signatures to this Agreement.

Section 25. Effective Date; Original Development Agreement. This Agreement shall take effect on the date first written above; provided, however, that the Governing Body has approved the Agreement in conjunction with approval of the District via ordinance.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as the dates set forth opposite the signatures and represent that the individuals executing this Agreement on behalf of the Parties have the express authority to do so.

CITY OF TOPEKA, KANSAS

(SEAL)

By: _____
Brent Trout, City Manager

ATTEST:

By: _____
Brenda Younger, City Clerk

**JEFFERSON STREET HOTEL PARTNERS,
LLC**
a Kansas limited liability company

By:  _____
James W. Parrish, Managing Member and CEO

EXHIBIT A
Legal Description of Project Area

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block Y, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block U, together with all that portion of vacated Fifth Street bounded on the North by the South line of Block U, on the East by the West line of Jefferson Street, extended on the South by the North line of Block Y, and on the West by the East line of Madison Street, extended, all in Keyway Subdivision in the City of Topeka, Shawnee County, Kansas.

EXHIBIT B
Proposed Project Site Plan

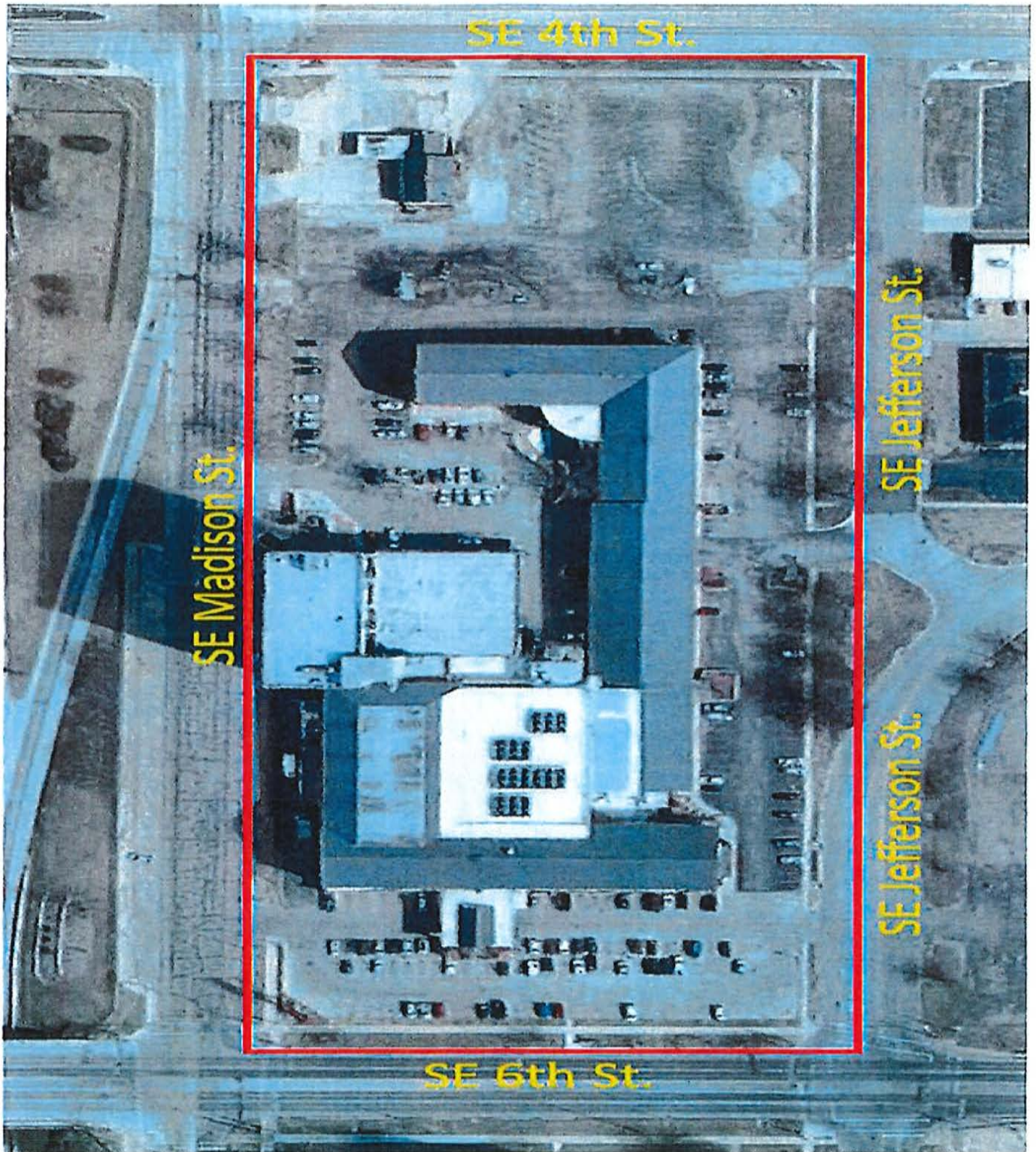


EXHIBIT C
Project Costs including Eligible Project Costs

Exterior Improvements

- | | |
|---|----------------|
| • Tuckpoint red brick/selected (est.) | \$25,000.00 |
| • Paint Tower (est.) | \$100,000.00 |
| • Replace openable windows in tower (est.) | \$81,208.00 |
| • Replace third floor windows in tower (est.) | \$45,025.38 |
| • Replace remaining windows in tower (bid) | \$2,735,037.04 |

Building Systems Improvements

- | | |
|---|--------------|
| • Fire sprinkler system safety upgrades (bid) | \$54,560.81 |
| • Replace tower elevator controls (bid) | \$351,337.48 |
| • Replace cooling tower for HVAC system (bid) | \$150,000.00 |

Interior Improvements

- | | |
|---|----------------|
| • Convert 50 hotel rooms into apartments (est.) | \$1,000,000.00 |
|---|----------------|

Sidewalks/Curb and Gutter Improvements

- | | |
|---|--------------|
| • Sidewalks/Curb and Gutter Improvements (est.) | \$100,000.00 |
|---|--------------|

Landscaping

- Costs associated with the landscaping work identified in the plan referenced in Section 8(b) of the Development Agreement shall be considered an eligible project cost.

Parking

- | | |
|--------------------------------------|--------------|
| • Parking lot asphalt overlay (est.) | \$150,000.00 |
|--------------------------------------|--------------|

Soft Costs

- | | |
|--|-------------|
| • Design and engineering work, if applicable (est.) | \$50,000.00 |
| • Construction management work, if applicable (est.) | \$15,000.00 |
| • Consultant fees, if applicable (est.) | \$25,000.00 |

ESTIMATED CID ELIGIBLE PROJECT COSTS:	\$4,882,168.71
--	-----------------------

Incentive reimbursement shall be made to the Developer based on amounts spent by the Developer for Eligible Project Costs. Line items listed above are estimates only and in the event that the total amount stated above is not required for any Project Cost, any savings on a specific line item may be applied, at the Developer's discretion, to other line items of the Project.

EXHIBIT D
Certificate of Expenditures

CERTIFICATION OF EXPENDITURES
RAMADA HOTEL PROJECT

Date: _____

Certification # _____

City Clerk of the
City of Topeka, Kansas

In accordance with the Development Agreement for the Ramada Hotel Project dated _____, 20__ (the "Agreement"), between the City of Topeka, Kansas (the "City"), and _____ (the "Developer"), the Developer hereby certifies, with respect to all payment amounts requested pursuant to this Certificate to be reimbursed to the Developer, as follows:

1. To the best of my knowledge, all amounts are Eligible Project Costs (as defined in the Agreement) that are reimbursable to the Developer pursuant to the Agreement and the CID Act (as defined in the Agreement).
2. All amounts have been advanced by the Developer for Eligible Project Costs (as defined in the Agreement) in accordance with the Agreement and represent the fair value of work, materials or expenses.
3. No part of such amounts has been the basis for any previous request for reimbursement under the Agreement.
4. All taxes and assessments which are currently due on any portion of the CID owned by the Developer have been paid.
5. The Developer is current on its reporting pursuant to Section 9 of the Agreement.

The Developer further certifies that all insurance policies required to be in force under the Agreement are in full force and effect and that the Developer is in compliance, in all material respects, with all further terms of the Agreement.

The total amount of reimbursement requested by this Certificate is \$ _____, which amount is itemized on Attachment A-1 attached hereto and which Attachment A-1 includes _____ page(s), is incorporated herein by reference and has been initialed by the authorized representative of the Developer who signed this Certificate. Attached to Attachment A-1 are copies of the contract, invoice or other billing for the Eligible Project Costs for which Developer seeks reimbursement, along with copies of checks, evidence of wire transfers or other evidence of payment by the Developer of such Eligible Project Costs and hereby certify that such copies are true and accurate copies of the original documents.

JEFFERSON STREET HOTEL PARTNERS LLC
a Kansas limited liability company

By: _____
James W. Parrish, Managing Member and CEO

ATTACHMENT
TO CERTIFICATION OF ELIGIBLE PROJECT COSTS
JEFFERSON STREET HOTEL PARTNERS, LLC
PAGE ____ OF ____

ORIGINAL

Parrish Management Corporation

Jayhawk Tower
700 Jackson, Suite 200
Topeka, KS 66603-3757
Telephone (785) 233-5411
Facsimile (785) 233-5440

September 3, 2020

Mr. Brent Trout
Topeka City Manager
215 SE 6th Avenue, # 352
Topeka, KS 66603

20 NOV 3 PM 3:49
REC'D TOPEKA CITY CLERK

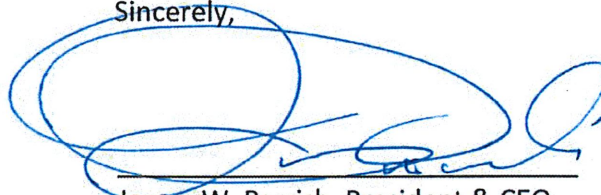
RE: Community Improvement District

Dear Mr. Trout,

On behalf of Jefferson Street Hotel Partners LLC, please accept this application for Community Improvement District.

If you have any questions, please do not hesitate to contact me.

Sincerely,



James W. Parrish, President & CEO
Parrish Management Corporation

parrishhotels.com



Steven K. Johnson
Executive Vice President

700 SW Jackson, Ste. 200
Topeka, KS 66603
785-233-5411

sjohnson@parrishhotels.com 

JWP/jw

CITY OF TOPEKA
APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT (CID)

Complete all information and if necessary, please attach additional sheets to fully
answer each question and include attachments described in Appendix

1. Applicant Information

a. Company Name: **Jefferson Street Hotel Partners, LLC owner of Downtown Ramada Hotel & Convention Center located at 420 SE 6th Ave, Topeka, KS 66607 Phone: 785-233-5411**

Management Address: **700 SW Jackson, Suite 200, Topeka, KS 66603**

Contact Person (if an entity): **James W. Parrish, Managing Member of the LLC**

Email: **jwp@parrishhotels.com**

Fax: **785-233-5440**

b. Applicant's Legal Counsel Name: **James W. Parrish**

Phone: **785-233-5411**

Address: **700 SW Jackson, Suite 200, Topeka, KS 66603**

Email: **jwp@parrishhotels.com**

Fax: **785-233-5440**

c. Applicant's Engineer: **N/A**

Phone: **N/A**

Address: **N/A**

Email: **N/A**

Fax: **N/A**

2. Applicant's Business Information

a. Other: **Limited Liability Company**

b. State of incorporation/organization and year: **Kansas, 2003**

c. If the Applicant is a corporation, list the officers, directors, and stockholders holding more than 5% of the corporation's stock. (State the name, address, telephone and relationship to Applicant. If a company is not yet formed, include as much data as possible concerning potential officers, directors and stockholders): **N/A**

d. If the Applicant is a general partnership, list the general partners; and if a limited partnership, list the general partners and limited partners; with more than 5% of the partnership. (State the name, address, telephone and relationship to Applicant. If a partnership has not yet formed, include as much data as possible concerning potential partners): **See chart below**

Members with more than 5% ownership of the LLC are as follows:

Percentage of Ownership as of September 1, 2020

Name	Distribution Percentage	Number of Units
James W. Parrish	53.16%	53.16
Hohman Limited Partnership	17.84%	17.84
Row Realty, Inc	16.36%	16.36
Shekhar K. Challa, MD	7.44%	7.44
Patrick W. Cullen	5.20%	5.20
Totals	100%	100

James W. Parrish
Managing Member
700 SW Jackson, Suite 200, Topeka, KS 66603; 785-233-5411

Hohman Limited Partnership, c/o Loren H. Hohman II, General Partner
Member
3027 W Jarloth, Chicago, IL 60645; 773-274-8270

Row Realty, Inc, c/o Judy Row, President
Member
2001 NW Highway 24, Topeka, KS 66618; 785-235-1015

Midwest Mobile Medical, LLC, c/o Shekhar K. Challa, MD
Member
2200 SW 6th Street, Suite 104, Topeka, KS 66603; 785-354-8518

Patrick W. Cullen
Member
6419 SE Stubbs Rd, Berryton, KS 66409; 785-215-8255

e. Has the Applicant, or any partner, officer, or member or director of the Applicant or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever been charged with and/or convicted of a criminal offense (other than traffic violations) or charged by any regulatory agency with violations of financial or professional regulations? **No**

If yes, state the name of the business or individual, the caption of the proceeding, court and year in which it was filed, and its disposition and/or status: **N/A**

f. Within the last ten (10) years, has the Applicant or any partner, officer, member or director of the Applicant; or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, been a debtor in bankruptcy? **No**

If yes, state the name of the business or individual, the caption of the proceeding, the court and year in which it was filed, and its disposition and/or status: **N/A**

g. Has the Applicant, or any officer, member, director, or partner of the Applicant or any entity in which any partner, officer, or director of the Applicant is or was a partner, officer, member or director, ever defaulted on any bond or mortgage commitment? **No**

If yes, state the name of business or individual, year and any relevant circumstances: **N/A**

3. General CID Project Information

a. Description of the underlying CID Project for which financing is requested:

The Ramada Hotel and Convention Center in downtown Topeka is 55 years old with original construction completed in 1965. An additional wing was added in 1968, and the tower and atrium were added in 1974 and 1983, respectively. Known then as Ramada Inn, the hotel was operated by its original owner until it sold to Applicant in April of 2003. Applicant immediately began a vast program of remodeling and refurbishing all aspects of this full-service hotel, an effort that continued over 10 years. This required the investment of considerable funds resulting in a successful multi-purpose enterprise. However, because of its age, critical infrastructure improvements are needed, without which, it is unlikely that the business will be able to continue for the long term.

The project includes the 7-acre tract that contains the hotel, commercial space and apartments. This includes a 213-room hotel licensed to Ramada Worldwide, 86 residential apartments, three privately leased living units on the 12th floor, approximately 22,000 square feet of commercial office and retail space and 32,000 square feet of banquet and meeting rooms. All occupants of the property are tenants of the Applicant, except the hair salon which is leased to a private operator. The infrastructure improvements planned for the Ramada include the following:

- 1) Fire sprinkler system safety upgrades – The Project includes replacing and upgrading the valves and other hardware in the fire sprinkler system to remain code compliant. These upgrades would provide proper flow detection and enhance the safety of our tenants and guests.**
- 2) Modernize three elevator controls – Two passenger elevators and the freight elevator in the tower need critical electronic control upgrades. The Project includes new controls, AC motors, hoist ropes, MAC door operators, signal fixtures, travelling cables, and hoist-way wiring for the three elevators. These upgrades would have significant energy savings and increase the reliability and life of the elevators.**
- 3) Replace openable windows – The 124 hotel sleeping rooms in the Ramada tower have windows that originally were designed to open. These windows are damaged and need to be replaced with seal-tight windows that do not open for safety, energy conservation and sound abatement, not to mention the improvement in appearance.**
- 4) Third floor windows – The Ramada's lease with the State of Kansas Gaming Agency requires the replacement of perimeter windows on the 3rd floor for that commercial tenant.**
- 5) Tuckpoint brick – The Project includes tuckpointing certain areas of the brick on the exterior of the building to enhance the structural integrity and longevity of the property.**

- 6) HVAC cooling tower – Although the cooling tower was replaced in 2012 with the installation of the new chiller, it is flawed, and its useful life is limited. The warranty has expired. The owner plans to add a new, more efficient and higher quality cooling tower to help ensure the continuity of business and retain the existing cooling tower as a backup unit.
- 7) Asphalt overlay – Although most of the parking lots have been maintained with seal coating and patching, they will require overlaying with new asphalt, especially the lot at the north end of the property to properly maintain them.
- 8) Additional apartments – Conversion of 50 more hotel rooms into one- and two-bedroom apartments will create more downtown living space. To date, owners have renovated the northeast building and east building which formerly housed hotel rooms into apartments and believe there is demand for additional downtown living units. The Ramada plans to gradually renovate at least 50 of its existing hotel rooms into one- and two-bedroom apartments upon the completion of the fire safety system upgrade, replacement of elevator controls and replacement of windows specified above.
- 9) Paint 12-story tower building – The Project includes a plan to repaint the tower in the next 5 to 10 years. It was last painted in 2007. Repainting the tower will help seal areas around the windows as well as other areas to protect against any potential leaking or water damage. It will also improve the aesthetics of the tower.
- 10) Tower Windows – Within the next 15 years, the windows in the Ramada tower will need to be replaced. At this stage they will be more than 50 years old. Replacement will include sun protection, provide a better sound barrier and provide considerable energy savings all adding to the comfort level for hotel guests and commercial tenants.

b. General Location of CID Project

The area bounded by SE 4th, SE Madison Avenue, SE 6th Street and SE Jefferson Street.

c. Total square feet in proposed District, excluding right of way and other common area:

Approximately 305,000 square feet of land.

d. Legal description of the proposed District:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block Y, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block U, together with all that portion of vacated Fifth Street bounded on the North by the South line of Block U, on the East by the West line of Jefferson Street, extended on the South by the North line of Block Y, and on the West by the East line of Madison Street extended, all in Keyway Subdivision in the City of Topeka, Shawnee County, Kansas

e. Number of Tracts, Parcels or Lots in proposed District: One Parcel

f. Does the Applicant own all the Property in the District? Yes

If not, provide the name, address and phone number of the Owner(s) in the District and evidence of their willingness to participate in the Petition. Or if Applicant intends to own 100% of the property, provide evidence of site control (i.e. deed, option to purchase or purchase contract). **N/A**

g. Are all areas within the proposed District platted? **Yes**

If yes, provide the County parcel ID numbers: **1093202017001000**

If no, identify the number without County parcel ID numbers and the status of any pending plats: **N/A**

h. Will the proposed District have 100% participation? **Yes**

i. If the project has current tenants or leases, please provide the contact information (business name; contact person; address; and phone number) for each:

ASA Strategic Marketing (Office tenant only. No sales tax generated)
420 SE 6th Ave., Suite 320, Topeka, KS 66607
Jim Dienes
785-273-5411

Court Appointed Special Advocates (Shawnee County office of CASA) (Office tenant only. No sales tax generated)
420 SE 6th Ave., Suite 2002, Topeka, KS 66607
Jamie Dempewolf
785-215-8280

Court Appointed Special Advocates (State office for CASA) (Office tenant only. No sales tax generated)
420 SE 6th Ave., Suite 2000, Topeka, KS 66607
Vanessa Dudley-Miller
785-215-8279

Kansas Beer Wholesalers Association (Office tenant only. No sales tax generated)
420 SE 6th Ave., Apt 579, Topeka, KS 66607
Jason Watkins
785-408-8087

Kansas Democratic Party (Office tenant only. No sales tax generated)
420 SE 6th Ave., Suite 30, Topeka, KS 66607
Ben Meers
785-234-0425

Kansas State Gaming Agency (Office tenant only. No sales tax generated)
420 SE 6th Ave., Suite 3000, Topeka, KS 66607
Kala Loomis
785-368-6262

NAACP (Office tenant only. No sales tax generated)
501 SE Jefferson, Suite 31, Topeka, KS 66607
Darcella Goodman
785-266-2227

National Association of Social Workers (Office tenant only. No sales tax generated)
420 SE Jefferson, Suite 2001, Topeka, KS 66607
Becky Fast
785-550-4891

Second Chance Services (Office tenant only. No sales tax generated)
420 SE 6th Ave., Suite 20 C&D, Topeka, KS 66607
Dr. Russel Burton
785-845-6872

Sunflower State Games (Office tenant only. No sales tax generated)
420 SE 6th Ave., Suite 22, Topeka, KS 66607
Cassie Criger
785-235-2295

12nd Floor LLC (Privately leased living units only. (May generate sales tax)
420 SE 6th Ave., 12th Floor, Topeka, KS 66607
Eileen Briggs
785-537-8330

Hair Today Gone Tomorrow, LLC dba Bell Hair (Commercial rental space. No sales tax on services but small amounts generated on hair-product sales)
420 SE 6th Ave., Suite 100, Topeka, KS 66607
Nicole Bell
785-221-2319

(Notification of owners, tenants and lessees of any request for a CID sales tax is required prior to the public hearing)

4. Financing

a. Description of CID Project and costs to be financed and estimated cost for each component:

1) Fire sprinkler system safety upgrades (bid)	\$54,560.81
2) Replace tower elevator controls (bid)	\$351,337.48
3) Replace windows openable windows in Tower (est.)	\$81,208
4) Replace 3 rd floor tower windows (est.)	\$45,025.38
5) Tuckpoint red brick selected areas (est.)	\$25,000
6) Replace cooling tower for HVAC system (bid)	\$150,500
7) Parking lot asphalt overlay (est.)	\$150,000
8) Convert 50 hotel rooms into apartments (est.)	\$1,000,000
9) Paint tower (est.)	\$100,000
10) Replace remaining tower windows (bid)	\$2,735,037.04
Total Estimated Cost of CID Improvements	\$4,692,668.71

b. Estimated cost of total project in which CID is proposed: **\$4,692,668.71**

c. Proposed methods of financing. If more than one, please indicate:

The intention is to use owner equity and commercial financing for those projects that need immediate attention using CID funds as a source for part or all the payment on this financing.

(i) Special Assessments: **No**

(ii) Paid in full or part by sales tax or only by assessments? **N/A**

(iii) Assessment and Amount:

Front Footage Estimated Cost per F.F. \$

Square Footage Estimated Cost per S.F. \$

(vi) Note: there cannot be any assessment against the City at large.

d. CID Sales Tax: **Yes**

(i) Amount of increment (increments of .10 or .25, not to exceed 2%): **2%**

(ii) Note: Dept of Revenue shall keep 2% of amount collected up to \$60,000/year for administration.

5. Financing/Bonds:

a. Do you request the City issue special obligation bonds? **No**

If yes, what is the requested term of the bonds? (maximum is 22 years): **N/A**

b. Do you plan to use pay-as-you-go (maximum is 22 years for sales tax)?

Yes, Owner is requesting the CID tax increase to be in effect for the maximum of 22 years. The plans are to use a combination debt financing for projects needing immediate attention and then revert to a pay-as-you-go plan. The CID will generate an estimated \$45,000 per year for a total of \$990,000 over the 22-year. This is approximately 23.58% of the total estimated project costs.

c. Estimated dates to commence and complete construction:

Work will begin immediately upon approval of this CID application on the fire-safety upgrades (estimated completion December 31, 2021). Within the first three months of 2021, owner will begin replacement of controls on two tower passenger elevators (estimated completion September 1, 2021). The tower freight elevator controls will be replaced immediately thereafter. The 3rd floor tower window replacement will commence no later than June 1, 2021 and will be completed in phases (to avoid tenant disruption) so that they are all replaced by December 31, 2023. As funds become available to pay off each project, the most pressing item will be addressed generally following the estimated dates below.

d. Will there be a phasing plan? If so, describe the phasing plan including the proposed improvements, their estimated cost, and date of construction of each will be commenced and complete:

Yes, after completion of the fire-safety upgrades, replacement of elevator controls and 3rd-floor windows, the remaining projects will be phased in as investor funds and CID funds are available. The first three priority projects will proceed simultaneously. The fire-safety upgrades will begin immediately and will be completed within 12 months (December 31, 2021). The elevator electronic control improvements will begin within the first three months of 2021 with completion of the two passenger elevators by September 1, 2021. Renovation of the freight elevator controls will begin immediately after the passenger elevators are completed and will be finished no later than the end of 2021. Because

the Ramada's obligation to the State Gaming Agency requires completion in phases, work on the perimeter windows of the tower's third floor will need to begin no later than June 1, 2021 and proceed over the next two years in order to meet the December 31, 2023 deadline required by the Gaming Agency lease. Tuck pointing of exterior red brick will begin after January 1, 2021 and will continue as weather permits.

The new cooling tower will be ordered no later than January 1, 2024 with installation to be completed before warm weather in the spring of that year.

The asphalt overlay will not begin until the asphalt plants open in the spring of 2024. Owner has accomplished patching and seal coating that will carry the property until that time. The Ramada anticipates the conversion of hotel rooms into apartments will begin no sooner than January 1, 2024 and will proceed gradually over the following five years as funds are available.

Beginning no later than January 1, 2028, painting and sealing of the exterior of the 12-story tower building will begin and will be completed that year.

The replacement of the remaining tower windows will not commence prior to January 1, 2030 with the intention to complete that project within two years of commencement.

6. Additional Information:

Any additional information you believe is relevant or helpful to the consideration of this application:

The Ramada Downtown Hotel and Convention Center has served this community as a top-quality venue with multiple use for more than 55 years. It serves traveling hotel guests, hosts conventions for organizations from all over the state and surrounding states, provides banquet services for local organizations and provides downtown homes for residential apartment tenants and commercial office space for small businesses. Topeka citizens consider the Ramada as their "Community Hotel." Important life events occurred here, whether it was a wedding reception, a New Year's Eve party, a banquet, a Prayer Breakfast, class reunion, high-school prom or the site of the Bar Examination. It began to fade in importance as it entered the new century, but the new owner changed all of that with millions of dollars in new investment and an expansion of the multi-purpose mission. In 2003 that restoration began and continued over 10 years. Despite the Great Recession of 2008, it continued to increase its service to Topeka citizens and those who visited our Capital City.

While the property may not always be known under the franchise label of Ramada, it will always be a significant landmark in Topeka bridging the east side of town with Topeka's downtown and providing services for people of all income levels.

It has hosted dozens of celebrities including the venerable comedian Bob Hope and other artists including Art Garfunkel, country singer George Jones, comedian Bob Newhart, country singer Kenny Rogers, Arnold Schwarzenegger (former California Governor and actor), George Strait, Hulk Hogan, Winston Marsales, Charlton Heston and Vanna White, to name a few. This hotel has served Presidents Gerald Ford, Ronald Reagan, George H. W. Bush, Bill Clinton and Barack Obama who either stayed or gave major addresses here. Other national leaders include the late Congressman John Lewis and U.S. Senators Bob Dole, Frank Carlson, Nancy Kassebaum (all of Kansas) and the late Sen. Bobby Kennedy (two weeks before his assassination), Also, then Sen. Joe Biden (before his election to Vice President), Sen. Al Gore (before his election to Vice President), Sen. John Glenn (first astronaut to orbit the earth),

Nebraska Sen. Bob Kerry and Missouri Sen. Jean Carnahan. This is just a partial list. There are many more including most Kansas state-wide elected officials, Republican and Democrat (Gov. Bob Docking, Gov. Bob Bennett, Gov. John Carlin, Gov. Mike Hayden, Gov. Joan Finney, Gov. Bill Graves, Gov. Sam Brownback, Gov. Kathleen Sebelius, Gov. Laura Kelly, Attorney General Vern Miller, U.S. Rep and Secretary of Agriculture Dan Glickman, U.S. Rep. Jim Slattery and many others).

This hotel continues to serve thousands of people each year and has potential to attract thousands more visitors to Topeka and attract additional commercial businesses. The proposed Community Improvement District (CID) funds will assist with critical infrastructure improvements needed for this business to continue.

Application has been made for designation on the National Historic Register. The Ramada already has been named a Historic Landmark by the City of Topeka. Its Interior features numerous artifacts from the governor's mansion that was once located at the corner of 8th and Buchanan in Topeka, and these items are now preserved forever for guests, patrons and others to see and appreciate. The property also contains a significant military history museum. One of the main advantages of the location, in addition to proximity to I-70, is the large amount of parking space available to serve our hotel guests, banquet attendees and commercial and residential tenants.

While the impact of COVID-19 has been harmful to the hospitality business generally and to this hotel, the resulting operational changes have provided the opportunity define the mission of the hotel and have accelerated the need to make operational changes for this multi-purpose property to operate successfully. Our experience over the last five months has shown a steady, predictable flow of income from a solid customer base catering to travelers and commercial and residential tenants.

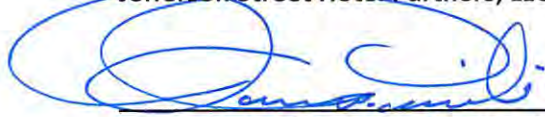
It is significant to note that most of the sales tax generated will come from out-of-town hotel guests. Also, it is significant that the hotel is the primary retail business in the proposed district with the beauty salon Bell-Hair as the only other business with minimal retail sales subject to the sales tax, and the owner approves its inclusion in the proposed CID.

Please check the box if the petition includes the following requirements:

- | | |
|---|-------------------------------------|
| 1. General description of the proposed project | ☒ |
| 2. Estimated cost of the project | ☒ |
| 3. Proposed method of financing the project | ☒ |
| 4. Proposed amount and method of assessment | ☒ |
| 5. Map of the proposed district; and | ☒ |
| 6. Legal description of the boundaries of the proposed district | ☒ |

Respectfully submitted on this third day September 2020 to City Manager Brent Trout by James W. Parrish, Managing Member of Jefferson Street Hotel Partners, LLC.

Jefferson Street Hotel Partners, LLC



James W. Parrish, Managing Member

CITY OF TOPEKA
APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT

JEFFERSON STREET HOTEL PARTNERS LLC
September 3, 2020

APPENDIX

Content List:

- Aerial photo of proposed Community Improvement District
- Corporation Warranty Deed finalizing purchase of property in 2003
- Bids for selected projects:
 - Fire Sprinkler System
 - Elevator Controls
 - Cooling Tower
 - Replacement of Tower windows

ORIGINAL



ORIGINAL

c0301232

APR 18 2003

0149332

13073

CAPITAL TITLE INSURANCE COMPANY, L.C.
2858 SW Villa West Drive
Topeka, Kansas 66614

CAPITAL TITLE INSURANCE CO.
666-235-3300

Cynthia A. Beck

**CORPORATION WARRANTY DEED
(Kansas Statutory Form)**

Grantor: **Executive Manor, Inc.,**
a corporation duly organized under the laws of the State of Kansas

For One Dollar and other valuable considerations conveys and warrants to

Grantee: **Jefferson Street Hotel Partners, L.L.C.**

the following described real estate:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block Y, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block U, together with all that portion of vacated Fifth Street bounded on the North by the South line of Block U, on the East by the West line of Jefferson Street, extended on the South by the North line of Block Y, and on the West by the East line of Madison Street extended, all in Keyway Subdivision in the City of Topeka, Shawnee County, Kansas.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever; the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and that said party of the first part will warrant and defend the title to the said premises unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has caused these presents to be signed by its President, and the corporate seal to be hereto attached on this 18th day of April, 2003.

STATE OF KANSAS
SHAWNEE COUNTY: SS
RESERVED FOR RECORD

Executive Manor, Inc.

Callan Cohen

By: Callan Cohen, President,

APR 18 3 30 PM '03

STATE OF KANSAS
REGISTER OF DEEDS
MARILYN L. GORRIS
COUNTY OF SHAWNEE)

On this 18th day of April, 2003, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Callan Cohen to me personally known, who being by me duly sworn, did say that he/she is the President of Executive Manor, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation by authority of its Board of Directors, and said acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

THOMAS E. LORSON, III
NOTARY PUBLIC
STATE OF KANSAS
MY APPOINTMENT EXPIRES 8/13/05

[Signature]
Notary Public

180 SE 6th
73, 780 Jackson #200, Topeka, KS 66603

Wednesday, July 01, 2020
 John Conley
 Parrish Hotels
 jconley@parrishhotels.com

Re: **Ramada Inn – Topeka, KS**
Fire sprinkler system revisions for various deficiencies per Inspection Report

Herein is the pricing for the proposed fire sprinkler system revisions at the above named facility. All materials used and their installation will be in accordance with NFPA-13 or to match existing, as required.

Scope of Work per building:

- **Madison Building:**
 - a. Provide and install wrench on (1) Post Indicator Valve
 - b. Install inspector test on existing system
 - c. Remove existing sprinklers that exceed 50 years old and send necessary quantity to UL to perform head testing. New heads will be installed in old head locations for compliant coverage during testing period. Upon receipt of report, we will provide report and if further replacement is needed, that will be performed at that time at additional expense.
 - d. Remove 1.5" fire hoses from cabinet and plug piping. Cabinets will remain in place. *(You will need to get a form from the Topeka Fire Dept and requests permission to remove interior hoses and once they have granted permission, this work can be performed.)*
 - e. Remove old Fire Dept Connection, cap piping and grout hole in wall.
- **Main Building:**
 - a. Remove old dry pipe valves that have been flooded and system converted to wet systems and replace with new valves and riser manifolds. *(Electrical wiring of new flow switches to building alarm panel is to be by others).*
 - b. Demo existing drain piped to floor and install new main drain line piped to daylight at exterior of building. *(This will necessitate core drilling of exterior wall).*
 - c. Install new 6" Butterfly Valve and Riser Manifold in Basement to allow for proper flow testing and alarm annunciation. *(Electrical wiring of new flow switches to building alarm panel is to be by others).*
 - d. Remove existing sprinklers that exceed 50 years old and send necessary quantity to UL to perform head testing. New heads will be installed in old head locations for compliant coverage during testing period. Upon receipt of report, we will provide report and if further replacement is needed, that will be performed at that time at additional expense.
 - e. Revise existing system in Laundry Room that has had the ceiling removed to provide fire sprinkler heads to protect at the deck level, per Code.
 - f. Install new spare sprinklers in spare sprinkler head box.
 - g. Install new sprinkler head wrench.
 - h. Install new Fire Dept Connection caps / plugs.
 - i. Remove 1.5" fire hoses from cabinet and plug piping. Cabinets will remain in place. *(You will need to get a form from the Topeka Fire Dept and requests permission to remove interior hoses and once they have granted permission, this work can be performed.)*
 - j. Install new 6" Butterfly Valve and Riser Manifold on 3rd Floor to allow for proper flow testing and alarm annunciation. *(Electrical wiring of new flow switches to building alarm panel is to be by others).*
 - k. Install new 6" Butterfly Valve and Riser Manifold on 3rd Floor West Wing to allow for proper flow testing and alarm annunciation. *(Electrical wiring of new flow switches to building alarm panel is to be by others).*
 - l. Install new 2 1/2" Riser manifold and reconfigure drain piping in Laundry. *(Electrical wiring of new flow switches to building alarm panel is to be by others).*

Kansas City

Topeka

Springfield

Pricing:

- The costs for the corrections noted above are: \$49,987.00 *plus tax* **\$54,568.12**
- *We have included costs for removing and plugging 48 1.5" hose stations. (This is understood to be the quantity on site, but actual quantity will affect pricing.)*

Included in this proposal:

- Materials, fabrication, delivery and/or installation of the revisions described above.

Excluded from this proposal:

- Any drawings / hydraulic calculations.
- Electrical wiring of new alarm devices to building alarm panel is to be by others.
- Any hydrostatic testing of revisions. *(Not required by Code)*
- Any fire watch for any of these revisions.
- Any other modification to any other system components or piping other than those specifically listed above.
- Any overtime or premium time work. *(All work is to be done during normal working hours, M-F.)*
- Any painting or marking piping or devices.
- Any repair or replacement of any ceilings, furnishing, finishes, etc. which may be damaged during installation. *(Due to the nature of the work required in this proposal, and since this a finished, furnished, and/or occupied facility, we must exclude costs for water or other damage to wall, ceiling, or floor finishes, furnishings, or equipment. We recommend that the building owner or occupant remove or protect/cover any sensitive or expensive items. We will be as careful as possible, but there could be the possibility of some water or other damage involved with this work. Please contact me if you have any questions regarding this paragraph before the work begins.)*

Consultation

Design

Service

Installation

Inspections

This proposal is based on the following:

- Payment terms of 50% down, 25% progress payment at halfway point of completion, 25% at completion.
- Having immediate and sustained access to the work area(s).
- Work areas being cleared of contents by others.
- All work being done during normal business hours, M-F.
- All existing control valves, drains, pumps, alarms, etc. operating properly and shutting off tightly. *(We have not included extra time to deal with trapped water, long system shut downs, alarm issues, downtime, etc.)*

If you have any questions feel free to call me anytime. We look forward to working with you on this project.

Sincerely,

Matt Barker
JAYHAWK FIRE SPRINKLER CO.

Kansas City

Topeka

Springfield

Consultation

Design

Service

Installation

Inspections

ORIGINAL

INTERSTATE ELEVATOR INC.

2406 NW Clay St.
Topeka, KS 66618
Phone (785) 234-2817
Fax (785) 235-0397
InterstateElevator.com

January 29, 2019

Ramada Inn Downtown
420 SE 6th Avenue
Topeka, KS 66607

MODERNIZATION

We will provide all necessary labor and materials to replace the existing Dover control system on the 2 passenger tower elevators located at the above address.

We will provide 2 new MCE Motion 4000 controllers, 2 new 3 Phase AC motors mounted to existing traction machines, new hoist ropes on both elevators, 2 new MAC door operators, all new signal fixtures in the hall and car, all new traveling cables and hoistway wiring.

We will include a one year manufacturer warranty on the equipment we install & a 90 day warranty on labor.

MODERNIZATION PRICE

\$214,590.00 (Two hundred, fourteen thousand, five hundred and ninety dollars) plus applicable taxes.

Payment of 30% of proposal is due upon approval and placement of equipment order. Payment of 30% is due upon arrival of equipment. Payment of remaining 40% is due upon completion of installation and acceptance.

Bid price is valid for 30 days from 01/29/2019.

Customer: Ramada Inn Downtown

Interstate Elevator Inc.

Date: _____

Date: _____

Signed: _____

Signed: _____

Name: _____

Title: _____

Title: _____

The above total is a firm price for the modernization of two elevators. The cost to modernize three elevators would be \$321,885.00 plus tax for a total cost of **\$351,337.48**

Motion 4000™

ORIGINAL
Motion Control Engineering, Inc. (MCE)
TRACTION ELEVATOR CONTROLS

Motion 4000™ Traction Control

Ideal traction control solution for low-rise to mid-rise projects

The MCE **Motion 4000™** traction elevator control is designed to squarely meet the needs of elevator installations requiring speeds to 500 feet per minute, service up to 32 landings/64 openings, and elevator groups to 6 cars. Motion 4000 makes the jobs of installers, adjusters, and maintenance personnel as straightforward as possible, stressing minimal hardware requirements, "out-of-the-box" job readiness, and simple adjustment.

Installers

- Choose the landing system that suits the job. ELGO for fewer hardware requirements, LS-EDGE for specific code or NEMA 4X installations or LS-RAIL compact, tapeless system that is mounted onto the rollers.
- Final limits must be physical switches. Slowdowns may be virtual, saving installation time and effort. If required, ETS may also be virtual for ELGO landing systems; LS-EDGE systems use ETS magnets.
- Hall call fixtures are connected serially along a simple, four-wire drop, providing signal communication and fixture power.
- Universal I/O boards for field connections accept 24 to 120-volt inputs, AC or DC.

Adjusters

- Factory pre-adjusted per job requirements.
- Easy, hand-held device (mPAC) lets you learn and adjust floor heights, allows car call entries. mPAC connects in the car, cartop or in the machine room.
- Simple LCD display/keypad parameter entry.

Maintenance

- Plug the hand-held mPAC device into any controller or car CAN Bus port and diagnose the entire system.
- Multiple, redundant, self-contained processors ensure reliable control and constant safety monitoring. Each processor is continuously aware of all system activity.
- Components shared with MCE's Motion 2000 hydraulic controller.
- Available MCE TAPS (Traction Auxiliary Power Supply) for automated rescue in the event of power failure.
- Built-in event log with 100 events.

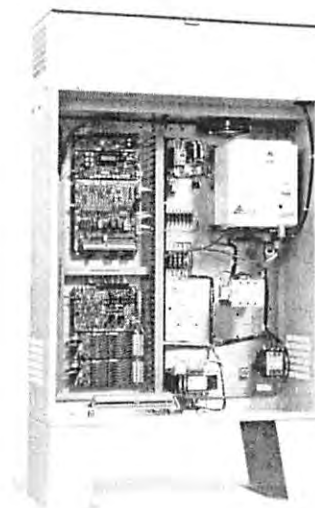
*Lift-Net™ is a trademark of Integrated Display Systems, Inc.

Nidec
—All for dreams

MCE
Motion Control Engineering*

www.nidec-mce.com
800.444.7442
916.463.9200

The leader in non-proprietary controllers, technical services and repair solutions for elevator modernization.



BENEFITS

- Absolute position/distance feedback
- Low- and mid-rise applications
- Up to 500 fpm (2.5 m/s), 32 stops, simplex/duplex/groups to 6 cars
- Front and rear openings (32 each)
- Minimal traveler and hoistway cable wire counts; minimal compensation requirement
- Universal I/O with built-in protection
- Easy setup and diagnostics
- PC configuration tool — mView
- Seamlessly integrated with iMonitor, iReport and BMS Link. *Lift-Net™ compatible.
- Short floor minimum 3"

FEATURES

- Serial hall call (optional)
- Serial COP (optional)
- Full distance feedback
- Universal I/O (24 to 120V AC or DC)
- ACPM or AC induction motor compatible
- Serial PI and voice annunciation interface
- iMonitor, iReport, iLobby, BMS Link or Lift-Net™ ready (monitoring, reporting, lobby display)
- Onboard event log, up to 100 events

COMPLIANCE

- ASME A17.1/CSA B44
- CSA B44.1/ASME A17.5
- AS 1735
- EN 12015 and 12016

October 17, 2016

John Conley
Parrish Management Company
420 SE 6th St.
Topeka, KS 66603

Re: Ramada – Replace Old Cooling Tower

Dear Mr. Conley:

I am pleased to submit McElroy's, Inc. Budget Proposal for the above referenced project. Our scope of work is defined as follows:

Items **Included** in our Budget Proposal:

- This budget prepared on doing the work while the cooling system is not needed.
- Disconnect existing piping and make safe for demolition by owner.
- New Evapco Cooling Tower to match existing tower installed in 2012. Lead time on tower is 6-8 weeks.
- Provide structural steel base to raise tower up high enough to allow for new tower return piping to be connected to existing tower return piping. The existing tower return piping will need to be exposed outside the building to make this connection.
- Cooling tower supply and return piping connected to existing cooling tower supply and return piping.
- Two motorized cooling tower return isolation valves to allow switching between towers.
- Control work for new tower connected to existing control system.
- Electrical allowance of \$8,000.
- Hoisting, hauling and rigging.
- Sales Tax.

Items **Excluded** in this proposal:

- Payment and performance bonds.
- Insurances beyond McElroy's Inc. policy
- Builders risk insurance.
- Permits & fees.
- Dumpster fees or trash removal. By owner.
- Dust and floor protection. By owner.
- Housekeeping pads. (Equipment, pumps, etc...). By owner.
- Cutting, patching, removal, replacement of roof, walls, ceiling and floors. By owner.
- Excavation. By owner.
- Priming and painting.
- Fire protection / sprinkler system.
- Overtime/Premium time.

Guaranteed Maximum Price \$150,500

This is our Guaranteed Maximum Price. All work will be performed on a Time and Material basis with all savings credited back to the owner. Please don't hesitate to call me if you have any questions regarding this proposal. I can be reached at (785) 266-4870.

Sincerely,
McElroy's, Inc.

Wade Jueneman

Wade Jueneman, P.E., LEED AP



GALAXY GLASS, INC

P.O. BOX 8035
TOPEKA, KS., 66608
PHONE 785.234.1020
FAX 785.234.0420

PROPOSAL

WE PROPOSE TO FURNISH AND INSTALL MATERIALS AS DESCRIBED BELOW FOR

PROJECT: Ramada Inn Glass Replacement

LOCATION: Topeka KS

SCOPE: TO REMOVE EXISTING WINDOWS, FURNISH AND INSTALL MANKO 2450 SERIES CENTER GLAZED FIXED THERMALLY BROKE WINDOWS, AND 250XPT MANKO CURTAIN WALL SYSTEM WHERE THAT APPLIES CURTAIN WALL TO MATCH EXISTING WHERE VISON AND SPANDRAL GLASS APPEARS. ALUMINUM FINISH IS TO BE DARK BRONZE ANODIZED GLAZED WITH 1" BRONZE OVER CLEAR HARDCOAT LOW TEMPERED INSULATED GLASS. SPRANDREL GLASS TO BE 1" UNIT MADE UP OF TINTED BRONZE OVER CLEAR WITH PAINTED SPANDREL ON THE NUMBER 2 AND 3 SURFACES. WINDOW INSTALLATION IS TO INCLUDE NEW BREAKMETAL, SILL FLASHING, SUBSILLS, HEAD RECEPTOR, AND EXTERIOR CAULKING.

EXCLUSIONS: FINAL CLEANING OF PANELS AND ALUMINUM
Licenses, Fees or Permits
Bond
GENERAL CONTRACTOR
FIREPROOFING AT FLOOR LINES
SWINGIN STAGE
DAMAGE TO CONCRETE AROUND EXISTING CURTAIN WALL
INTERIOR SILL AND SHEETROCK WORK
ANY ARCHITECT NEEDED
Sales Tax

Price, Furnished & Installed:

- (1) Roughly 24' x 80' Curtain wall \$195,000 per opening. (8) thus 4 on east elevation and 4 on west elevation.
- (1) Roughly 12' x 80' Curtain wall on West elevation \$120,000 1 thus
- (1) roughly 36' x 80' curtain wall on south elevation wrapped with a single run on the west elevation. \$325,000 1 thus
- (1) Roughly 6' x 130' curtain wall on North elevation \$130,000 1 thus
- 2nd floor for the sake of quotes say 6 opening of roughly 24' x 7' at \$15,960 per opening (6) thus opening
- Top Floor Roughly 24' x 9' storefront 10 thus opening at \$24,900 per opening (10) thus

ORIGINAL

opening

(4) 8' x 13' curtain wall opening on north elevation 2nd floor \$6500 per opening (4) thus opening

QUOTE GOOD FOR 60 DAYS

ADD 2.5% PER QUARTER THEREAFTER FOR ESTIMATING PURPOSES

BY: Matt Wiltz

TITLE: Vice President

DATE: 2/2/19

All tower windows
excluding 3rd
floor ✓

#2,505,760
Plus tax

2,735.037⁰⁴

**CITY OF TOPEKA
PETITION
for the CREATION of a COMMUNITY IMPROVEMENT DISTRICT (CID)**

To the Governing Body of the City of Topeka, Kansas (the "Governing Body"):

The undersigned, being the owner of record of 100% of the land area contained within the hereinafter described proposed Community Improvement District (the "District") to be located within the City of Topeka, Kansas (the "City"), do hereby request that the Governing Body create such District and authorize the construction of the District project improvements herein after set forth, all in the manner provided by K.S.A. 12-6a28 or 12-6a29, as applicable, (the "Act") and the City of Topeka CID Policy and CID Procedures. In furtherance of such request, the petitioner states as follows:

A. General Nature of the Proposed District Project:

The proposed project involves needed infrastructure improvements to the Ramada Hotel & Convention Center located at 420 SE 6th Avenue, Topeka, KS 66607 as set forth in detail in the Application.

B. Estimated Costs of the Proposed District Project:

\$4,198,795.00

C. Proposed Method of Financing the Proposed Project:
(including, if applicable, the issuance of bonds)

The intention is to use owner equity and commercial financing for those projects that need immediate attention using CID funds as a source for part or all the payment on this financing.

D. Proposed Amount and Method of Assessment:

Estimated at \$990,000.00 based on 2% sales tax over 22 years.

E. Proposed Amount of CID Sales Tax, if applicable:

2%

F. Map of the Proposed District:



G. Legal Description of the Boundaries of the Proposed District:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block Y, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block U, together with all that portion of vacated Fifth Street bounded on the North by the South line of Block U, on the East by the West line of Jefferson Street, extended on the South by the North line of Block Y, and on the West by the East line of Madison Street extended, all in Keyway Subdivision in the City of Topeka, Shawnee County, Kansas

EXECUTION PAGE

IN WITNESS WHEREOF, we the undersigned have executed the above and foregoing *Petition to create a Community Improvement District*:

Name of Owner(s): _____Jefferson Street Hotel Partners, LLC_____

Type of Entity: _____a Kansas Limited Liability Company_____

Owner's Telephone Number: _____785-233-5411_____

Owner's Website Address: _____N/A_____

Name of Signer: _____James W. Parrish_____

Signer's Telephone Number: _____785-233-5411_____

Signer's Facsimile Number: _____785-233-5440_____

Signer's Electronic Mail Address: _____jwp@parrishhotels.com_____

Signer's Mailing Address: _____700 SW Jackson, Ste 200_____

_____Topeka, KS 66603_____

By executing this Petition, the undersigned represents and warrants that he or she is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

By: _____Jefferson Street Hotel Partners, LLC_____

By: __________
James W. Parrish
Managing Member

**CITY OF TOPEKA
COMMUNITY IMPROVEMENT DISTRICT ("CID") POLICY**

Effective Date: October 25, 2011

Sections:

- I. OBJECTIVES**
 - II. SCOPE**
 - III. DEFINITIONS**
 - IV. PROVISIONS**
 - V. PROCEDURES**
 - VI. STATUTORY AMENDMENTS**
 - VII. EFFECTIVE DATE**
 - VIII. RESPONSIBILITY FOR ENFORCEMENT**
-

I. OBJECTIVES.

The proper use of a Community Improvement District (CID) should promote, stimulate and develop the general and economic welfare of and quality of life in the City of Topeka. A CID involves public financing of all or a portion of a "Project" as defined in the Community Improvement District Act ("Act") within a prescribed area (the District). A CID Project should provide public benefit such as strengthening economic development and employment opportunities; enhancing tourism; upgrading older real estate through redevelopment or rehabilitation; or promoting sustainability. Public financing is achieved by levying and collecting special assessments and/or a CID sales tax upon property in the District.

II. SCOPE.

An applicant may petition the City to utilize CID financing to fund Projects eligible under the Act. The authority and decision to approve a petition establishing a CID for a Project is within the sole discretion of the Governing Body. However, Projects in which the anticipated costs are less than \$1 million dollars will not be considered. The Governing Body is under no obligation to approve any petitioned Project. This Policy is intended to provide a guide in considering applications. The Governing Body reserves the right to deviate from this Policy when it believes it is in the City's best interest.

III. DEFINITIONS.

- A. "CID Sales Tax" means a retailers' sales tax over and above the aggregate amount of the retailers' sales tax contained in K.S.A. 12-187 through 12-197, and amendments thereto, on the selling of tangible personal property at retail or rendering or furnishing services taxable pursuant to the provisions of the Kansas retailer's sales tax act, within a District, in any increment of .10% or .25% not to exceed 2% as authorized

by the Act, pledging such revenue to pay the bonds issued for the Project or to reimburse the cost of the Project pursuant to pay-as-you-go financing.

- B. “Cost” means the definition set out in K.S.A. 12-6a27, as amended. The City, on a case by case basis, may consider costs incurred within 12 months prior to District establishment, provided the costs were incurred after July 1, 2009. The City reserves the right to exclude otherwise eligible costs under the Act. . The approved project costs shall be described in detail in a Development Agreement.
- C. “Owner” means the owner or owners of record, whether resident or not, of real property within the District. The applicant shall be an owner.
- D. “Pay-As-You-Go” means a method of financing in which the costs of a Project are financed privately, and the approved costs of such Project are reimbursed after Project completion as monies are deposited in the District fund.
- E. “Project” may include any item eligible under the Act, as described in K.S.A. 12-6a27, as amended, but the City reserves the right to exclude otherwise eligible Projects under the Act; determine eligible and ineligible projects; and determine the amount of funding for a Project on a case by case basis. These terms and approvals shall be set out in a Development Agreement.
- F. “Review Committee” includes the Deputy City Manager, Director of Finance, Director of Public Works, Director of Planning, Director of Development Coordination, and the City Attorney, or their designees. The Committee may also include City staff and individuals designated by the City Manager, including but not limited to the City’s bond counsel and City financial advisor.

IV. PROVISIONS.

A. Criteria. The Governing Body shall consider establishment of a CID when it determines it is in the best interest of the City and provided the Project meets one or more of the following criteria:

1. Creates facilities which promote the cultural, historical, or artistic elements of the City and enhance tourism and quality of life.
2. Attracts unique commercial, office, industrial, and/or mixed use development which will enhance the economic climate of the City and diversify the economic base.
3. Substantially promotes economic development, investment or reinvestment in the community.

4. Encourages retail projects that enhance the retail base by either attracting new sales or capturing sales moving to other markets.
5. Provides for the construction of facilities that promote tourism or enhance the quality of life within the City.
6. Upgrades older real estate through redevelopment and/ or rehabilitation.

B. Applicant Responsibility. The application process shall include an application form and the petition required by the Act. As part of the process, the applicant shall complete the following prior to submission of the petition to the Governing Body:

1. Provide evidence in a form satisfactory to the City of the applicant's financial ability to complete the proposed project in a timely manner.
2. Provide documentation substantiating the applicant's sources of funding, including the amount/percentage of equity funding.
3. Submit a financial analysis demonstrating that the projected revenue is sufficient to pay the costs of the project, including bond debt service. The Review Committee may secure an independent feasibility study, the costs of which shall be borne by the applicant.
4. Pay all required fees and comply with all procedural requirements of the Act and the City's CID Policy.
5. Execute a Development Agreement contemporaneous with presentation of the CID petition to the governing body.

C. Review Committee Consideration. The Review Committee shall review each application and petition and make a recommendation to the Governing Body. In determining whether to recommend approval of a CID petition and the method of financing, the Review Committee may consider all of the following:

1. Whether creation of a CID meets one or more of the criteria set forth in Section IV(A);
2. The total development costs and investment, including estimated Project costs for which public financing is sought;

3. Sources of funding, including the amount of equity funding in comparison to public financing;
4. Experience and financial stability of Developer;
5. Whether tenants for the Project are in place and the nature and quality of the tenants;
6. Financial viability of the Project, including potential competition;
7. The amount and purpose of the funding request, including the percentage of funding for capital costs; operational costs; and public costs;
8. If bonds are requested, the projected debt service coverage from projected revenues; any additional security pledged by the Developer; and the marketability of the bonds; and
9. Whatever other factors or considerations the Review Committee believes the Governing Body would find relevant to its decision.

D. Governing Body Review. The Governing Body shall review the financial viability of each CID and shall use this information in determining whether to grant the Petition and, if granted, the appropriate term of the CID, which may be less than the duration allowed by the Act.

1. In the event pay-as-you-go financing is utilized, the CID sales tax shall expire on a date approved by the City, but no later than twenty-two (22) years from the date the state director of taxation begins collecting such tax or when the pay-as-you-go costs have been paid.
2. CID Bonds issued to finance the Project shall mature on a date approved by the City, but no later than twenty-two (22) years from date of issue, unless otherwise provided by law.
3. In no event shall any CID sales tax extend later than the date the bonds issued to finance such project or refunding bonds issued for the Project mature.

E. Financing.

1. Source of Funds. The cost of all or a portion of any authorized CID Project may be financed by any or all of the following sources:

a. Pay-As-You-Go financing based either on a special assessment or a CID sales tax within the District, or both;

b. Special Obligation Bond financing payable wholly through special assessments within the CID;

c. Special Obligation Bond financing payable in part through special assessments within the CID and in part through a CID sales tax;

d. General Obligations Bonds;

e. Any other funds appropriated by the City; or

f. A combination of the foregoing methods.

2. Development Agreement. If after review of the application, the Review Committee determines to recommend approval of the CID to the Governing Body, the Applicant shall supply an executed Development Agreement (the "Development Agreement") which shall be presented to the Governing Body for consideration contemporaneous with the Petition. The Development Agreement shall address the recommended method of financing, approved Project(s) and approved Costs; the feasibility of the Project, the steps to be taken to minimize the risk of default; and any other terms the Committee deems appropriate.

3. Bonds. The City encourages the use of private financing ("Pay-As-You-Go") with reimbursement to the applicant for eligible, approved costs associated with a CID Project, but the City may consider the issuance of Bonds. Any determination to issue Bonds is within the sole discretion of the Governing Body.

a. CID Bonds. The City may issue special obligation notes or bonds ("CID Bonds") (collectively, "Bonds") to finance one or more Projects. In no event shall special assessments be levied against the City. The City will not provide credit enhancements for CID Bonds; however, credit enhancement provided by an applicant will be viewed favorably.

b. G.O. Bonds. The City discourages the use of full faith and credit notes or bonds (G.O. Bonds) to finance a Project

under this Act, but may consider such action for that portion of a CID Project that is exclusively for public improvements.

Prior to the issuance of any Bonds, the applicant must receive a Certificate of Completion from the City. In addition, the applicant must agree to certain disclosures required by the City and the Bond underwriters and ensure that if necessary, such disclosure requirements are included in all subsequent tenant leases and land sales within the District.

4. Project Funds. A separate fund shall be created for each District and such fund shall be identified by a suitable title (the "Fund"). CID sales tax receipts, special assessments paid to the City under this Act, the proceeds from the sale of Bonds, and any other moneys appropriated by the Governing Body for the purpose of paying Project Costs, including the principal and interest on the bonds issued pursuant to this Act shall be credited to such Fund.

a. The Fund shall be solely used to pay the Costs of the Project either through the issuance of Bonds or Pay-As-You-Go financing, and shall be limited to approved costs included in the ordinance authorizing the Project or in the Development Agreement.

b. Reimbursement of approved Costs may only be made after a Certificate of Completion has been issued by the City.

c. In the event moneys remain in the Fund after the expiration of the CID sales tax, such moneys shall continue to be used solely to pay the Cost of the Project. Upon payment of all Project Costs and principal and interest on any bonds issued for such District, the City has the authority to terminate the CID and spend any moneys remaining in such Fund for the purposes for which local sales tax receipts may be spent.

5. Fees. When submitting its application the applicant shall pay a non-refundable application fee to cover City expenses associated with reviewing and processing the CID request. The City shall also require the applicant to reimburse all costs incurred by the City for additional legal, financial and/or planning consultants, for direct out-of-pocket expenses, and for other costs relating to services rendered for the City to review, evaluate, process and consider the petition for a CID. If bonds are requested and subsequently approved by the City the applicant shall also be responsible for all costs of issuance associated therewith. The applicant shall also be responsible for paying an annual administrative fee to cover the cost of monitoring and administering

the CID. Fee amounts shall be set out in the CID Procedures as described in Section

V. PROCEDURES.

City staff shall develop procedures for processing CID applications and filing CID petitions, in addition to such other matters such as the establishment of fees. Such procedures shall be approved, and amended as appropriate, by the City Manager.

VI. STATUTORY AMENDMENTS; CONFLICT WITH STATE LAW.

Any amendment to the Act or any statute cited herein or used as a source of authority for development of the City's CID Policy shall apply without the need to modify or amend this Policy. If any part of this policy conflicts with state law, the latter shall control.

VII. EFFECTIVE DATE.

This CID Policy shall take effect upon passage by the City Council.

VIII. RESPONSIBILITY FOR ENFORCEMENT.

The City Manager shall be responsible for the enforcement of this Policy.

**CITY OF TOPEKA
COMMUNITY IMPROVEMENT DISTRICT ("CID") PROCEDURES**

Effective Date: 11-9-11

Sections:

- I POLICY APPLICABILITY**
- II DEFINITIONS**
- III APPLICATION PROCESS**
- IV DISTRICT ESTABLISHMENT**
- V METHOD OF PROJECT FINANCING**
- VI BOND FINANCING GUIDELINES**

I. POLICY APPLICABILITY.

The following procedures are established under the authority of the City Manager and are intended to provide guidance in establishing a Community Improvement District ("CID" or "District") in accordance with the Governing Body CID Policy as approved by Resolution No. 8392 on October 25, 2011. The CID Policy is incorporated herein by reference. These procedures may be waived by the City Manager, if such waiver is in the best interest of the City and does not conflict with any statutory or procedural requirement of state law. If any part of this procedure conflicts with state law, the latter shall control.

II. DEFINITIONS.

The terms used in these Procedures shall have the same meaning as set forth in Section III of the CID Policy.

III. APPLICATION PROCESS.

A. CID Application. An applicant shall make application for a CID by filing with the City Clerk one (1) original written application on a form provided by the City, in addition to an electronic copy of the application. The applicant shall also submit the petition required by the Act.

B. Fees.

1. Application Fee. A non-refundable application fee in the amount of \$1,500.00, made payable to the City of Topeka, shall accompany the CID Application.

2. Reimbursement. Applicant shall pay the following costs by either paying the third party directly or by reimbursing the City prior to the City incurring the cost:

a. All costs necessary to comply with state law, including but not limited to: costs of all legal publication notices, resolutions, ordinances, and proceedings relating to the issuance of bonds;

b. City bond counsel, the City's financial advisor, and any other third party professional retained by the City to review and evaluate the petition.

3. CID Administrative Fee if District is Approved. An annual administrative fee of 1% of the annual CID revenue generated within the District shall be charged to reimburse City for services rendered in the administration and supervision of the Project. Such CID Administration Fee shall be paid from the Project Fund. The CID Administrative Fee is an eligible cost for reimbursement if there are sufficient funds. In no event shall the total fee, including the initial application fee and the CID Administrative Fee, but excluding the costs in Section III(B)(2), exceed 5% of the total Project cost.

4. Amendments. The City Manager may establish City fees, for amendments and modifications to the District financing documents that occur throughout the term. In addition, the applicant shall be responsible for all City Consultant fees associated with any such amendment request.

5. State Fee. In addition to the CID Administrative Fee, if a CID sales tax is utilized, the Kansas Dept of Revenue may retain 2% of the CID sales tax up to a maximum of \$60,000.00 per state fiscal year, in the state CID sales tax administration fund to defray the expenses of the state in administration and enforcement.

C. Preliminary Review and Pre-Application Meeting. Prior to submittal of a formal application, an applicant is encouraged to meet with the Review Committee to discuss a proposed project and possible CID financing. These discussions are preliminary and are not binding on the applicant, the Review Committee, or the Governing Body. If the City utilizes any consultants to assist with the preliminary evaluation, the applicant shall be responsible to pay the associated costs, provided the City has first notified the applicant of such request and received their consent.

IV. DISTRICT ESTABLISHMENT.

A. Petition. A CID shall be established by petition filed with the City Clerk. The Petition must meet all requirements of the Act, the CID Policy and these Procedures and must be submitted in sufficient time for staff to follow established procedures for publication; to perform site plan review; and to analyze the merits and feasibility of the proposed CID. The City reserves the right to request any additional information to supplement the Petition.

B. Petition Participation.

1. An applicant seeking to finance all or a portion of the CID eligible expenses with a CID special assessment must obtain the signatures of 100% of the property owners of all land area within the District.
2. An applicant seeking to finance CID eligible expenses in whole or in part by a CID sales tax must obtain the signatures of 100% of the property owners of the land area within the proposed District.

C. Public Hearing (Sales Tax Only). If a CID sales tax is requested for all or part of the project, the Governing Body shall adopt a resolution calling for a public hearing on the creation of the District and imposition of a CID sales tax. The resolution shall be published once per week for two (2) consecutive weeks with the last publication at least seven (7) days prior to the hearing and also sent by certified mail to all owners at least ten (10) days prior to the hearing.

For Districts financed by special assessments only and for which a petition signed by 100% of the property owners is submitted, no notice or public hearing is required for Governing Body action.

D. Governing Body Action. The Governing Body will not consider a CID until a complete application is submitted and reviewed by the Review Committee, fees are paid, and a recommended Development Agreement is available. Following the public hearing, if required, the Governing Body by majority vote may establish the District by ordinance.

1. The ordinance shall authorize the Project, approve the estimated cost of Project, include a legal description of the District (with map), approve the method of financing including the levying of a CID sales tax (if applicable), and approve the maximum amount and method of assessment, if applicable. The ordinance shall become effective upon publication once in the official city newspaper. The ordinance shall also be recorded with the Register of Deeds.
2. Governing Body establishment of a CID does not constitute approval of a site plan, zoning, or other land development approval. Establishment of a CID is an entirely separate process. CID projects are still required to obtain the necessary development and regulatory approvals.

V. METHOD OF PROJECT FINANCING.

A. Certificate of Completion.

1. As noted in the Policy, Projects may be financed by a variety of methods. Before payment will be made to applicant, the City must issue a

Certificate of Completion. Multiple Certificates of Completion may be issued for projects with approved phases.

2. The request for Certificate of Completion shall include an affidavit of the applicant certifying:

- a. Project improvement is an approved CID eligible cost and identify its priority for reimbursement, if any;
- b. Project was constructed in accordance with all applicable laws and codes;
- c. Cost was incurred for authorized project improvements;
- d. Cost has not previously been submitted for reimbursement;
- e. Cost reflects the actual cost expended; and
- f. Applicant has no outstanding or anticipated liens for work constructed.

B. Reimbursement.

1. If pay as you go financing is used, the applicant shall submit to the Director of Finance copies of all invoices supporting its request for reimbursement, accompanied by a Certificate of Completion. Invoices must be submitted quarterly and such submission must occur at least thirty (30) days prior to any quarterly disbursement period or applicant shall have to wait until the next quarterly disbursement period.

2. The Director of Finance shall attempt to determine the eligibility of the cost within thirty (30) days of the submittal. If the Director determines the nature or amount of the request for reimbursement is outside the scope of the Act or the Development Agreement, Developer may appeal this decision in accordance with the procedure in Chapter 2.145 of the Topeka Municipal Code. Any reimbursement payment shall be stayed pending a determination by the hearing officer.

3. Requests for reimbursement shall be denied unless submitted before the Project is closed or within thirty (30) days thereafter.

4. CID revenues shall be paid in the following order:

- a. First, the CID administrative fee.
- b. Second, cost of preparation and publication of notices of

hearings, resolutions, ordinances and other proceedings relating to the creation or administration of the District or the issuance of bonds.

c. Third, the Petitioner's other costs as defined in Section III(B) of the CID Policy.

C. Special Assessments.

1. If special assessments shall be levied to finance all or any part of the Project cost, the City must follow the procedures set out in K.S.A. 12-6a01 *et seq.* except that no assessments may be levied against the City at large. In addition, if the source of financing includes payment from a pledge of revenue received from the CID sales tax or any other funds appropriated by the City for purpose of paying Project costs, including the principal and interest of bonds, then the ordinance levying the assessments may state that the annual installments of such assessment for any year may be reduced or eliminated to the extent that, prior to the date the City certifies the City tax levy to the County, the City has received sufficient funds from the above described sources to pay the debt service on any bonds issued for the Project costs, which would have been paid by such installment.

2. The City is not required to refund any prepayment of assessments after such prepayment is made to the City. Any prepayment must be paid in full prior to the issuance of bonds, or after the issuance of bonds by paying all of the installments which have been levied and also the unlevied installments with interest on the latter at the rate provided in the bonds from the date of the bonds to the time of maturity of the last installment in compliance with K.S.A. 10-115, and amendments thereto.

D. CID Sales Tax.

1. A CID sales tax may be levied in any increment of .10% or .25% not to exceed 2%, which amount is in addition to the aggregate amount of the retailers' sales tax contained in K.S.A. 12-187 through 12-197. The revenue from the CID sales tax may be pledged to pay the bonds issued for the Project or to reimburse the cost of the Project through pay-as-you go financing.

2. If CID bonds are issued, the CID sales tax shall expire no later than the date the bonds mature. If pay-as-you-go financing is used, the CID sales tax shall expire on a date approved by the City, but no later than 22 years from the date the state director of taxation begins collecting such tax or when the Project bonds or pay-as-you-go costs have been paid.

3. Procedure:

a. Upon adoption of a CID sales tax, the City shall send a certified copy of the resolution or ordinance authorizing the levy of the CID sales tax to the Kansas Director of Taxation. Notice must be received ninety (90) days before the first day of the quarter in which the CID sales tax will commence. Thereafter, the Kansas Director of Taxation shall commence collection of the CID sales tax in the District at the same time and in the same manner for the collection of the state retailers' sales tax. The full remittance shall be deposited in the state treasury.

b. The state may retain 2% of all CID sales taxes collected up to \$60,000 per state fiscal year for deposit in the state CID sales tax administration fund to defray the state costs of administration and enforcement (the "state fee").

c. The state shall no less than quarterly remit to the City the CID sales tax receipts collected less the state fee, if any. The amount shall be deposited in the City CID Project fund. Such fund shall be created for each District.

d. Within 15 days of written request of the City, the state will provide the City with a copy of any retailers' sales and use tax return filed with the state in connection with a District for which sales or use tax revenues are intended to be used to finance Project costs. Such returns and the information contained therein shall be kept confidential, but may be used for purposes of allocating and depositing such revenues in connection with the bonds used to finance Project costs.

E. Appeals. No suit to set aside assessments or otherwise question the validity of the proceedings for the District establishment or Project authorization shall be brought 30 days after publication of the resolution or ordinance creating the District. No suit to set aside the CID sales tax may be brought 30 days from the publication of the ordinance or resolution declaring the intent to impose the CID sales tax. No protest petition pertaining to the issuance of full faith and credit bonds may be brought 60 days following the date of public hearing to create or modify the District.

VI. BOND FINANCING GUIDELINES.

If CID bonds are issued for the project, the following guidelines shall be applied:

A. The maximum maturity for Bonds is 22 years.

B. For feasibility, it is recommended that Bonds be issued in a minimum amount of \$ 1,000,000. This amount may be adjusted upon recommendation of the Review Committee and approval of the Governing Body.

C. CID Bonds issued under this Policy must include security for the bonds of a sufficient amount, and in a form approved by the City's bond counsel and financial advisor, to minimize any risk of default.

D. Bonds issued under this Policy must be sold to qualified investors (as defined by the Securities and Exchange Commission Regulation D) in accordance with the minimum denominations as provided herein.

E. Bonds must initially be offered in denominations of \$100,000 or greater. These denominations may be stepped down (upon consultation with the City's bond counsel and financial advisor) when one of the following are met:

1. the Project being bond financed is substantially leased;
2. the estimated revenue stream yields significant debt service coverage on the bonds;
3. construction of the Project being bond financed is 100% complete;
4. the repayment term is less than or equal to 60% of the maximum permitted repayment term; or
5. waiver by the City Manager.

F. If a negotiated sale of the bonds is utilized, the City will generally select the underwriter(s) needed to structure, price, and sell the bonds. Exceptions to this process may be approved by the City Manager upon consultation with the City's bond counsel and financial advisor.

G. All pricing for negotiated sales will be performed with direct involvement by City staff and the City's financial advisor. Any savings generated as a result of discounts or premiums will be used for the benefit of the District.

CITY OF TOPEKA



Daniel R. Stanley, Interim City Manager



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE:	December 1, 2020	
CONTACT PERSON:	Councilmember Neil Dobler, Committee Chair	DOCUMENT #:
SECOND PARTY/SUBJECT:	Public Infrastructure Projects	PROJECT #:
CATEGORY/SUBCATEGORY	020 Resolutions / 004 Public Improvements	
CIP PROJECT:	No	
ACTION OF COUNCIL:	JOURNAL #:	PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by the members of the Public Infrastructure Committee comprised of Councilmembers Neil Dobler, Tony Emerson, Mike Lesser and Mike Padilla recommending approval of certain fleet replacements for 2021. *(Committee recommended approval by a vote of 3-0-0 on November 17, 2020)*

Voting Requirement: At least six (6) votes of the Governing Body is required.

(Approval of fleet replacements for Transportation Operations equipment in 2021.)

VOTING REQUIREMENTS:

At least six (6) votes of the Governing Body is required.

POLICY ISSUE:

Whether to approve the replacement of GO Bonded Transportation Operations equipment for 2021 as listed in Exhibit A of the proposed resolution.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

Resolution No. 9174-A which approved the 2021-2030 CIP and the 2021-2023 CIB requires Governing Body approval for (1) general obligation bonded projects in the areas of Facilities, Sidewalks, and Fleet Replacement.

The Public Works Infrastructure Special Committee met November 17, 2020, to review fleet replacements for 2021. The Committee voted to approve Exhibit A of the proposed resolution and recommends approval by the Governing Body.

BUDGETARY IMPACT:

Estimated Replacement Cost is \$1,070,570

SOURCE OF FUNDING:

General Obligation Bonds

ATTACHMENTS:

Description

Proposed Resolution

Public Infrastructure Committee Report - Nov 17, 2020

Public Infrastructure Committee Meeting Minutes (DRAFT) - Nov 17, 2020

Resolution No. 9147-A

1 RESOLUTION NO. _____
2

3 A RESOLUTION introduced by the members of the Public Infrastructure Committee
4 comprised of Council Members Neil Dobler, Tony Emerson, Mike
5 Lesser, and Mike Padilla recommending approval of certain fleet
6 replacements for 2021.
7

8 WHEREAS, the Governing Body adopted a Resolution approving the 2021-2030
9 Capital Improvement Program and the 2021-2023 Capital Improvement Budget (Resolution
10 No. 9174A); and

11 WHEREAS, the Resolution requires Governing Body approval on an annual basis
12 for general obligation bonded projects in the areas of Facilities, Sidewalks, and Fleet
13 Replacement; and

14 WHEREAS, the Governing Body established a special committee – the Public
15 Infrastructure Committee – to make recommendations to the Governing Body; and

16 WHEREAS, on November 17, 2020, the Committee considered certain fleet
17 replacements for 2021 and approved seven units in Transportation Operations.

18 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
19 CITY OF TOPEKA, KANSAS, that the units listed on Exhibit A are approved for
20 replacement in 2021.

21 ADOPTED and APPROVED by the Governing Body on _____.

22 CITY OF TOPEKA, KANSAS
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27 _____
28 Michelle De La Isla, Mayor

29 ATTEST:
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34 Brenda Younger, City Clerk

EXHIBIT A



2021 FLEET REPLACEMENT PROGRAM – TRANSPORTATION OPS

Unit #	Year	Make	Model		Description	Current Age (yr)	Estimated Replace Cost	Replacement Criteria
31459	1998	FORD	F800B	1FDXF80C7WVA24244	Forestry Medium bucket truck 60' arm	22	\$ 194,570	12 yr
31454	2001	FORD	F550A	1FDAF56F11EC55378	Forestry small bucket truck 45'-50' arm	19	\$ 130,000	10 yr
24146	2006	INTER	7400	1HTWDAAR56J321992	Single axle dump truck w/plow, spreader	14	\$ 172,000	10 yr
24155	2005	INTER	7400	1HTWDAAR25J157132	Single axle dump truck w/plow, spreader	15	\$ 172,000	10 yr
24157	2007	INTER	7400	1HTWDAAR47J519805	Single axle dump truck w/plow, spreader	13	\$ 172,000	10 yr
24184	1996	Champion	710A	X025816X	Motorgrader	24	-	20 yr
24185	1997	Galion	830B	G380020U202940	Motorgrader	23	\$ 230,000	** 20 yr
							\$ 1,070,570	** trade in 2 MG for one newer

All units requested to be replaced in 2021 have a replacement value of 15.

COMMITTEE REFERRAL SHEET

COMMITTEE REPORT

**Name of
Committee:**

Special Committee: Public Works Infrastructure

Title:

Approval of a list of fleet replacements for 2021 for
Transportation Operations.

**Date referred
from Council
meeting:**

**Date referred
from
Committee:**

November 17, 2020

**Committee
Action:**

Motion by Tony Emerson, seconded by Michael Padilla, to
recommend to the full Governing Body, approval of the the
list as presented. Michael Lesser was absent. Motion
passed 3-0.

Comments:

Resolution No. 9174-A, which approved the 2021-2030 CIP
and the 2021-2023 CIB, requires Governing Body approval
for general obligation bonded projects in the areas of
Facilities, Sidewalks, and Fleet Replacement.

The Public Works Infrastructure Special Committee met
November 17, 2020, to review fleet replacements for 2021.
The Committee voted to approve a list of fleet
replacements and recommends approval by the Governing
Body in the form of a resolution.

Amendments:

N/A

**Members of
Committee:**

Deputy Mayor Tony Emerson and Councilmembers Neil
Dobler (Chair), Michael Padilla, and Michael Lesser

**Agenda Date
Requested:**

December 1, 2020



CITY OF TOPEKA

CITY COUNCIL COMMITTEE MEETING MINUTES

PUBLIC WORKS INFRASTRUCTURE SPECIAL COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Date: November 17, 2020

Time: 3:00pm

Location: 1st Floor Conference Room, Holliday Building, 620 Madison

Committee members present: Deputy Mayor Tony Emerson, Councilmembers Neil Dobler, and Michael Padilla

Councilmember Michael Lesser was absent.

City staff present: Brent Trout, Hannah Uhlig, Jaci Vogel, Jehan Zeb, Brian Faust, Kerri Connell (TPD), Jessica Lamendola, Braxton Copley, Mary Feighny, Travis Tenbrink, Brian Bigenwalt, Mark Price, Dan Hanover, Bill Fiander, Dee McElwee-Vazquez

Call to Order

Chairman Neil Dobler called the meeting to order at 3:05pm . Committee members and Staff introduced themselves.

Fleet Replacement Program Overview (Video 0:01:10)

{This presentation can be found on the committee's webpage:

<https://www.topeka.org/citycouncil/public-infrastructure/>}

Hannah Uhlig, Public Works, presented the Fleet replacement program. The presentation will be reviewing assets over \$5,000 (capital assets).

Chairman Dobler inquired about the starting balance of \$700,000-800,000. Ms. Uhlig stated that it actually started out with \$900,000; \$300,000 being contributed by the Fleet fund and \$600,000 from the general fund.

Committee member Emerson inquired if staff was recommending the lease option. Ms. Uhlig stated today was informational, however it is a very solid option if we were to consider it as a hybrid model. It doesn't have the applicable nature for the large or heavy duty equipment items. Could be a good way to help infuse a new fleet and help reduce operational costs immediately. If this is the way the Governing Body would like to go in terms of how we want to commit our cash.

Committee member Emerson inquired if the enterprise lease would be something that she would want to begin in 2021 or further out. Ms. Uhlrig felt waiting would not be a wise choice. If the decision was made to not participate in a lease program, she would recommend waiting and try to infuse more departments over the next few years, until they get to the large cash influx built into the CIB in 2024 but would like to see this begin in 2021.

Committee member Emerson stated it was up to the individual departments to determine the replacement needs for their departments. Ms. Uhlrig confirmed. It is not best practice, as the accountability and ownership should go to one department that is the expert in the subject matter. As it is today, departments do pay for repairs as they come in, or are billed a flat rate each year based on utilization. This does not incentivize departments to exchange new vehicles. Best practice would be to is to centralize that approach, so that you can leverage a citywide fleet. So one department may get a new vehicle one year and the next department another but they're both paying in and as a city you're able to balance the needs of the division more equitably versus leaving it up to the individual departments to manage on an operational basis.

Chairman Dobler inquired if there were any issues with cash basis law by entering into long-term lease. Ms. Uhlrig stated that they build the lack of appropriation into all of their contracts but there may be additional clause from enterprise similar to what they've done for other municipalities. Mary Feighny noted it would have to be approved by the governing body and would need to apply to the cash basis law. City Manager Brent Trout noted this would be an experimentation, and that a flexibility clause could be added to the

Chairman Dobler made the following inquiries:

- What is the difference of charges? There is a 10% difference due to the upfront fee on the invoicing price, the bond rates being closer to 4%. It is most likely cost prohibitive with regard to fees. Future forecasting would be very complex if self-funded. There would be some benefit to outsourcing.
- Mercury Study identified 200 that are low to medium. Is staff looking at emergency vehicles moving to the program? Eventually. Chief Cochran is open to exploring the program but there is not as much of a cash upsides and would need more exploration. Would not recommend leasing the patrol vehicles. However, there may be other vehicles assigned to the department that could be appropriate to lease.
- What are the other major categories besides light/medium duty? Ms. Uhlrig listed heavy equipment (fire trucks, dump trucks, and snowplow equipment), different road pavement equipment, and Water plant trucks. The high number of categories is due to tailoring the approach to our fleet. Heavy Duty leasing would not be done through enterprise and would need further exploration.

Ms. Uhlig noted if the Governing Body went the direction of leasing, there would be additional challenges of managing multiple different programs and the complexities that would add to the general planning cycles.

- If the decision was made to self-fund rather than to lease, would the vehicles qualify for GO Bonding. City Manager Trout confirmed those vehicles would not, nor did he feel it would be a good idea for those smaller vehicles. However, the large equipment vehicles would make sense to sell GO Bonds to support replacing some of that equipment, as it has a longer use. With regard to the police patrol vehicles, City Manager felt they would not be a good candidate for the lease program.
- Does the \$4.6 million include everything? Ms. Uhlig confirmed and said Jaci Vogel could explain further during her presentation.

PW Fleet Equipment Request for GO Bond Funding for 2021 (Video 48:49)

Jaci Vogel, Deputy Director of Public Works, presented on the Public Works Fleet vehicles and the request for the GO Bond Funding.

Chairman Dobler inquired about the replacement cycle, as one section stated 12 years and one stated 20 years. Brian Bigenwalt with Fleet, stated he thought it was 20 years.

Committee member Padilla inquired if other tree trimming services were called in to assist with larger jobs, and if it was better to keep the number of trucks we currently have. Ms. Vogel noted that during large storm clean-up, it takes a concerted effort between the private businesses and the City to manage those incidents. Travis Tenbrink, City Forester, has a small budget for contracted work that usually gets used for backlog work.

Committee member Emerson noted that Ms. Uhlig had noted that some of the trucks in her department that might be under fleet, and inquired if it would be possible to combine vehicles for jobs through different departments. Ms. Uhlig stated that fleet assists in the inspection and acquisition, but it is truly on the independent departments. This is due to different revenue sources and independent management. Brian Bigenwalt, Fleet Manager, added that they purchase vehicles off the state of Kansas contract where they can. This method doesn't really help regarding the number of vehicles purchased. Ms. Vogel added that we can piggyback off the state of Kansas contract for dump trucks. She is hoping to work with other municipalities that have similar purchase needs.

Chairman Dobler inquired if there was a motion to purchase 6 vehicles and trading in 7 in 2021. Committee member Emerson made the motion. Committee member Padilla seconded the motion. The motion carried 3:0, to move to the Governing Body.

Chairman Dobler inquired about the direction. Ms. Uhlrig inquired on the general direction on how the committee would like them to proceed. There are still a lot of conversations if they go lease based with legal and finance to work out. If its cash based then they will need to work with finance on the next budget period. Chairman Dobler inquired about the funding in the 2021 budget currently. Ms. Uhlrig stated she would not be able to provide that information currently. Ms. Vogel stated each department budget did not specifically identify the type of item, but there would be a line titled "Capital Outlay" that would identify the total.

Chairman Dobler asked if there is approval on the request to move ahead with the enterprise program, would the City be purchasing 120 vehicles in 2021. Ms. Uhlrig confirmed that is the recommendation. The cash source to fund the initial 111 vehicles would need to be identified, including exploration of leveraging some of the cash for light duty vehicles in the replacement fund pilot program as that influx to offset year one. Would require meeting and approval of departments in that program.

Chairman Dobler sought input from the other committee members regarding direction to move to lease rather than cash purchase Does staff invest their time in this. Ms. Uhlrig felt a hybrid model would be appropriate. It does not make sense to lease the large vehicles. However for the light to medium use vehicles for administrative and supervisor vehicles, it would make sense to lease those out. Jessica Lamendola, Finance Director, stated it may be difficult to roll this program out in the first quarter of 2021, however it could be reviewed. She would like to research what other municipalities have done regarding the unwinding cost, as it is the biggest downside risk. She felt the enterprise model would be the best direction to go. City Manager Trout stated he felt the model looked correct, however he would want to involve each department to better understand how it effects each of them before making a final commitment.

Chairman Dobler inquired about the timeline. Ms. Uhlrig responded that it would be around late spring, to allow for further discussion with all departments involved and to ensure it complies from a legal standpoint. Shawnee County has adopted this model, so there may not be too many challenges with regard to the law portion. Staff is requesting direction from the committee, and Governing Body, on where they should be focusing their time, and whether to proceed with the 2021 lease option, or additional cash funding in the 2022 budget.

Committee member Padilla stated he would like to move forward with taking a deeper look into the lease option. Chairman Dobler inquired on whether the City would still provide the maintenance. Ms. Uhlrig stated that they would be opting out of maintenance program and do it in-house.

Committee member Emerson agreed that he would like to continue looking into the lease option, however would also like to look at the cost comparison for tandem vehicles.

Chairman Dobler noted Councilwoman Valdivia-Alcalá was in attendance virtually and asked for her thoughts. She agreed with the other committee members.

City Manager noted that by reviewing this option, it may provide additional guidance to not purchase or lease vehicles in the first quarter.

Approve minutes from October 27, 2020 meeting

[The draft minutes from October 27th were not reviewed or acted on by the committee. They will complete this at the December meeting.]

Update: 50/50 Sidewalk Repair Program (Video 1:19:42)

Brian Faust, Engineer, stated he had been provided a copy of the City's Utility Indefinite Quantity contracts from Committee Emerson, and that they were continuing to review that information.

Councilwoman Valdivia-Alcalá stated she had some questions regarding some of the information that was provided at earlier meetings on the 50/50 sidewalk program. She inquired if the contract is lengthy for the applicant to fill out. Mr. Faust stated the program was for residential projects only. The current process includes the city bidding the work at the beginning of the year, identifying and notifying residents of needed repairs and 50/50 sidewalk repair program information, and he felt the current process takes too long. He stated that by bundling the project into a larger project, it saved money but could take longer to get addressed. Councilwoman Valdivia-Alcalá asked what the average price range was for residents approved for the 50/50 program. Mr. Faust stated that it is approximately \$8 a square foot and depends on the size of the sidewalk that needed to be replaced (\$240-\$300 for one section of sidewalk). So for a \$300 replacement, once the resident pays \$150, then they would go on the waiting list for sidewalk replacement. An additional question was asked if \$500,000 is for the program. Mr. Faust replied that \$100,000 is for the 50/50 Sidewalk Program. Additional questions were asked for each year of the past five years: the number of sidewalks that are done, how many individual residents participate. Mr. Faust will look into it and provide an update. He also mentioned that some years there is still funding.

Councilwoman Valdivia-Alcalá inquired about the tracking process, and asked if any notes were made regarding whether or not individuals are able to afford to apply for the 50/50 program. Mr. Faust noted records are kept of all of the complaints of the sidewalks. It is understood that some are not able to pay the 50%. She stated that some of the issue in the Oakland neighborhood are due to old sidewalks, huge trees that have roots pushing the sidewalk up, etc...and asked if there were any proactive measures in place to address the cost issue. Mr. Faust answered that the program only responds to complaints. He could look at assisting with paying a larger portion for those cases. Councilwoman Valdivia-Alcalá asked the committee to consider waiting on taking action to provide time for the council members to research before putting more responsibility on residents. She suggested looking at

maybe partnering with local agencies for those that need assistance with the application. Chairman Dobler inquired if there was BLOCK Grant funding available to assist with this. City Manager Trout noted the SORT grant helped to address this, however could re-evaluate sidewalk repair priority through the half-cent sales tax funds. Councilwoman Valdivia-Alcalá would like to seek out a more proactive approach for addressing the sidewalks. Chairman Dobler stated the 50/50 sidewalk program would be part of the agenda for December.

Draft Agenda for December, Set December meeting date (Video 1:36:02)

Items mentioned include: update on 50/50 Sidewalk program, lease program, recommendation for extending this committee's charge and creating it to be a fifth standing committee.

Committee member Padilla stated he felt the committee was beneficial and would recommend creating it to become a standing committee. Committee member Emerson agreed. Chairman Dobler asked City Manager to bring a draft resolution to the next meeting with regard to creating a standing committee.

City Manager Trout felt it would be beneficial for the committee to be provided with presentations from the Utilities department. The projects have already been approved by the Governing Body, however, the information and details would be beneficial to take a more detailed look. He also suggested having a presentation about Facilities. Braxton Copley, Deputy Director of Utilities, would be open to presenting. City Manager suggested a 45 minute presentation on the pipe-replacement project, followed by an overview of the other projects.

Items from Staff & Committee

No additional items.

Adjourn

Meeting was adjourned at 4:47pm.

Meeting video can be viewed at: https://youtu.be/ndVPkSOM_DI

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3. 2021-2023 CIB Project Budgets. TMC Sections A12-17 and A12-25 require Governing Body approval of all project budgets and project budget amendments for public improvements.

27 **(a) G.O. Bonded Projects.** With regard to the projects identified on pages 27
28 through 29, 32 through 38, 40, 42, 45 through 49, and 51, 116 through 119 and 126 in
29 the CIP Book, the Governing Body finds that the public improvements described are
30 necessary and serve the public interest. Accordingly, the Governing Body authorizes
31 such projects, pursuant to TMC Section A12-1 and approves all project budgets,
32 including amended budgets, for 2021, 2022 and 2023. All projects listed on pages 27, 28
33 and 32 shall be approved by the Governing Body annually and may be submitted for
34 approval as a single list for each of the following areas: 1) Facilities; 2) Sidewalks; and 3)
35 Fleet Replacement.

36 **(b) G.O. Bonded Project/Fire Equipment.** With regard to the projects identified
37 on page 31 in the CIP Book, the Governing Body finds that the fire equipment described
38 therein is necessary and serves the public interest. Accordingly, the Governing Body
39 authorizes such projects, pursuant to K.S.A. 12-110c, and approves all project budgets,
40 including amended budgets, for 2021, 2022 and 2023.

41 **(c) Enterprise Funded Projects.** With regard to the projects identified on pages
42 53, 54, 56 through 61, 63 through 76, 78, 82 through 85, 87, 88, 91, 92, 94, and 95 of the
43 CIP Book, the Governing Body finds that the improvements to its waterworks system,
44 sanitary and/or stormwater system are necessary and serve the public interest.
45 Accordingly, the Governing Body authorizes such projects, pursuant to TMC Sections
46 A12-1 and A18-3(d) and approves all project budgets, including amended budgets, for
47 2021, 2022 and 2023. No revenue bonds shall be issued unless the Governing Body
48 enacts a separate resolution and notice of intent to issue revenue bonds in accordance
49 with K.S.A. 10-1201 *et seq.*

50 **(d) Cash-Funded Projects.** With regard to the projects identified on pages 98
51 through 106, 108 through 110, 112 through 121, 126 through 130, 132 through 138, 140
52 through 142, 144 through 149, 151, 153 through 163, 165, 167, 169 through 171, 173
53 through 175, 177, 179, 181 through 183, 185, 187 through 189 and 191 in the CIP Book,
54 the Governing Body finds that the public improvements are necessary and serve the
55 public interest. Accordingly, the Governing Body authorizes such projects and approves
56 all project budgets, including amended budgets, for 2021, 2022 and 2023, except that all
57 projects funded in whole or in part with the Citywide Half-Cent Sales Tax and with a total
58 project budget of over \$250,000, including all funding sources, shall have a project
59 budget approved by the Governing Body. For projects \$250,000 or less, utilizing funds
60 from the Citywide Half-Cent Sales Tax, the Governing Body shall annually approve a list
61 of projects.

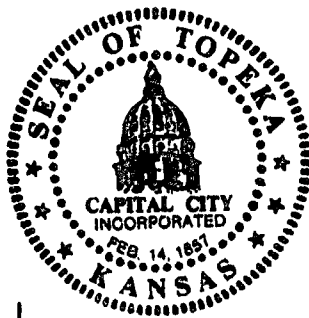
62 **4.** The City both reasonably expects and intends to finance the costs of said
63 improvements (other than the Cash-Fund Projects in section d) from the proceeds of bonds
64 of the City. The City does hereby express its official intent to reimburse any such pre-
65 issuance original expenditures (as defined in Treas. Reg. I.150-2(c)) made by it on or after
66 the date which is 60 days before the date of this Resolution from the proceeds of such
67 bonds in the estimated maximum principal amount of \$178,203,865. The City will issue
68 such bonds for such purposes and make the reimbursements within eighteen (18) months
69 after the date the expenditure to be reimbursed was paid or, if later, eighteen (18) months
70 after the date on which the property resulting from the expenditure was placed in service.
71 Provided, that, in any event, the City must make the reimbursement allocation within three
72 (3) years after the date the expenditure was paid. This Resolution, as the expression of the

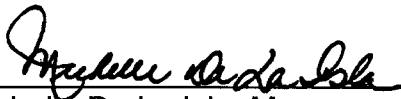
governing body's official intent regarding the matters described herein, will be available for public inspection in the City Clerk's office at City Hall during regular business hours of the City.

5. This Resolution replaces Resolution No. 9174 and shall become effective upon passage and approval by the City Governing Body.

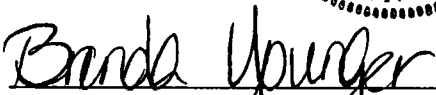
ADOPTED and APPROVED by the Governing Body on June 2, 2020.

CITY OF TOPEKA, KANSAS




Michelle De La Isla, Mayor

ATTEST:


Brenda Younger, City Clerk

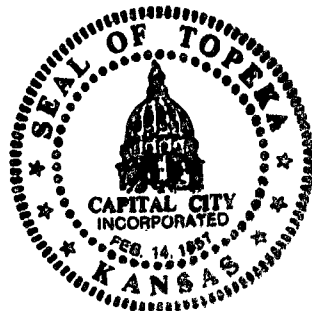
(Published in the Topeka Metro News on June 8, 2020 and June 15, 2020)

NOTICE OF INTENTION TO ISSUE GENERAL OBLIGATION BONDS
TO ACQUIRE FIRE-FIGHTING EQUIPMENT

Notice is hereby given that as provided by Resolution No. 9174A of the City of Topeka, Kansas, (the "City"), the Governing Body intends to acquire fire-fighting equipment, specifically Fire Department Fleet Replacement, and pay the cost thereof by issuing general obligation bonds maturing not more than 15 years from their date of issuance as authorized by K.S.A. 12-110c. The cost of the fire-fighting equipment shall not exceed the amount of \$1,640,000.00. This notice shall be published once each week for two consecutive weeks in the official City newspaper. If, within 60 days following the last date of publication, a petition signed by not less than 5% of the qualified electors of the City of Topeka is filed with the City Clerk, no such bonds shall be issued until the matter of whether to issue general obligation bonds has been approved by a majority of the qualified electors of the City voting at an election called pursuant to the general bond law.

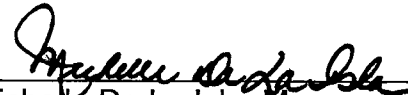
BY ORDER OF THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS,
on this 2nd day of June, 2020.

CITY OF TOPEKA, KANSAS



ATTEST:


Brenda Younger, City Clerk


Michelle De La Isla, Mayor



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: Brent Trout, City Manager DOCUMENT #:
SECOND PARTY/SUBJECT: 2021 Legislative Agenda PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION regarding the legislative priorities identified by the Governing Body to be addressed or monitored during the 2021 Legislative Session.

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

Determine legislative priorities for the 2021 Legislative Session.

STAFF RECOMMENDATION:

Staff is making no recommendation. Discussion item only.

BACKGROUND:

The Governing Body provides issues they would like addressed during the next Legislative Session. The City Manager's Office will coordinate with the City's lobbyist to address the items and monitor during the legislative session.

BUDGETARY IMPACT:

There would be no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description



MEMORANDUM

TO: City Manager Brent Trout
City Council

City of Topeka

FROM: Whitney Damron

RE: 2021 City of Topeka Legislative Priorities

DATE: December 1, 2020

In consultation with City Manager Brent Trout, the following items have been identified as legislative priorities for the City of Topeka for the 2021 legislative session:

Primary Issues.

- Support for Docking State Office Building Redevelopment/KDHE Lab/Related Projects.
 - o FY 2022 Budget; Bonding; Joint Building Consideration.
- Support for Polk/Quincy Viaduct Project.
 - o Eisenhower Transportation Program; Funding.
- Protection of Municipal Interests/Local Control in Property Tax Legislation.
 - o Taxpayer Transparency Act.
 - o Property Tax Lid.
 - o "Dark Store" Theory of Property Tax Valuation.

Secondary Issues.

- Other Tax-related Issues.
 - o Sales Tax on Internet Sales.
 - o State/Local Revenue Sharing.
- Other General Issues of Interest.
 - o Pandemic/COVID-19/Governor's Emergency Power Authority
 - o Police Reform.
 - o Budget Timeline Adjustments.
 - o Community Mental Health Funding.
 - o Annexation.
 - o Peer-to-Peer Vehicles; Housing; E-Commerce Issues; etc.
 - o STAR Bonds.

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- League of Kansas Municipalities
 - o The COT has historically supported nonconflicting priorities of the League of Kansas Municipalities. The League has not formally posted their 2021 agenda. However, their draft statement has been shared with municipal representatives and their draft priorities are attached to this document.

Comments.

At this writing, it is unknown how the Kansas Legislature will deal with the session priorities given the continuing effects of the Covid-19 pandemic. The session is scheduled to begin on Monday, January 11 and typically legislative committees would work through the end of March for the Regular Session and then break to the latter part of April for a Veto Session.

Members of the Governing Body may recall the 2020 session was brought to an end on March 19, 2020, approximately 2.5 weeks in advance of the scheduled adjournment of the Regular Session, followed by a one-day Veto Session and later a one-day Special Session.

While it is difficult to forecast with much certainty how the 2021 session will go, given primary victories by more conservative Republicans over six Senators and four members of the Kansas House and super majorities by Republicans in both chambers, we are likely to see considerable action on tax policy (e.g., property taxes), abortion, perhaps appellate selection and little interest in legislation that increases taxes or fees.

The City of Topeka intends to be vocal and active when matters of interest are considered by the 2021 Legislature, in particular in regard to property tax-related issues.

WBD
Attachment

Blue = SMP Changes adopted by the Legislative Policy Committee on August 27, 2020 and approved by the League Governing Body on September 11, 2020.

Green = SMP Changes adopted by the League Governing Body on September 11, 2020.

2021 Statement of Municipal Policy *DRAFT*

Mission Statement

The mission of the League shall be to strengthen and advocate for the interests of the cities of Kansas to advance the general welfare and promote the quality of life of the people who live within our cities.

Legislative Priorities

The prosperity of the State of Kansas is absolutely dependent upon the prosperity of our cities. Over 82% of Kansans live in an incorporated city. In an effort to promote healthy and sustainable communities, the elected and appointed city officials of Kansas hereby establish the following as our legislative priorities for 2021:

1. **Home Rule.** Consistent with the Home Rule Amendment of the Kansas Constitution approved by voters in 1960, we support local elected officials making decisions for their communities, particularly local tax and revenue decisions.
2. **Property Taxes.** We recognize in areas of the state there is a large reliance on property taxes to fund local and state government in Kansas. All property taxing authorities, including cities, counties, the state, school districts, special districts, and community colleges should be equally transparent, and have to abide by the same limitations, restrictions and requirements. Any additional transparency measures should not be burdensome or costly. We encourage the state and local governments to work on making government more efficient and recognize the need to work together on innovative approaches to reduce reliance on property taxes. In addition, we call on the state to authorize alternative revenue options for local governments. ~~We believe all governments utilizing property tax should be transparent.~~
3. **Tax Lid Repeal.** We support repeal of the property tax lid.
4. **Internet Sales Tax Collections.** The inability of governments to collect local option sales or compensating use tax on remote sales continues to erode a viable and fair revenue source. The League supports state legislation establishing a program to help the state collect state and local sales and compensating use taxes due from in-state purchasers. Remitted taxes should be distributed using existing methods/formulas for the state and local governments.
5. **Property Valuation.** We support appraisals based on fair-market value as historically used in Kansas. We oppose caps in property valuations as unconstitutional and inequitable.
6. **Budget Timeline.** The current statutory framework for the adoption of municipal budgets makes it difficult for cities to plan for budgets that must be presented to governing bodies five months before the start of the fiscal year. We support legislation to allow the adoption of City budgets by November 30 but keep the August 25 deadline for certification of the amount of ad valorem tax revenue needed.
7. **EMS/Hospital Funding.** Municipal hospitals and emergency medical services (EMS) are challenged in meeting their communities' needs. Between 2009 and 2014, city and county tax revenue budgeted for hospitals has increased 33.3% to meet these needs. We support the expansion of Medicaid in Kansas to allow such entities access to federal funding, helping cities maintain and provide

critical services for their citizens. If the Legislature fails to approve Medicaid Expansion, additional state funding needs to be made available to rural hospitals in order to retain businesses and their employees and sustain the health and lives of Kansans.

8. **Mental Health.** We support allocating additional resources for mental health programs. Funds should be allocated for community mental health centers and additional bed space for patients with mental health issues.
9. **Police Reform.** We support the work of our local police departments to make our communities safer for all. Any federal or state proposals for police reform should be focused on providing resources for local law enforcement, incentivizing transparency, and encouraging good police practices, including equity and justice.
10. **Special District Consolidation.** The current statutory framework requires separate legislation every time a special district of government consolidates into a city. We support statutory changes creating a uniform process for smaller units of government to consolidate into cities when it is in the best interest of the city.



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE:	December 1, 2020	
CONTACT PERSON:	Bill Fiander, Planning and Development Director	DOCUMENT #:
SECOND PARTY/SUBJECT:	Housing Study Implementation Plan 2021	PROJECT #:
CATEGORY/SUBCATEGORY	006 Communication / 005 Other	
CIP PROJECT:	No	
ACTION OF COUNCIL:	Discussion 07-14-20. Resolution not approved. Report due back to Council on 11-17-2020	JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

REPORT on a recommended 2021 Implementation Plan for the adopted Citywide Housing Market Study and Strategy.

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

On July 21, 2020, the Governing Body approved a motion that adopted the Topeka Citywide Housing Market Study and Strategy (Housing Study) "as an invaluable collection of data and strategy options, and request the City Manager work with citizens, staff, providers and Council to draft a starting implementation plan in 120 days." An Implementation Plan for 2021 as been developed accordingly for acceptance and approval by the Governing Body in order to guide the community's next steps to meet our future housing needs identified in the Housing Study. It would answer the question "Where do we start?" while being aligned with the City's core housing documents (Consolidated Action Plan, Comprehensive Plan and Housing Study).

STAFF RECOMMENDATION:

Discussion only. Staff recommends a motion be made to adopt/accept the Implementation Plan for 2021 on

December 8, 2020.

BACKGROUND:

The 2021 Implementation Plan (IP) was developed in conjunction with an expanded Housing Study Steering Committee (IP Committee) made up of additional citizens, housing providers, organizations, and Councilmembers. The IP Committee agreed upon a scope of work:

- “Develop an action plan for 2021 that kick-starts recommendations of the adopted Citywide Housing Market Study and Strategy in time to report back to the Governing Body by November 17, 2020.”

The IP Committee was asked to select which new or expanded short-term tactics from the Housing Study were either ready to be activated in 2021 (Tier A) or need more planning in 2021 before they are activated (Tier B). These tactics were further developed into mini-action plans detailing what, who, when, and how they will be accomplished in 2021. Seven tactics were selected including three of the top four priorities (*) from the Study:

- Affordable Housing Trust Fund*
- Weatherization*
- “Take 2” Tenancy
- Aging in Place
- Rehab Assistance (Self Help)
- Landbank*
- Downtown Area Housing

In addition, a series of metrics were developed for a 5-year horizon to measure the progress in addressing the Housing Study’s key findings which included lack of quality affordable housing, limited senior housing options, cost burdened households, core neighborhood disinvestment, high housing vulnerability, and limited housing choices. These metrics were primarily based upon the Housing Study’s 20-year projected needs.

BUDGETARY IMPACT:

The funding source for the study is outlined below:

Successful implementation of the study will require expansion of housing availability achieved through greater partnership and leverage of existing city funds. It is anticipated that the City will help to partially seed the Affordable Housing Trust Fund (AHTF) in the short term by "pledging" existing sources already dedicated to priorities (e.g., NRP special fund, weatherization, etc.) with the intent that it would be used to leverage non-City sources for a short-term pilot project target of \$500k . The recommended long-term yearly capitalization goal of \$3M for the AHTF will need to primarily come from a renewable source such as a dedicated mill levy or sales tax increase if it can be coupled with additional donations and fund income.

SOURCE OF FUNDING:

Development Strategies LLC was contracted by the City to perform the Market Study. It's total funding of \$97,500 was split between City sources (\$16,500 CDBG, \$16,500 general fund) and private sources including Topeka Community Foundation, FHL Bank, Kansas Housing Resources Corporation, Topeka Housing Authority, Community Action, Cornerstone of Topeka, Pioneer Group, and CoreFirst (\$64,500).

ATTACHMENTS:

Description

Implementation Plan Draft

Implementation Plan Appendix Draft

Presentation - November 17, 2020

Public Comments Received (Nov 21, 2020)

DRAFT

TOPEKA

CITYWIDE HOUSING MARKET STUDY AND STRATEGY

IMPLEMENTATION PLAN

2021

**PREPARED FOR
CITY OF TOPEKA GOVERNING BODY
NOVEMBER 2020**

TOPEKA PLANNING & DEVELOPMENT DEPARTMENT



Implementation Plan Committee

DRAFT

Teresa Baker, Housing & Credit Counseling (T2)
Michael Bell, CAC, Tennessee Town NIA
Linda Briden, Sunflower Realtor's Association (L)
Gary Cushinberry, CoreFirst Bank & Trust
Spencer Duncan, Councilperson, Dist. 8
Trey George, Topeka Housing Authority
Karen Hiller, Councilperson, Dist. 1
Haley Hishmeh, Kansas Housing Resources Corp.
Molly Howey, Greater Topeka Partnership (D)
Rick Kready, Pioneer Group
Chris Palmer, Cornerstone of Topeka, Inc. (L)
Susan McClacherty, CAC, Valley Park NIA
Marsha Pope / Kathy Smith, Topeka Community Foundation (A)
James Prout, CAC Chair, Quinton Heights Steele NIA
Katrina Ringler, Topeka Planning Commission & State Historic Preservation Office
Lloyd Rainge, Capitol Federal
Margo Rangel, CAC
Stephen Schiffelbein, Topeka Justice Unity &

Ministry Project (JUMP) (A)
Tawny Stottlemire, Community Action, Inc. (T2) (W)
Tom Thull, FHL Bank (invited)
Christina Valdivia-Alcala, Councilperson, Dist. 2
Tim Vincent / Nikki Ramirez-Jennings, SENT
Steve Vogel/Charles Robuck, SNCO Landlords Assoc. (T2)
Janice Watkins, Habitat for Humanity (AP) (L) (R) (W)
Ivan Weichert, Builder's Association (A)

Sub-Group Contributors

Jim Crowl / Tabitha Pusch, SNCO Counselor's Office (L)
Vince Frye, Downtown Topeka, Inc. (D)
Susan Harris, Jayhawk Area Agency on Aging (AP)
Mark Rezac, KS Commercial Realtors (D)
Mary Thomas, Community Resource Council (R)

City of Topeka Planning & Development Department Staff

Bill Fiander, Department Director
Dan Warner, Division Director of Planning
Corrie Wright, Division Director of Housing Services
Bryson Risley, Neighborhood Planner & Analyst

Sub-Groups

(A) = Affordable Housing Trust Fund
(AP) = Aging In Place
(D) = Downtown Area Housing
(L) = Landbank
(R) = Rehab Assistance
(T2) = Take 2 Tenancy
(W) = Weatherization

DRAFT

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- 5** PAGE 13
HOUSING STORIES
- 6** **APPENDIX**

Governing Body Motion (7/21/2020)

“... adopt the study as an invaluable collection of data and strategy options, and request the City Manager work with citizens, staff, providers and Council to draft a starting implementation plan in 120 days.”

Purpose

This document is intended to be an addendum and supplement to the Citywide Housing Market Study and Strategy (Study) as directed in the Governing Body’s motion adopting the Study on July 21, 2020. The basic purpose of this document is to answer the question, “Where do we start?”. In other words, develop an action plan for 2021 that activates some, but not all, of the Study’s priority recommendations. Acknowledging that not all of the priority recommendations can, or should be, activated in its first year is crucial to moving forward with a heavy lift that is the Study’s implementation. Even with the Study’s sound implementation section, “where do we start” remained the biggest question if the community was to carry over full enthusiasm and momentum garnered during the Study’s creation.

Scope

The Implementation Plan Committee agreed to the following scope of work for this

document based upon the Governing Body’s motion:

Develop an action plan for 2021 that kick-starts recommendations of the adopted “Citywide Housing Market Study and Strategy” in time to report back to the Governing Body by November 17, 2020.

120-Day Process

August - The Housing Study Steering Committee was reconvened to guide decisions for this document. It was expanded to include representatives of housing providers, City Council, impacted neighborhoods, landlords, and economic development. Meeting #1 was held on August 24, 2020 to discuss scope, short-term tactic priorities, metrics, and community engagement. It was agreed to use the Citizens Advisory Council (CAC) for public engagement.

September – Staff met with the CAC to review Meeting #1 outcomes and get input. Sub-groups met to develop mini-action plans for the seven (7) priority short-term tactics. The action plans were presented to the full committee at Meeting #2 on September 28,

2020.

October – Staff met with the CAC to review Meeting #2 outcomes and get input. The final document was sent to the full Implementation Plan Committee for review.

November – Meeting #3 was held on November 2, 2020 with the full Implementation Plan Committee and the CAC on November 4 to make recommendations prior to submitting the final document to the Governing Body on November 17.

Core Housing Documents

There are three core documents the City uses to guide decisions for housing needs.

Consolidated Action Plan – The City’s Con Plan guides the use of HUD funds the City receives each year as an entitlement community. It serves as the City’s budget for how it intends to use these funds for eligible activities – housing, community development, neighborhood services, social services, etc. - while meeting HUD’s national objectives for the benefit of low-moderate income (LMI) citizens. While only required for CDBG, HOME, and ESG funds, the Con Plan can include fuller demonstration of how these needs are being met with other non-HUD entitlement sources. Of the roughly \$2.5 M the City receives subject to appropriations

by HUD, the vast majority (85%) is devoted to LMI households across the city with the remaining targeted for LMI neighborhoods.

Comprehensive Plan – The City’s future land use and physical development is guided by the adopted Comprehensive Plan. The Land Use and Growth Management Plan guides broad locational decisions for housing and zoning. Neighborhood Plans are adopted as elements of the Comprehensive Plan for 16 different neighborhoods and Downtown that represent their voice of approval for future housing development. These have more detailed land use, housing, and revitalization recommendations down to the block level. The City’s Neighborhood Revitalization Plan (NRP) is updated every 3 years based on the City’s neighborhood health map to incentivize more investment in at risk/intensive care neighborhoods. This series of plans guide “where” housing investment is preferred to occur.

Citywide Market Study and Strategy – Adoption of this Study in 2020 culminated the first comprehensive analysis of the city’s housing supply in thirty years as to whether it is positioned to meet future housing demand across a range of household affordability. It’s findings helped illustrate what types of housing is missing in the market, the barriers to

diversifying housing stock, and what tools are needed to advance affordable housing priorities. It generally found that local programs are working well, but require much more capacity and resources to sustain an equitable housing market than what is currently available. In short, it takes a village to do more.

How does this document relate to the core housing documents?

While the Implementation Plan (IP) is directly linked to the Market Study, it also is intended to align with all core documents. It is not intended to make new policy decisions or supplant previously adopted direction of the core documents. If new needs/priorities arise due to changing conditions then the core documents should be modified. On the other hand, there should be some flexibility in the IP long as it otherwise aligns with the core documents. For best alignment, it is recommended that the IP be updated annually or whenever the Consolidated Plan or Market Study are updated. It is up to the IP process to determine what priorities of the Market Study and actions should be included year to year.

Prioritization for 2021

The Study recommended four priority recommendations:

- Fund the Affordable Housing Trust Fund

- Establish a strategic land bank
- Support the development of a community development corporation (CDC)
- Expand weatherization and home repair programs

In addition, the Study recommended 26 tactics, or tools, to address its overarching goals for Topeka. The timing of **new and expanded efforts** were further recommended in the study as shown by the Prioritization Timelines in the appendix (page 102 of study). These were broken down by short-term (1-3 years), mid-term (4-6 years), and long-term (7+ years) periods. It also shows “continued efforts” that should be sustained along the way.

The IP Committee was asked to select which new and expanded “short-term” tactics from this list were either ready to be activated in 2021 (**Tier A**) or need more planning in 2021 before they are activated (**Tier B**). This also included any market-rate housing tactics. The following tactics were prioritized for 2021:

TIER A

- Affordable Housing Trust Fund
- Weatherization
- “Take 2” Tenancy
- Aging In Place
- Rehab Assistance (Self Help)

TIER B

- Landbank
- Downtown Area Housing

These tactics were further developed into one year action plans (see pages 7-9) detailing what, who, when, and how they will be accomplished. Ideally, Tier A tactics will be activated in 2021 and become continued efforts once steps are achieved. Tier B tactics in 2021 will hopefully graduate to Tier A in 2022. New Tier A and B tactics may emerge when the IP is updated at the end of 2021 and annually thereafter.

Not all tactics or four main priorities were deemed ready for 2021. Tier A and B tactics selected to date represent early “wins” for **new and expanded efforts** under the scope. If a tactic or continued effort is not included as Tier A/B in 2021, it does not mean it is excluded from being advanced in the community if there is support and alignment with core housing documents. All actionable steps should continue to seek stakeholder involvement.

Metrics

Lastly, the IP Committee recommends a series of **metrics** to measure our progress and commitment to rise up and overcome the key findings of the Study (page 10). These key findings reflect the biggest challenges in meeting our future housing needs found in the

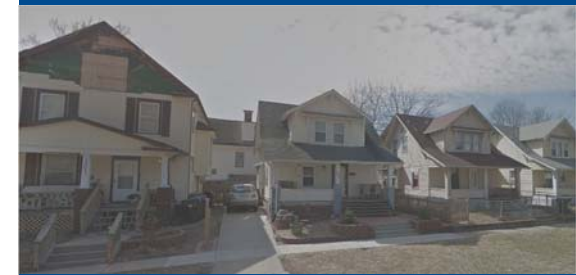
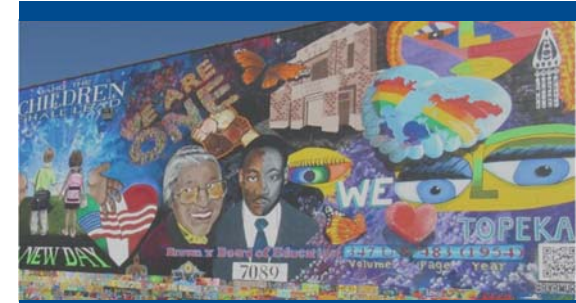
Study’s Executive Summary. They include:

- Lack of Quality Affordable Housing Stock
- Limited Senior Housing Options
- Cost-Burdened Households
- Core Neighborhood Disinvestment
- High Housing Vulnerability
- Limited Housing Choices

It is recommended that both the Tier A/B Action Plans and Metrics be “living” to adapt to changing conditions, data sources, best practices, AHTF priorities, etc. with the intent to update during the annual IP process or as needed.

Next Steps

- Present the IP Committee’s recommendations to the Governing Body for acceptance
- Responsible organizations implement Tier A/B action plans and share periodic updates
- IP should be assessed in Q4 by IP Committee to affirm progress and update as needed for 2022, and as needed annually until a new study is performed.
- Consider updating Housing Market and Strategy Study every 5 years (2024) to recalibrate findings.





New or expanded tactics that are expected to be created and activated in 2021
(excludes continued efforts)

Affordable Housing Trust Fund

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Amend AHTF ordinance (update DNR references, add Study), appoint Review Committee members, and transfer City of Topeka funds	Governing Body/City Mngr/CoT	2020 Q4 2021 Q1	\$241K (infill) \$77K (weatherization)
Convene AHTF Review Committee, establish application criteria and set housing targets rehab and new (Priority: "gap filler")	Review Comm/CoT Planning	2021 Q1	
Create factsheet and marketing materials	Review Comm/CoT Planning	2021 Q2	
Confirm champion(s)	GTP	2021 Q2-3	
Engage donors and capitalize fund for potential AHTF projects/programs	Champion/GTP	2021 Q3-4	\$200K - \$700K private
Prepare RFP and/or open up application process	Review Comm/CoT/Non-profit	2021 Q4	

Weatherization

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Devote some HUD funds to weatherization and use to leverage non-HUD funds into AHTF	CoT Housing	2021 Q1	\$ 20 homes assisted
Create and implement a DIY Weatherization 101 class for recipients of funding	Habitat/Community Action	2021 Q1	# of people trained and reduced utility costs
Provide DIY kits to low income households taking class	Habitat/Community Action	2021 Q1	# of homes w/ reduction in utility use (yr avg)
Agree to MOU creating unified data sharing system to track homes assisted	Community Action/Habitat/CoT Housing	2021 Q2	
Create and implement a Certified Energy Efficient Rental Unit program (all landlords should be the goal)	Community Action/CoT Housing	2021 Q3	# of homes assisted # of energy audits
Combine emergency repair assistance and other funding (e.g. AHTF) to fill local programmatic gaps including minor and major weatherization needs	Community Action/Habitat/CoT Housing	2021 Q4	# of homes assisted # of energy audits

“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	2021 Q1	# of stakeholders Pilot questions
Develop Second Chance Certification process - required classes, demonstration of capacity, income eligibility, etc.	HCCI with input from subgroup members	2021 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)	2021 Q1	# of landlord-approved incentives
Recruit up to 5 area landlords to accept tenants who have completed Second Chance Certification	HCCI/SCLA	2021 Q2	# of landlords
Recruit up to 10 candidates for Second Chance Certification. Launch pilot, targeting certification graduation by October 2021	HCCI/Community Action HCCI	2021 Q2 2021 Q3	# of eligible candidates % of candidates certified
Successfully house certified graduates	HCCI/Community Action/SCLA	2021 Q4	#housed

Aging In Place

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Implement AARP Home Maintenance Class for Seniors and caregivers (new)	Habitat	2021 Q1	# of stakeholder Pilot questions identified
Complete resource database and make it virtual specifically for seniors	JAAA	JAAA	
Create virtual presentations on long term planning for seniors	JAAA/ CoT Communications/ Habitat/ KLS	2021 Q2	# of views
Create income-based maintenance free senior housing (AHTF)	Habitat/Cornerstone	2021 Q4	# of units
Expand Habitat Homeowner Rehab for seniors (AHTF)	Habitat	2021 Q4	# of units

Rehab Assistance (Self Help)

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Activate Community Maintenance Classroom (hands on)	Habitat	2021 Q1	# of people trained
Increase participation in maintenance classes	Habitat/HCCI/CoT Housing	2021 Q1	# of people trained
Increase accessibility to interior/exterior paint and bulk materials (e.g. activate Brush w/ Kindness)	Habitat/CoT Housing	2021 Q2	# of houses painted and materials used
Develop DIY maintenance video	CoT Communications/Habitat/ Mary?	2021 Q2	# of views
Explore "enhancement" type program to reward volunteer hours with rehab assistance (non-CDBG)	Citizens Advisory Council (CAC)	2021	



New or expanded tactics where more planning work needs to be done in 2021 before activation
(excludes continued efforts)

Landbank

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Research models (KCMO, KCK, Pittsburg, Hutch, etc.); including funding mechanism, use of tax sale/foreclosures, staffing, etc.	Realtors/County Counselor/CoT Housing	2021 Q1	# of unit types per \$ spent
Review Topeka draft ordinance vs other cities	CoT Planning/Legal	2021 Q1	
Identify/confirm partnerships - County, realtor groups, GTP, City, housing providers, etc.	Cornerstone	2021 Q2	
Draft goals and program details; align with partners	Sub Group	2021 Q2	
Community outreach and transparency	Habitat/CoT Planning	2021 Q3	2-3 public meetings
Draft Ordinance/Resolution Adopt Ordinance	CoT Legal / Sub Group Gov Body	2021 Q4	

Downtown Area Housing

Steps/Actions	Who (Lead/Support)	When (Q)	Metrics
Activate new downtown marketing webpage. Develop housing page ("open for living")	DTI/GTP TIP/GTP/CoT Planning	2020 Q4 2021 Q1	
Start JEDO discussion to determine if housing should be included as part of economic development incentives	GTP	2020 Q4 2021 Q1	
Adopt Downtown Master Plan; set 10-year target of 1,000 units	Gov Body/CoT Planning/DTI	2021 Q1	
Form "work group" to guide action plan; create developer list	GTP/DTI	2021 Q1-2	
Create package of pitch-ready properties and incentive info Pitch to potential developers	DTI/CoT Planning / work group DTI/GTP	2021 Q2 2021 Q3	# of projects/units started
Seek RFP authority to advertise new catalytic housing/mixed use construction site	JEDO/GoTopeka/CoT	2021 Q4	

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)

Ownership (20%)	160 units	32 units/year
Rental (80%)	640 units	128 units/year

Create or preserve **600 workforce** units by the end of 2025 (61%-120% AMI)

Ownership (50%)	300 units	60 units/year
Rental (50%)	300 units	60 units/year

Commit **\$5 Million extra** to the production and preservation of affordable housing by 2025

Private/philanthropic	\$4 million	\$800K/year
Public	\$1 million	\$200K/year

Notes: Define "unit" (e.g. permit value, down payment assistance, LIHTC renewal, quality, etc.)

Limited Senior Housing Options

Create or preserve **500 senior** units by the end of 2025

Affordable	330 units	66 units/year
Market (e.g. maintenance free villas)	88 units	18 units/year
Independent Living	44 units	9 units/year
Assisted Living	33 units	7 units/year

Notes: Define "unit" (e.g. new construction, aging in place rehab, memory care, etc.)

Cost-Burdened Households

Reduce households who cannot afford fair market rental at least 10% by 2025	Current	Target
Citywide	33%	29%
• African-American	52%	46%
• Hispanic	38%	34%
• White	31%	28%
Reduce Cost-Burdened households at least 10% by 2025	Current	Target
HHs paying more than > 50%	13%	11%
HHs paying more than > 30%	17%	15%

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

Create or preserve 3,000 units equitably by 2025		
Intensive Care Neighborhoods	20%	600 units
At Risk Neighborhoods	30%	900 units
Other	50%	1,500 units

Notes: 1,400 affordable/workforce, 1,100 market rate, and 500 senior

Increase Share of Infill Development for New Units	Current	Target
City Share of Countywide	50%	70%
BPVL vs. Non-BPVL	tbd	tbd
Promote Demolitions as Last Resort	Current	Target
Ratio of Demos to Major Rehabs	tbd	tbd

High Housing Vulnerability**Improve Court-Ordered Eviction Ratings by 2025**

Eviction Rank vs. Population Rank	3.8 ratio (58/220) to <3.0 ratio
Renter HHs evicted	1 per 23 to 1 per 30

Improve Homeless Ratings by 2025

Ratio Per 10,000 vs. State	2.9 ratio (23/8) to <2.5 ratio
Minors as % of Homeless Count	15.6% to 12%

Homeless Prevention Assistance by 2025

Emergency /Accessibility Repairs	tbd
Vouchers	tbd
Mortgage/Rental/Utility Assistance	tbd

Limited Housing Choices**Diversify Housing Typology of New Units**

Single-Family detached	40-45% or less
Non-SF/Missing Middle	55-60% or more
• Downtown Area	40% or more
• Transit Proximity	Tbd % within 5 minute walk

Meet Demand for Upper Market Segments by 2025

Quality Mod-Priced - For Sale	\$120k - \$190k	<12% "below average" condition
Upscale - For Sale	\$250k - \$490k	440 units
Upscale - Rental	>150% AMI	60 units

DRAFT HOUSING STORIES



Housing Stories

placeholder

DRAFT

TOPEKA

**CITYWIDE HOUSING MARKET STUDY
AND STRATEGY**

IMPLEMENTATION PLAN
APPENDIX ²⁰²¹

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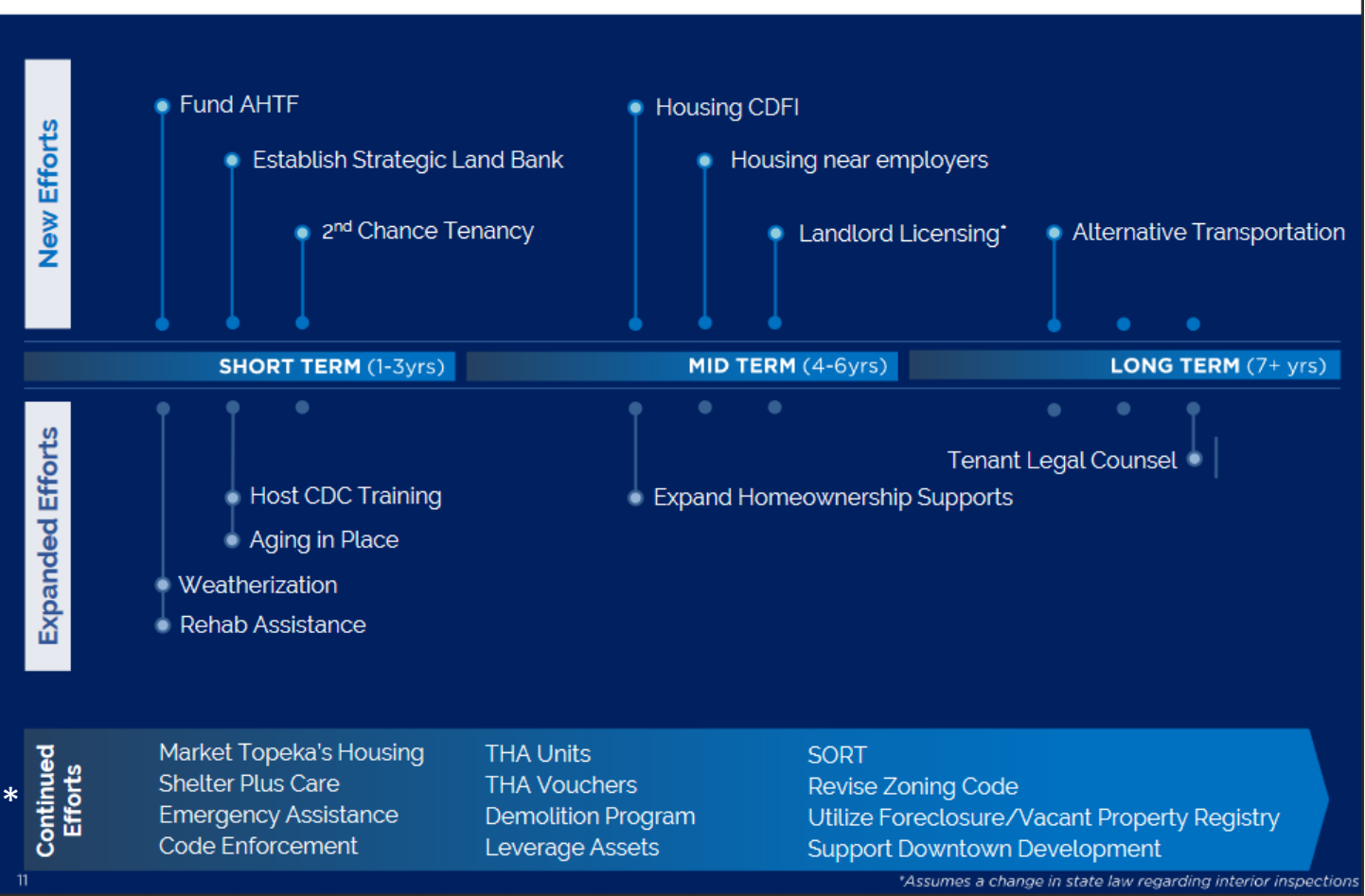
MINUTES

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DRAFT

CITYWIDE HOUSING & MARKTING STUDY & STRATEGY PRIORORIZATION TIMELINE

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



* “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 17th. 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?

MINUTES of IP Committee Meeting #1

2021

IMPLEMENTATION PLAN APPENDIX

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.

2nd 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 12th 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. Schillefsein – 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. Schiffelbein – 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. 17th and get this back out in the next few days for comment.

Steve Schiffelbein – 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.

TOPEKA

CITYWIDE HOUSING MARKET STUDY AND STRATEGY

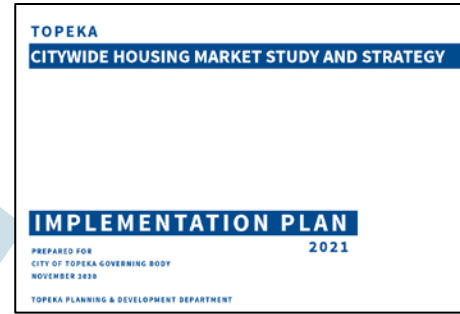
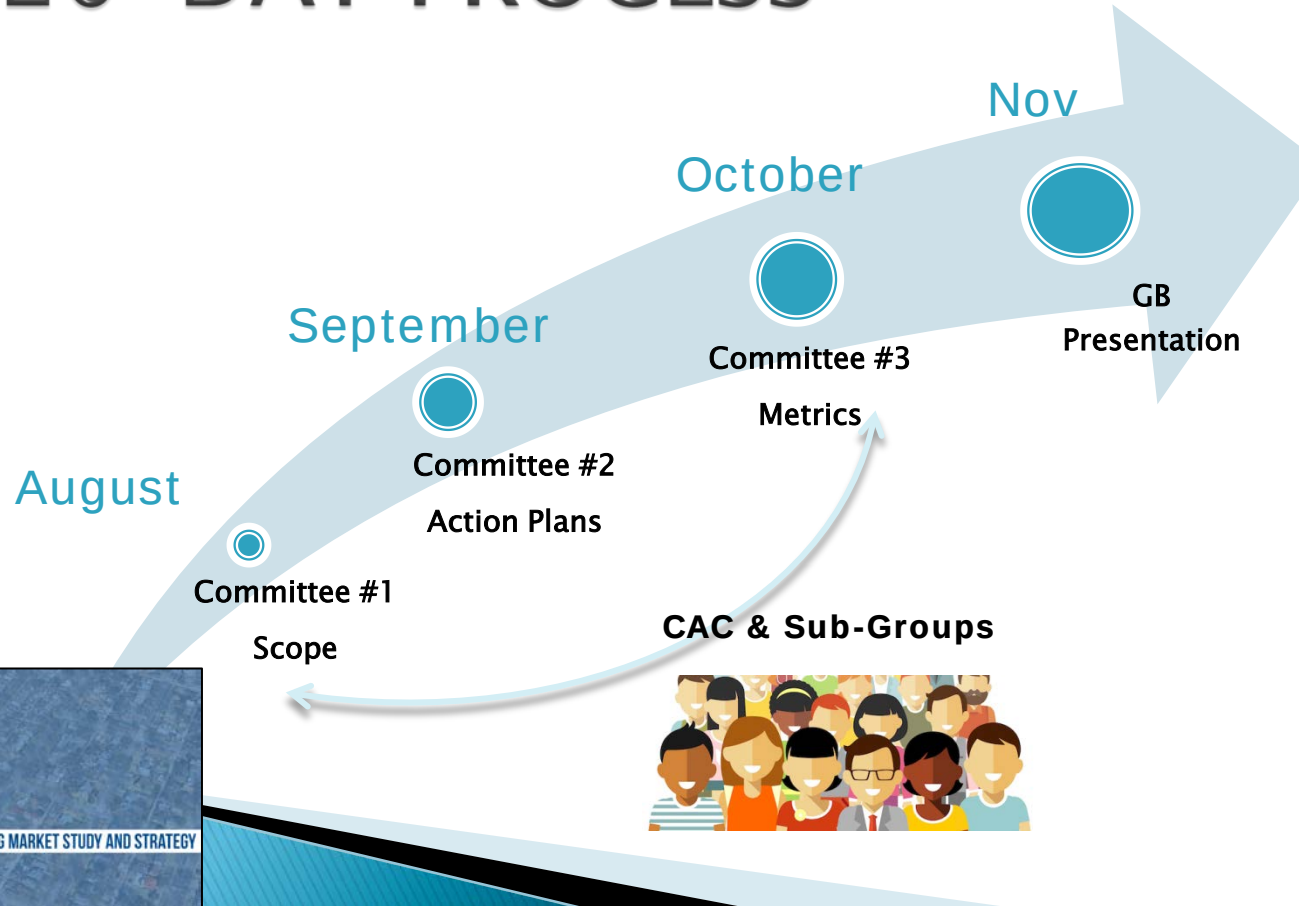
IMPLEMENTATION PLAN

2021

**PREPARED FOR
CITY OF TOPEKA GOVERNING BODY
NOVEMBER 2020**

TOPEKA PLANNING & DEVELOPMENT DEPARTMENT

120-DAY PROCESS



SCOPE

- ▶ **GB Motion**
 - “starting implementation plan in 120 days”
- ▶ **Purpose/Scope**
 - Where do we start?
 - “action plan for 2021 that kicks starts...Study”
- ▶ **Relation to Core Housing Documents**
 - Con Plan, Comp Plan, Housing Study
- ▶ **Action Plans**
 - Short-Term Tactics (Tier A/B)
- ▶ **Metrics**
 - Key Findings of Study

Action Plans (2021)

▶ Tier A

- *New or Expanded* tactics that are expected to be activated in 2021

- AHTF*
- Weatherization*
- “Take 2” Tenancy
- Aging in Place
- Rehab Assistance (Self Help)

▶ Tier B

- *New or Expanded* tactics needing more planning in 2021 before activation

- Landbank*
- Downtown Area Housing

*Study Priority

Metrics

- ▶ Based on key findings of the Study
- ▶ Biggest challenges in meeting future housing needs
- ▶ 2025 horizon
 - Lack of Quality Affordable Housing Stock
 - Limited Senior Housing Options
 - Cost–Burdened Households
 - Core Neighborhood Disinvestment
 - High Housing Vulnerability
 - Limited Housing Choices/Typologies

Next Steps

- ▶ **Acceptance of IP by Gov Body**
- ▶ **Responsible organizations implement Tier A/B action plans; provide updates**
- ▶ **Repeat IP process annually in Q4**
- ▶ **Update market data/Study every 5 years**



CITY OF
TOPEKA

Public Comments Received (November 21, 2020)

Brenda Younger

Subject:

RE: Housing Study Implementation Committee Comments

From: Steve and Linda Vogel [<mailto:spldvogel@yahoo.com>]

Sent: Friday, November 20, 2020 7:51 PM

To: City Council; Brent Trout; Bill Fiander; CHARLENE/JIM ROBUCK

Subject: Housing Study Implementation Committee Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Council Members, City Manager Trout, and Bill Fiander,

I am not going to be able to attend the December 1 City Council Meeting due to a prior commitment. I want to present my testimony in this email. The first attachment is what I was going to read during the public comments. The other three attachments are supporting evidence. The letter to the editor is the unedited version of what I sent to the Topeka Capital Journal. This subject is very important to me and many landlords I know. Thank you in advance for taking the time to read my testimony. If you have any questions, please contact me by phone 785-817-6789 or email. I would be glad to discuss this with any of you.

Sincerely,
Steve Vogel
Shawnee County Landlords Association President

First of all I would like to thank Bill Fiander for putting the Housing Study Committee meetings together. I think he did an excellent job of running the meetings of a very diverse group.

I would like to say again here what I have consistently been saying all along. The vast majority of the rental housing needs in the Topeka area as well as every city in the country is going to be supplied by the private sector. The November 2nd article in the Topeka paper stated there is a need for \$314 million to address affordable housing according to the study. There is no way that government and charitable funding are going to be more than a very small part of that. We do no one any favors by creating false hope that suggests otherwise. I will say again that I think the best thing the government can do is try to create as friendly a business climate as possible for private real estate investors to operate in.

I also want to address something that was hardly talked about in our 3 meetings. That is the current State and Federal eviction moratoriums. This is something that is unprecedented. The government is forcing landlords to continue to house non-paying renters if it is Covid related. It is up to the landlord in some cases to prove that it is not Covid related before they can evict. I don't disagree about the need to protect renters from eviction during this pandemic. What I strongly disagree with is that landlords are not being paid by the government in these circumstances. The KEPP program in Kansas provides some relief but this is only a recent development and will expire November 30. I think this has the potential to be disastrous to affordable housing efforts in this country. A September 29 article in the Topeka paper gave a hint of what I am talking about. Members of JUMP said in an interview that they were hearing stories of renters whose landlord sold out to someone else and their rent was going up. I want to present this article and several other documents as evidence supporting my testimony. What I fear is that this scenario could be repeated millions of times across the country as landlords sell out because they are forced to for financial reasons or choose to sell because of the uncertainty caused by this government action. The new property investors will raise rents because they know they are getting into a business where the government can and will essentially take away their paycheck and there is nothing they can do about it. This dramatically increases the risk premium in being a landlord. I'm afraid this could have dire consequences for the cause of affordable housing for many years.

Finally, I would like to bring up the subject of who we are trying to impact with these efforts. That would be the folks who are seeking affordable housing. When I was part of the Affordable Housing Task Force about 3 years ago, the main things we talked about

were money and real estate. This concerned me so much I wrote an email to Mr. Trout with my concerns. Why can't these folks find good housing? Is it because there is simply no housing available? Is it because there is housing available but they can't afford it, or is it because they have bad credit history, rental history, criminal record or other reasons? We need to talk about this and try to figure it out. It continues to be a puzzle to me why there is a reluctance to discuss this subject. I hope there can be more discussions about this going forward. Time and effort, yes, and perhaps even money, should be dedicated to answering these questions to determine what the systemic problem is before millions of dollars are spent to provide affordable housing that in the long run may not even solve the problem.

That is all I have. If there are no questions thank you very much.

Topeka JUMP looks to build community, reject isolation

Topeka JUMP members rallied outside Topeka's City Council Chambers to advocate for people struggling to find low-income housing.(wibw)

By [Sarah Motter](#)

Published: Sep. 29, 2020 at 3:11 PM CDT

TOPEKA, Kan. (WIBW) - Topeka JUMP leaders of faith are seeking to build community and reject isolation during the COVID-19 pandemic.

Topeka JUMP says during the COVID-19 pandemic, isolation and division have consumed many across Shawnee County. It said if the pandemic and calls for racial justice have shown it anything, it said it has shown it that every family faces challenges.

According to JUMP, people from across the county are sharing their experiences around feelings of powerlessness, desperation, anxiety and despair. It said during the fall of 2020, clergy and lay leaders across Shawnee Co. have been inviting people to share their stories, often pointing to injustice.

Topeka JUMP said listening is how it kicks off every year of justice ministry which began in 2013. It said it calls these listening sessions "house meetings." It said every initiative taken on by the organization comes from these conversations on personal experiences of injustice residents face on a daily basis in Shawnee Co.

The organization said its mission is to "provide a powerful vehicle for marginalized groups in Shawnee County, Kansas to fight for justice." It said it is made up of 28 congregations from Shawnee Co. and is politically nonpartisan with a diverse membership from North, South, East and West Topeka and even out in the county.

According to JUMP, over the last few years it has fought for more affordable housing, ride to work programs, a violence reduction strategy and payday loan reform.

JUMP said during September and October of 2020, around 600 people will be engaged in telling stories about challenges they face or experiences they have had with injustice. It said nearly every discussion has highlighted a shockingly similar story on an all too common problem - high rent and unsafe housing.

"Several elders told stories of having to move in the next few months because they have been notified that there is a new landlord taking over and the rent is increasing," said Carol Babcock, Topeka JUMP board member. "Just when we get new housing opportunities like the former Ramada Inn being converted to apartments, we lose other units from income-based rent to market rate."

According to the organization, in Topeka, 33% of families can't afford a two-bedroom apartment, of which the market rate is \$785 per month. It said that the rate is 52% for African American families.

Topeka JUMP said it has spent the last half-decade advocating for more affordable housing. It said the group's cause is gaining more traction with the recent "Housing Market Study" which was ordered by the City of Topeka. It said the number one recommendation of the third party study is to fund the affordable housing trust fund with public revenue.

JUMP said it has called on the city to do this for five years. It said in the summer of 2019, the city council established a housing trust fund, but has not yet dedicated funding to it.

According to Topeka JUMP, the economic effects of the COVID-19 pandemic have made the gap for access to housing even worse.

"I was shocked when three families that participated in my discussion had been evicted from the Topeka Housing Authority in June and July during a lapse in a statewide moratorium," said Melanie and Curtis Odum, pastors of In God's House Church.

"Storytelling helps us understand that we are in this together," said Rev. Anne Flynn, deacon of Grace Cathedral and JUMP co-chair. "JUMP gives us a way to act powerfully rather than to be helpless."

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Small landlords struggle as renters either can't or choose not to pay amid coronavirus layoffs

PUBLISHED THU, APR 2 2020 11:48 AM EDT UPDATED THU, APR 2 2020 1:32 PM EDT

[Diana Olick@IN/DIANAOLICK@DIANAOLICKCNBC@DIANAOLICK](mailto:Diana.Olick@IN/DIANAOLICK@DIANAOLICKCNBC@DIANAOLICK)

KEY POINTS

- There are about 8 million individual landlords in the U.S., those who typically own between one and 10 properties.
- They own and manage half the rental properties in the nation and house about 48 million renters.
- Unlike large real estate companies and REITs that own multiple rental buildings, small, so-called mom and pop landlords have neither the cash nor the credit availability to cover their costs when the rents aren't paid.

Taylor Denchfield has been flipping homes since he was 17.

Source: Taylor Denchfield

As job losses climb into the millions due to the coronavirus pandemic, laid-off workers increasingly can't make the rent. That's also bad news for small landlords.

Unlike large real estate companies and REITs that own multiple rental buildings, small, so-called mom and pop landlords have neither the cash nor the credit availability to cover their costs when the rents aren't paid.

There are about 8 million individual landlords in the United States, meaning those who typically own between one and 10 properties. They own and manage half the rental properties in the nation and house about 48 million renters, according to Avail, a software company that sells them the type of online rental platforms used by larger landlords.

Avail conducted a survey in late March of more than 3,000 mom and pop landlords and over 7,000 tenants who rent from them. More than half (54%) of the renters said they had already lost their jobs due to the coronavirus outbreak, and of those, about a third said that if they couldn't afford to, they would simply stop paying rent. Some said they would look to family and friends for help, while others said they didn't know what they would do.

That will leave millions of landlords in the lurch. Most have mortgages on their properties, and while some can apply for the government's forbearance program, that doesn't cover all of their expenses.

Most small landlords don't make a ton of money from rent payments, said Laurence Jankelow, co-founder of Avail. They use that to cover their costs. They are banking on the appreciation of the properties for future gains.

"The expenses they have to pay for maintenance on the building — there's no forbearance on paying your utility bill," he said.

Taylor Denchfield owns about a dozen single-family rental properties in Maryland. He is starting to get calls from tenants already and is trying to deal with them on a case-by-case basis.

"There is virtually zero assistance for middle-of-the-road landlords. The federal stimulus package, and various state legislation, contain assistance for individuals, and for businesses in the form of grants and loans, but little to no relief for property owners," said Denchfield.

While laid-off workers will get stimulus checks from the federal CARES Act, as well as enhanced unemployment benefits, Denchfield is worried that some tenants will just not pay the rent because most states have instituted a stay on evictions.

“What I believe we will see is in addition to the tenants that truly cannot pay during this time, there will be a number of tenants who are chronically behind that will simply refuse to pay because they know they cannot be evicted,” he said.

“To date, the only help available to landlords is the ability to take losses greater than \$500,000 in this tax year, and if you have a Fannie or Freddie backed loan, you can receive a one year payment holiday. However, there remains no assistance for property owners like myself who either own properties debt free, or have balance sheet bank loans.”

No access to credit

Most small landlords do not have access to credit to cover their costs from lost rent payments. More than half (58%) said they did not have access to any lines of credit that might help them in an emergency, according to Avail.

Vipin Motwani is a larger Maryland and D.C. landlord with about 40 rental properties, but nowhere near the size of big rental companies. He is also getting calls from his tenants.

“We’re sitting back and waiting for renters to call if they’re having hardship. We’re going to allow them to pay their rent with a credit card and we’re waiving all the credit card fees. We are not going to be filing for failure to pay rent. That won’t hit their credit score and it won’t be sent to the court,” said Motwani, who heads Iron Gate Development. He is also trying to get creative, seeing if tenants can pay about a third of their rent now and then spread the rest over the next six months.

“We’re trying to work with them but we want to know what they need,” he added.

And that’s another problem for small landlords: communication. More than 60% of renters who lost their jobs due to the coronavirus did not contact their landlords, according to the Avail survey.

Motwani is working with his larger lenders to see if he can miss some mortgage payments if he needs to, but not with the smaller banks.

“Community banks proactively reached out. I’ve not asked for deferring with them because those are relationship-based. If I don’t need to, I’m not going to ask for forbearance,” he said.

I am writing in response to the October 10 article about Rent Zero Kansas and the rental eviction moratorium. In this case the government is forcing landlords to provide housing to tenants who aren't paying rent. This is unprecedented. There are no other businesses that I know of other than banks and utility companies that have had these mandates imposed on them. There are about 8 million individual landlords in the U.S. who own about one to 10 properties. They own and manage half the rental properties in the country and house about 48 million renters. About 1 in 9 retirees depend on rental income as part of their retirement. Many of these folks borrow money to buy their rentals and have mortgages to pay. They simply aren't equipped to deal with long periods of supporting non-paying tenants. What would you do if you had a tenant that hadn't paid rent for 6 months and found out in the middle of December that the sewer line collapsed or the furnace needed to be replaced? What I am most worried about are the long-term prospects for small landlords. This could cause a sharp decline in the number of individual landlords. Some may lose their properties because they can't pay their mortgages. Some may choose to get out of the business because of the uncertainty. Would you want to start a business where you knew the government could force you to provide a service without getting paid? If they sell their properties, who will buy them? Could this lead to sharply higher rents? If the government is going to force landlords to rent to non-paying tenants, then they should pay the landlord. There is currently a program being administered by the Kansas Housing Resources Corporation to distribute \$35 million to prevent evictions. This program, KEPP, Kansas Eviction Protection Program is estimated to help about 10,000 renters and landlords across Kansas. It will end November 30. I don't know what will happen after that. The Federal eviction moratorium lasts until the end of January. I think these eviction moratoriums have the potential to make an already severe housing crisis in this country much worse. Let's hope that doesn't happen.

Steve Vogel

Shawnee County Landlords Association President

spldvogel@yahoo.com 785-817-6789

5117 SE 4th Terrace, Tecumseh, Ks 66542



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: Corrie Wright, Department of Neighborhood Relations
DOCUMENT #:
SECOND PARTY/SUBJECT: 2021-2025 Consolidated Action Plan; and 2021 Annual Plan and Budget
PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: 07-21-2020 Discussion. JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION regarding the five-year Consolidated Action Plan 2021-2025; and FY 2021 Annual Consolidated Action Plan and Budget.

(Approval of the five-year Consolidated Action Plan includes program plans for approximately \$21.4 million dollars in HUD grant funding for the plan period 2021-2025. The Annual Action Plan is approved each year during the regular budget process which outlines the specific funding for each program type in the upcoming year.)

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

The Department of Neighborhood Relations, Division of Housing Services receives the bulk of its funding from the U.S. Department of Housing and Urban Development (HUD). HUD requires the City submit a 5-Year Consolidated Action Plan and a 1-Year annual Action Plan in order to be eligible for the grant funding. Submission of this plan to HUD will help secure over \$21.4 million dollars in federal funding for housing and neighborhood improvements in the community.

STAFF RECOMMENDATION:

Discussion only. Staff recommends approval of the plan when considered by the Governing Body on December

8, 2020.

BACKGROUND:

The Consolidated Action Plan (Action Plan) is a strategic planning document required by the U.S. Department of Housing and Urban Development (HUD) for eligibility to receive certain federal housing and community development grant funds. The Con Plan serves as the City's budget for how it intends to use HUD funds (Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Shelter Plus Care) as well as any matching City of Topeka sources (General Fund, Capital Improvement, etc.).

The mission of the City's 5-Year Action Plan is to concentrate resources geographically to entice collaborative reinvestment from the private sector, promote identifiable impacts and enhance neighborhood health and sustainability. This mission is carried out through several programs and activities targeting the following objectives that are facilitated through the annual Action Plan:

- Enhance the quality of targeted Topeka neighborhoods
- Increase home ownership and rental housing opportunities
- Enhance the linkage of housing with supportive services
- Support Economic Development
- Leverage Federal resources

The City's Housing Services Division administers the programs funded through the various federal grant programs. The 5-Year Plan, program development and implementation are aligned with the City's annual budget development process and Capital Improvement Plan (CIP) implementation process each year. This coordination enables grant funded programs to be enhanced with City General Fund dollars and Capital Improvement Budget dollars. In addition, the General Fund and Capital Improvement Budget (CIB) dollars serve as required match funds to sustain the City's funding levels through the various federal grant programs. An annual Action Plan is approved each year during the regular budget process which outlines the specific funding for each program type in the upcoming year. The 2021 Action Plan will be submitted to HUD for approval in conjunction with the 2021-2025 5-Year Consolidated Action Plan. Upon approval by HUD, the City of Topeka will be approved for HUD funding for 2021-2025. The annual Action Plan is updated each year and submitted for Governing Body approval during the regular budget cycle each year. Programs administered with HUD funding include:

Housing

- Major and Exterior Rehabilitation
- Emergency Rehabilitation
- Accessibility Modifications
- Voluntary Demolition
- Topeka Opportunity to Own (TOTO)
- Infill Housing
- Weatherization
- Housing Development/Redevelopment Partnerships - Cornerstone, HCCI, and Habitat for Humanity

Community and Economic Development

- Empowerment Public Facility Grants
- SORT Program

Homeless/Social Services

- Contracted and Social Service Grants
- Shelter Plus Care Program

BUDGETARY IMPACT:

The five-Year Consolidated Action Plan includes program plans for approximately \$21.4 million dollars in HUD grant funding for the plan period 2021-2025. The Plan also represents programming of approximately \$10.2 million dollars in Capital Improvement and General Fund dollars for the SORT program infrastructure improvements, Contracted & Social Service grants and required matching funds for the HOME program. Included in these totals are the funds programmed for the 2021 Action Plan which serves as the operating budget

for HUD funded programs in 2021.

HUD Grant Funds

- CDBG - \$9,232,380
- HOME - \$2,763,135
- ESG - \$775,735
- S+C - \$8,677,905

General Fund and CIP

- \$7 million - 2021-2025 CIP - SORT Program
- \$2,791,440 - 2021-2025 Estimated Contracted and Social Service Grants
- \$500,000 - 2021-2025 Required HOME Match

The 2021 Action Plan totals are included in the figures above. The breakout of funding type is as follows in 2021:

- CDBG - \$1,846,476
- HOME - \$552,627
- ESG - \$155,147
- SPC - \$,735,581
- CIP/SORT - \$1.4 million
- GF Match - \$100,000
- GF Social Service - \$558,288* based on 2020 approved total

SOURCE OF FUNDING:

CDBG, HOME, ESG, Shelter Plus Care, General Fund and Capital Improvement Budget

ATTACHMENTS:

Description

2021 Consolidated Action Plan Budget

2021 - 2025 Consolidated Action Plan

Presentation (July 21, 2020 GB Meeting)

Final 2021 Consolidated Action Plan (Pre-HUD Allocations)

*Target Area Funds

Description	CDBG	HOME	ESG	S + C	CIP/GF	SUBTOTAL	TOTALS
HOUSING DEVELOPMENT							\$1,814,865
In-Fill Housing Development	\$20,000	\$30,000.00				\$50,000	
Existing Housing Rehabilitation	-	-					
Major Rehabilitation	\$80,000	\$110,000			\$33,500	\$223,500	
Exterior Rehabilitation	\$78,000	-			\$33,500	\$111,500	
Emergency Rehabilitation	\$260,000	-			-	\$260,000	
Accessibility Modifications	\$100,000	-				\$100,000	
Voluntary Demolition	\$85,000	-				\$85,000	
Homeownership	-	-					
Homeownership -TOTO -(50%*)	\$31,000	\$180,000			-	\$211,000	
Tenant Landlord/Homeownership Counseling (50%*)	\$45,500	-			\$33,000	\$78,500	
CHDO - Non Profit Set Aside	-	-					
Housing Development (15%)	\$100,000	\$90,248				\$190,248	
Operating Subsidy	-	\$20,590				\$20,590	
Tenant-Based Rental Assistance-TBRA	-	\$66,527				\$66,527	
Inmate Crews	\$120,500	-				\$120,500	
Rehabilitation Program Delivery (60%)	\$297,500	-				\$297,500	
Weatherization	\$77,890						
COMMUNITY DEVELOPMENT	-	-					\$60,000
Empowerment	\$60,000	-				\$60,000	
NEIGHBORHOOD SERVICES	-	-					\$125,000
NIA Support	\$65,000	-				\$65,000	
Anti-Blight Activities (50%*)	\$60,000	-				\$60,000	
HOMELESS/SOCIAL SERVICES	-	-					\$2,384,407
Social Services	\$67,000	-			\$367,047	\$434,047	
Contracted Social Services - HND					\$51,293	\$51,293	
Contracted Social Services - PD					\$139,948	\$139,948	
Emergency Solutions Grant	-	-	\$143,511			\$143,511	
Shelter + Care-RENT	-	-		\$1,615,608		\$1,615,608	
ADMINISTRATION	\$299,086	\$55,262	\$11,636	\$119,973		\$485,957	\$485,957
CIP Neighborhood Infrastructure [*]					\$1,400,000	\$1,400,000	\$1,400,000
TOTALS	\$1,846,476	\$552,627	\$155,147	\$1,735,581	\$2,058,288	\$6,270,229	\$4,455,364
	389450						
Sources of Funds							
Regular Programs (subject to Appropriations)	\$1,846,476	\$552,627	\$155,147	\$1,735,581	\$2,058,288	\$6,348,119	
Program Income		-				\$0	
Reprogrammed/Rolled Forward Funds - Prior Year						\$0	
TOTAL	\$1,846,476	\$552,627	\$155,147	\$1,735,581	\$2,058,288	\$6,348,119	\$6,348,119

Total Budget Increase from 2018 Grant Amounts

Targeted Program Funds		\$2,343,750
Non-targeted Program Funds		\$1,619,962

Note: 1) City Y&SS funds based on proposed City Manager's budget. 2)CIP \$20,000 Administration of Shelter Plus Care Program.

Homeless/Youth & Social Services	These services are directed toward individual needs and are not part of the SORT targeting.	\$2,384,407
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a planning and resource allocation document required by the U.S. Department of Housing and Urban Development (HUD) in order for units of government to receive certain federal grant funds. It has been developed according to the requirements of the *Comprehensive Plan Management Process* tool device provided by HUD. The Consolidated Plan regulations combine into a single submission the planning and application elements of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME) programs, American Dream Down Payment Initiative (ADDI), and Housing Opportunities for Persons with AIDS (HOPWA). The reporting requirements for these programs are also consolidated into one performance report. In addition, the City produces the Consolidated Plan in order to ensure its eligibility for Supportive Housing, Shelter Plus Care, and other federal housing funds. The HUD regulations for the Consolidated Plan are located at 24 CFR Part 91.

Alignment: The City of Topeka's Consolidated Plan program year runs from January 1st through December 31st. In addition to the annual Consolidated Action Plan that specifies funding priorities and activities for 2021, this Consolidated Plan also includes budget goals and priorities for 2021-2025 thus effectively making it a 5-year Plan. This alignment in program year time periods allows the City to better coordinate the City's annual operating budget, annual capital improvement budget (CIB), and five-year Capital Improvements Program (CIP).

A Working Group, established by and composed of representatives from national housing and community development associations, as well as HUD and the Office of Management and Budget (OMB), began holding monthly meetings in June 2004 for the purpose of developing an outcome performance measurement system for key HUD housing and community development programs. The performance measurement system that was developed by the Working Group is described below. The objectives represent the goals that the Department of Housing and Urban Development hopes to achieve through the proposed funding, and the outcomes represent the ultimate impacts on the community that should result from this funding.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Demo

The following are the specific objectives and outcomes that the Department of Planning and Development of the City of Topeka expects to achieve through community development activities funded by the CDBG, HOME, and ESG programs.

Objective: Enhance the quality of targeted Topeka neighborhoods

Measure: Increase homeownership

Measure: Decrease vacant houses

Measure: Stabilize/increase in property value of neighborhoods

Objective: Increase homeownership and rental housing opportunities

Measure: Households benefiting from services performed by KDOC housing rehabilitation

Measure: Homebuyers assisted financially

Measure: Single-family homes constructed

Measure: Housing units rehabilitated

Measure: Neighborhood infrastructure finance/started

Objective: Enhance the linkage of housing with supportive services

Measure: Citizens housed through Shelter programs

Measure: Homeless persons assisted

Measure: Homeless situations prevented

Measure: Families achieving self-sufficiency

Measure: Citizens receiving supportive services

Objective: Leveraging Federal Resources

Measure: Home required match provided

Measure: Federal Home Loan Bank Grant and Impact Avenues Grant

Measure: CIP neighborhood infrastructure

Measure: Debt capital investment generated

Measure: Additional Financial opportunities obtained

Measure: Non-paid citizen volunteer

3. Evaluation of past performance

The City of Topeka has monitoring procedures in regard to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Planning and Development. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are to be monitored by the City's Purchasing Department and its contract compliance officers.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to HUD.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

The City has had internal audits and HUD audits and no significant findings have been found within the scope of work.

4. Summary of citizen participation process and consultation process

In order to comply with the objectives established for the City of Topeka's Citizen Participation Plan, the following policies will be implemented by the Department of Planning and Development. Housing & Community Engagement staff members will be available to furnish interested citizens with information concerning: The total amount of CDBG, ESG and HOME funds expected to be available for use; the range of activities that may be undertaken with those funds; proposed CDBG, ESG and HOME activities likely to result in displacement, and the City of Topeka's plans for minimizing such displacement.

The City of Topeka will conduct at least one public hearing annually for the CDBG, ESG and HOME programs. Meetings will be staffed for assisting non-English speaking persons and persons with impairments. At least one hearing will be advertised community-wide in the City of Topeka's official newspaper at least two (2) weeks in advance, in order to allow interested parties to express their views of needs or respond to proposals or questions related to the CDBG, ESG and HOME programs. In addition to the public hearing, a public hearing for the adoption of the Consolidated Plan, the annual Consolidated Action Plans and the HND budget is held during City Council meetings.

At least one public hearing will be conducted before the proposed Consolidated Plan is initially published for comment. This public hearing will provide an opportunity to obtain the views of citizens on housing and community development needs and to develop proposed activities for inclusion in the one-year action plan. A public hearing will be held after the thirty-day comment period has elapsed for the published draft of the Consolidated Plan. This hearing is to give residents an opportunity to comment on the proposed use of funds in the Plan.

At least fifteen calendar days prior to the submission of the annual performance report the City will announce the availability of and make copies available of the report at the Department of Planning and Development office for citizen review and comment. In the event that a number of non-English speaking residents and/or persons with disabilities needing assistance are expected to participate in a public hearing, the City of Topeka will provide an interpreter and other needed assistance, including using staff or contracting with individuals to provide needed services.

The City of Topeka will publish a community-wide summary of the Five Year Consolidated Plan and/or the one (1) year action plan in the City's official newspaper. The summary will include the content and purpose of the consolidated plan and will contain a list of the locations where copies of the entire plan may be examined. A comment period of no less than thirty (30) calendar days after publication of the summary will be allowed for citizen input. In accordance with established policy, the City of Topeka will respond to written comments on the Consolidated Plan within fifteen (15) working days.

In its preparation of the Consolidated Plan, the City of Topeka will consider all comments or views received related to the Consolidated Plan. The City of Topeka will incorporate appropriate comments or views as modifications to the Consolidated Plan. Those comments not incorporated into the plan will be submitted as well, along with the reasons they were not accepted.

To help broaden participation to the 5 year Con Plan the City of Topeka provided 4 service provider meetings to encourage agencies within the community to participate. Additionally, the Citizens Advisory Committee was consulted which consists of neighborhood leaders.

5. Summary of public comments

The public comments received varied by audience. There was an overall theme that the City needed to address vacant/abandoned buildings. This seemed to be of large concern to the citizens. All comments are noted in the plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were viewed as important to the Consolidated Plan process.

7. Summary

The City of Topeka's 5 year Con Plan for 2021-2025 establishes a unified vision for community and economic development by integrating the issues in a comprehensive and coordinated fashion.

Mission of the Consolidated Plan: The Department of Planning and Development of the City of Topeka will concentrate resources geographically to entice collaborative investment from the private sector. A major emphasis will be to promote identifiable impacts and enhance neighborhood health. Where prior and ongoing financial investment is present, the Department of Planning and Development will invest to enhance current and future success of its neighborhoods.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TOPEKA	Department of Planning and Development
HOME Administrator	TOPEKA	Department of Planning and Development
ESG Administrator	TOPEKA	Department of Planning and Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Corrie Wright, Division Director of Housing Services, Department of Planning and Development, 620 SE Madison 1st Floor, Unit 8, Topeka, KS 66607, 785-368-3711, cwright@topeka.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Obtaining the input of citizens, professionals, and other governmental entities is of the utmost importance during the draft of the Consolidated Action Plan. Effectively planning for a community would be difficult, if not impossible, without the support of its residents, especially low-income citizens directly affected by community development projects and programs. It is for these reasons that citizen participation is strongly encouraged throughout the processes of community revitalization planning.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Topeka coordinates services for housing with private and public assisted entities.

Health Services are provided by the Shawnee County Health Agency, Veterans Administration, Stormont Vail, Grace Med and Valeo Behavioral Health Care. The range of services provides access to youth up to the elderly. The collaboration is essential in providing health care to those in need to help maximize money and service the community. The child welfare agency is Kansas Department of Children and Families (DCF) and Kansas Children's Service League; they provide runaway youth programs and collaborate with the CoC in efforts to help alleviate homelessness. Additionally, the Shawnee County Health Agency is responsible for youth lead poisoning and gives the City of Topeka updates on the needs in our community.

Positive Connections provides HIV/AIDS services to the community. The collaboration with the City of Topeka continues as they are a part of the CoC.

The Topeka Housing Authority plays a key role in the coordination of services for housing needs in the community. The needs of the THA are key in development of services that the City of Topeka implements. Every effort has been made to reach out to all parties and get feedback on what they see as areas for growth.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Topeka serves as the lead agency for the Continuum of Care. The CoC serves to coordinate efforts of all community stakeholders and service providers. As the lead agency, the city has ongoing constant communication with other providers who serve the chronically homeless, families with

children, veterans, and unaccompanied youth. Examples of these providers include: Kansas Service Children's League, Veterans Administration, Valeo Behavioral Health Care, Topeka Rescue Mission, etc. These agencies also address persons at risk to help alleviate future homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Once the monitoring committee has made recommendations, the reports are provided to the Homeless Task Force, which is the governing body of the CoC.

A request for proposal is sent out to the public to apply for ESG funds. Once the scores are established, a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC.

The City of Topeka manages the HMIS system. ESG agencies report quarterly on the outcomes of their programs and activities. Each agency funded with ESG funds is required to enter services into the system. The City of Topeka has policies and procedures for use of the system that each agency must adhere to.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Topeka Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides input on public housing needs and requirements for Section 8 and public housing. Provides numbers of people affected, and strategies to alleviate the problem.
2	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on the needs of persons experiencing domestic violence and strategies to help women and children.
3	Agency/Group/Organization	Citizen's Advisory Council
	Agency/Group/Organization Type	Business Leaders Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Citizen's Advisory Council is an integral part of the consolidated plan and provide essential input for the completion of the plan.
4	Agency/Group/Organization	HOUSING AND CREDIT COUNSELING, INC
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Credit Counseling provides fair housing information and statistics on people experiencing difficulties with their landlord or renter. Provide home ownership training for Topeka Opportunity to Own (TOTO) project clients. Provide services to council clients on their rights and responsibilities under the KS Residential Landlord and Tenant Act, City of Topeka Housing Code and Fair Housing Law. Also to utilize community social service resources to retain housing and avoid homelessness and to help resolve tenant landlord issues.
5	Agency/Group/Organization	CORNERSTONE OF TOPEKA
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides input on the market analysis and what the limitations are for affordable housing. Cornerstone of Topeka is crucial for the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies.
6	Agency/Group/Organization	Valeo Behavioral Health Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Valeo Behavioral Health Care is the community mental health center. They work with the Con Plan to improve coordination for the homeless in the community. Their input assisted with the development of social service funds being provided in the community. Social Detoxification Program, Valeo provides a safe, non-medical, therapeutic environment for clients with acute withdrawal from substance abuse.
7	Agency/Group/Organization	UNIVERSITY OF KANSAS MEDICAL PRACTICE ASSOCIATION
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	KU Med provides the community with information on how the City can assist with the low-income population while assisting with health related issues. This collaboration will give the City a more holistic approach to serving clientele.
8	Agency/Group/Organization	Homeless Task Force
	Agency/Group/Organization Type	Services-Education Planning organization Business Leaders Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Task Force is the governing body of the CoC. The CoC and its members are important to the Con Plan process to help the City address homelessness in the community.
9	Agency/Group/Organization	Stormont Vail Health Care
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Publicly Funded Institution/System of Care Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stormont Vail Health Care was consulted about the Con Plan to bring in health care aspects of low-income individuals. The Con Plan addresses these issues with social service funds and other anti-poverty strategies.
10	Agency/Group/Organization	Shawnee County Department of Corrections
	Agency/Group/Organization Type	Housing Publicly Funded Institution/System of Care Other government - State Regional organization

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Shawnee County Department of Corrections was consulted to assess the re-entry process. This is ongoing communication since they currently are releasing into homelessness. Ongoing communication will ensure better coordination of people being released from corrections.
11	Agency/Group/Organization	CASA-Child in Need of Care
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Use Court Appointed Special Advocates (CASA), volunteers, appointed by the court to help abused and neglected children by advocating for social services and legal decisions that are in the best interest of the children.
12	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Publicly Funded Institution/System of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rapid Re-Housing (primarily for rental and or utility deposits and or first month's rent. Provide rental and utility assistance to establish housing or keep from becoming homeless.
13	Agency/Group/Organization	COMMUNITY ACTION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provide a youth development program that uses an evidence based curriculum, based within the game of gold to instill life and character building skills to children ages 7 through 18.Homeless Prevention (primarily for rental arrears, utility disconnects and staff salaries)Rapid Re-Housing (primarily for rental deposit and or first month's rent).

14	Agency/Group/Organization	DOORSTEP INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provide prescription/dental assistance and transportation costs for families or individuals in need. Provide rent and utility assistance for families or individuals facing eviction or disconnection of utility services; Rental arrears and rental deposit and/or first month's rent.
15	Agency/Group/Organization	East Topeka Council of Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provide transportation, check-up phone calls, senior companions, educational and recreational activities to senior citizens and adults with disability, so they may achieve and maintain an optimum level of physical, nutritional, social and mental function in order to maintain their health, dignity and independence.

16	Agency/Group/Organization	Jayhawk Area on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provide unbiased education and assistance to new Medicare recipients informing them of the variety of supplemental insurance policies available to them.
17	Agency/Group/Organization	Let's Help Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provide rental and utility assistance to establish housing or keep from becoming homeless. Homeless Prevention (primarily for rental arrears, utility disconnects). Rapid Re-Housing (primarily for rental deposit and or first months rent).
18	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provide rental and utility assistance to establish housing or keep from becoming homeless. Help with food distribution to school aged children and their families.
19	Agency/Group/Organization	Shawnee County District Court
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A program that combines problem-solving court sessions, community supervision and treatment into a public health approach towards helping substance-using offenders.
20	Agency/Group/Organization	Shawnee Medical Society
	Agency/Group/Organization Type	Services - Housing Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides for assistance for low-income uninsured residents of Shawnee County in finding medical homes/preventative primary care with access to donated specialty care, hospital services and medication.
21	Agency/Group/Organization	Shawnee Regional Prevention & Recovery
	Agency/Group/Organization Type	Services-Health Services-Education Publicly Funded Institution/System of Care

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Conduct activities to prevent crime and substance use through citizen empowerment and mobilization by educating and empowering the community through presentations, trainings and meetings.
22	Agency/Group/Organization	City of Topeka Development Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Development Services Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.

23	Agency/Group/Organization	Department of Children and Families
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
24	Agency/Group/Organization	Strengthening Equipping Neighborhoods Together
	Agency/Group/Organization Type	Services-Children Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

25	Agency/Group/Organization	USD 501
	Agency/Group/Organization Type	Services-Children Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
26	Agency/Group/Organization	KANSAS HOUSING RESOURCES CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

27	Agency/Group/Organization	City of Topeka Planning Department
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.
28	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity helps in the development of the Con Plan. They are the affordable housing provider in Topeka that focuses on low/moderate income individuals and families. They provide low rents to make the homes affordable. Their work with the Con Plan is important as it relates to affordable housing strategies.
29	Agency/Group/Organization	City of Topeka Emergency Management
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Emergency Management Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.

30	Agency/Group/Organization	City of Lawrence
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
31	Agency/Group/Organization	Shawnee County Parks and Rec
	Agency/Group/Organization Type	Housing Services - Housing Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

32	Agency/Group/Organization	City of Topeka Utilities
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Utilities Department for the City of Topeka is instrumental in providing data on housing needs, numbers of people affected, and strategies to alleviate the problem.
33	Agency/Group/Organization	Circles of Greater Topeka
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
34	Agency/Group/Organization	Heartland Visioning
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.
35	Agency/Group/Organization	Shawnee County Community Developmental Disability Organization
	Agency/Group/Organization Type	Services-Persons with Disabilities Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem.

36	Agency/Group/Organization	Shawnee County Health Agency
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on public health needs.
37	Agency/Group/Organization	Greater Topeka Partnership
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on business needs in the Topeka area.
38	Agency/Group/Organization	Topeka Rescue Mission
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
39	Agency/Group/Organization	Economic Recovery Task Force
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information for business needs in the Topeka Metro area.
40	Agency/Group/Organization	Community Resources Council
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides demographic information on people experiencing homelessness and racial, ethnic and other statistical information.
41	Agency/Group/Organization	Neighborhood Improvement Associations
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The NIAs are an integral part of the consolidated plan and the activities the City puts in the plan.
42	Agency/Group/Organization	City of Leavenworth
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. The consultation allowed for opportunities to explore how funds were being used in neighboring cities.
43	Agency/Group/Organization	Unified Government of Wyandotte County Kansas City, KS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on housing needs, numbers of people affected, and strategies to alleviate the problem. The consultation allowed for opportunities to explore how funds were being used in neighboring cities.
44	Agency/Group/Organization	BIG BROTHERS & BIG SISTERS OF TOPEKA, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
45	Agency/Group/Organization	TDC OF TOPEKA, INC
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
46	Agency/Group/Organization	MEALS ON WHEELS, INC
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
47	Agency/Group/Organization	KANSAS DEPARTMENT OF COMMERCE
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information for market analysis.

48	Agency/Group/Organization	KANSAS LEGAL SERVICES INC
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information for market analysis.
49	Agency/Group/Organization	Positive Connections
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
50	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on VA statistics, homeless needs, numbers of people affected, and strategies to alleviate the problem.
51	Agency/Group/Organization	Department of Property Maintenance, City of Topeka
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
52	Agency/Group/Organization	Topeka Police Department
	Agency/Group/Organization Type	Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
53	Agency/Group/Organization	Washburn University
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
54	Agency/Group/Organization	Boys & Girls Club of Topeka
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
55	Agency/Group/Organization	KCSL
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
56	Agency/Group/Organization	El Centro
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.

57	Agency/Group/Organization	Topeka Youth Project
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
58	Agency/Group/Organization	LULAC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.

59	Agency/Group/Organization	Papans Landing
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
60	Agency/Group/Organization	United Way
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
61	Agency/Group/Organization	Marian Clinic
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.
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Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Topeka, KS	The Continuum of Care plan is part of the strategic plan. The CoC partners have identified permanent supportive housing as a need and the city is aware of this need in the community. If grant opportunities present themselves the City will make every effort to leverage more resources.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Topeka coordinates services with the Kansas Department of Health and Environment to help eradicate lead based paint in our community. Additionally, the City of Topeka works closely with Shawnee County on matters related to the city as a whole.

Narrative (optional):

All of our community partners are important in the process of obtaining citizen input.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City recognized the lack of community analysis to study conditions and opportunities as an impediment. Therefore, the City partnered with a St. Louis-based urban planning and real estate consulting firm to develop strategies to create a Citywide Housing Market Study and Strategy. This study provided a detailed assessment of housing needs in the city, analyzed household affordability for all population segments of the community, assessed existing housing programs and providers, and recommended a policy framework to guide equitable housing investments. Stakeholder Groups included in the Housing Study were Faith Leaders, Social Service Providers, Developers, Landlords & Property Managers, Universities and Major Employers, Brokers and Real Estate Professionals, Philanthropic Organizations, Neighborhood Groups, and Banking and Finance Professionals.

In addition, meetings were held with the Homeless Task Force which encompasses low income individuals to give their comments and feedback on the 5 year Consolidated Plan. The Department of Planning and Development employs bilingual employees and also contracts a translation service that can provide translation at every public meeting. Additionally, the City of Topeka contracts with agencies that can assist persons with impairments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community		Public Meeting Held June 23, 2020 at 9:00 a.m. at City of Topeka, 620 SE Madison St. Public comments: 3. Reduce Demo; Add Weatherization; Increase Major Rehab	Comments were reviewed and taken into consideration. No room to increase major rehabilitation and no support to reduce demo based on need in the community. Weatherization is added.	
2	Newspaper Ad	Non-targeted/broad community	An ad was placed in the City Metro on July 6, 2020 regarding the availability of the draft Consolidated Action Plan.	Will be added	None	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	Emails were sent to the CAC and NIA Officers, and announcements were made on the City website, as well as Facebook, Twitter, Instagram and Next Door Posts of draft Consolidated Action Plan for comments.	None	None	
4	Public Meeting	Service Providers	Discussion of the Consolidated Action Plan with area service providers to get input.	Service Provider Meeting for Con Plan Held on June 25, 2020 at 10:00 a.m., City of Topeka, 620 SE Madison St.(2 individuals attended)Public comments:2. Add Weatherization; Reduce Empowerment	All comments accepted.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Citizen Advisory Council Meeting	Non-targeted/broad community	Citizen's Advisory Council Meeting on June 17, 2020 at 7:00 p.m.	Provide housing for units smaller than 1,000 feet. Provide weatherization (only if they get to pick the people)	Against City Code to provide housing for units smaller than 1,000 feet. Weatherization Program created, but will abide by HUD regulations without bias in picking people to participate.	
6	Citizen Advisory Council Meeting	Non-targeted/broad community	Homeless Task Force Meeting on June 10, 2020 at 1:00 p.m.	Add Social Service Funding	No funds were available to increase social services.	
7	Public Meeting	Non-targeted/broad community	Public Meeting held August 18, 2020 at 6:00 p.m., at City of Topeka, 620 SE Madison St.	TBD	TBD	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The 2020 Citywide Housing Market Demand Study and Strategy prepared by Development Strategies evaluates housing conditions and needs across Topeka. The study identified a critical need for more affordable housing options and resources that help households maintain stable housing. A key illustration of this point uses HUD's 2020 FMR of \$788 for a two-bedroom unit. This unit represents the base cost of a unit that is of decent quality (i.e., it has no major issues and is well-maintained). Nearly one-third (33 percent) of households in Topeka do not earn the \$16 per hour required to afford such a home and are typically forced to choose between being cost-burdened, living in substandard housing, living in over-crowded housing, or spend less on other necessities like food, clothing, schooling for children, child care, or transportation. Seventeen percent of households spend 30 to 50 percent of their income on housing and are cost-burdened; and 13 percent are severely cost-burdened, spending more than 50 percent

Key findings from the study relating to affordable housing are summarized below and additional detail and documentation is included in the appropriate sections of this document. :

- 90 percent of residential permits issued since 2013 were for new construction on vacant lots in new subdivisions. Very limited new housing development and housing reinvestment occurred in Topeka's older neighborhoods, where most affordable housing is located.
- Housing quality is generally substandard at lower affordability levels. More than half of all units at or below 50 percent AMI are "below average" quality or worse, according to Shawnee County Assessor property ratings. The rents for many of these units are considered to be affordable, but their condition leads to higher utility bills and potential health and safety hazards.
- The rate of homelessness in Topeka is 36 percent higher than the national average.
- Topeka is ranked 58th in the U.S. in terms of eviction rate and is 220th in population.
- Topeka's wages for entry level jobs do not support housing stability. Many of Topeka's entry-level jobs pay \$9 to \$12 per hour, which is not enough to afford safe and decent two-bedroom unit without being cost-burdened, work multiple jobs, or have more than one wage-earner. High-wage earners frequently choose to live outside the city.
- There is a need for 1,500 affordable senior units. An increasing senior population paired with a lack of new senior housing options suggest housing costs will be rising in the future.
- Housing in Topeka is an equity issue. Minority households in Topeka are more likely to be cost-burdened. For instance, African-Americans and Hispanics are more likely to be cost-burdened compared to the rest of the population. In Topeka, more than a third of Hispanics (36%) and

Demo

over half of African-Americans (52%) do not earn the \$31,400 required to afford the \$785/month apartment.

- Demand projections indicate a need for 4,300 affordable and workforce housing units to eliminate housing cost burden and housing instability.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data published in August 2019 indicates the following:

- 16 percent of all households have incomes that are extremely low (0-30% HAMFI)
- 30 percent of all households have incomes that are extremely low to low (0-50% HAMFI).
- 78 percent of all renter households that are extremely low-income (0-30% HAMFI) have one or more housing problems.
- Approximately 21 percent of renter households are severely cost burdened: households pay more than 50 percent of their income for rent and only 6 percent homeowners pay half or more of their income for housing costs.

This reflects minimal change from the 2011-2015 CHAS data.

CHAS data is one dataset that demonstrates the number of households in need of housing assistance. For instance, it estimates the number of households with housing problems. A housing problem consists of one or more of the following four problems: cost burdened – monthly household costs exceed 30% of monthly income, overcrowding – more than one person per room, unit lacks complete kitchen facilities, and unit lacks complete plumbing facilities.

The tables in this section rely on 2015 5-year ACS estimates and CHAS data. The narrative is used to provide more up-to-date data, where available, and describe the impacts the new data may have.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	127,473	127,670	0%
Households	54,016	52,710	-2%
Median Income	\$39,504.00	\$42,250.00	7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,215	7,375	10,340	6,250	20,530
Small Family Households	2,490	2,150	3,310	1,945	9,515

Demo

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households	425	485	740	475	1,595
Household contains at least one person 62-74 years of age	1,290	1,190	1,995	1,270	4,565
Household contains at least one person age 75 or older	700	1,770	1,530	810	1,615
Households with one or more children 6 years old or younger	1,495	1,440	1,690	965	1,860

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	245	90	70	70	475	45	10	45	0	100
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	45	185	35	295	0	0	20	15	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	100	45	55	320	15	100	100	65	280
Housing cost burden greater than 50% of income (and none of the above problems)	3,345	950	190	60	4,545	1,140	460	160	40	1,800
Housing cost burden greater than 30% of income (and none of the above problems)	1,080	2,125	1,825	160	5,190	445	950	1,150	430	2,975

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	395	0	0	0	395	165	0	0	0	165

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,735	1,185	490	220	5,630	1,205	570	330	115	2,220
Having none of four housing problems	1,975	3,210	4,900	2,310	12,395	740	2,410	4,620	3,600	11,370
Household has negative income, but none of the other housing problems	395	0	0	0	395	165	0	0	0	165

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,700	1,085	735	3,520	440	450	465	1,355
Large Related	260	250	35	545	125	100	60	285
Elderly	710	895	600	2,205	600	565	480	1,645

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	2,130	1,055	725	3,910	465	340	335	1,140
Total need by income	4,800	3,285	2,095	10,180	1,630	1,455	1,340	4,425

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,290	315	10	1,615	365	170	20	555
Large Related	240	10	0	250	60	10	0	70
Elderly	510	465	210	1,185	445	110	95	650
Other	1,655	250	10	1,915	320	170	45	535
Total need by income	3,695	1,040	230	4,965	1,190	460	160	1,810

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	130	130	45	370	15	90	100	60	265
Multiple, unrelated family households	30	20	40	10	100	15	10	20	20	65
Other, non-family households	50	0	55	35	140	0	0	0	0	0
Total need by income	145	150	225	90	610	30	100	120	80	330

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2015 5-year ACS data, 23,788 persons live in poverty, or 19.2% of the population. Of these, 5,035 are single-person households (21% of those in poverty), including 784 are 65 or older (16% of single-person households in poverty).

The 2018 5-year ACS estimates indicate that the number of persons living in poverty decreased to 19,543 (an 18% decrease). Of these, 4,798 are single-person households (a 5% decrease); however, the number of single seniors living in poverty increased to 999 (a 27% increase), indicating a significant need for housing assistance for that age cohort.

The 2020 Housing Study indicates that the 65 and older age cohort is projected to grow by 24 percent over the next 5 years (ESRI projections, 2019-2024). This is attributed in part to the growing number of baby boomers retiring or leaving employment. With fixed income and inability to work this group of disadvantages households will be a focus of the department in the coming years.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2015 ACS data, 16 percent (20,176) of the noninstitutionalized population in the City of Topeka has some type of a disability. About 35% (7,149) are above 65 years of age.

The 2018 5-year ACS data indicates a decrease of persons with a disability to 19,038, a 6% decrease. However, the number of those 65 and older with a disability increased to 7,814, a 9% increase.

According to 2018 ACS data, those with a disability in Topeka have median earnings of \$21,217 compared to median earnings of \$31,866 with no disability. Disabled persons have more barriers to workforce participation and are more likely to be low-income, although this depends on the type and severity of disability. Regardless, there is a substantial need for housing assistance for persons with disabilities.

This number of families with victims of domestic violence, dating violence, sexual assault, and stalking is difficult to ascertain as complete data is unavailable. Based on available data there are approximately 500 families, of which two-thirds have children, in need of housing assistance that meet the criteria above. According to the FBI Crime Data Explored, there were 650 to 780 violent crimes report in Topeka each year from 2014 to 2018. Of these, 55 to 90 were sexual assault cases, 370 to 430 were aggravated assault cases, and 10 to 26 were homicides each year. While these statistics do not go into detail about housing situations, their incidence indicates the need for safe housing and supportive services for individual and families experiencing these challenges.

What are the most common housing problems?

The most common housing problem in Topeka is housing cost burden. Nearly 30 percent of all households are cost burdened. Cost burden is especially a challenge for renters, as 44 percent of all renters are cost burdened. About 13 percent of all households are severely cost burdened (paying 50% or more of their income for housing). 23 percent of renter households are severely cost burdened and 6 percent of owner households. This indicates that there is a lack of affordable housing that reduces housing cost burden, particularly for renters.

This challenge becomes more pressing for households in specific neighborhoods of the city—facing cost-burdens at an even higher rate: Central Topeka (19 percent), East Topeka (17 percent), Hi-Crest (14 percent), and North Topeka (13 percent).

Housing condition is also a challenge, particularly in older parts of the city. The 2020 Housing Study analyzed Shawnee County Assessor property ratings and found that more than 70 percent of the housing units that are most affordable at the 30% AMI level (\$70,000 for-sale home or \$450 or lower rent) are in below average or worse condition. About one-third of affordable units at the 60 percent AMI level or below (\$140,000 for-sale or \$750 per month rental) are rated as below average or lower. Common housing condition problems for these units include peeling paint, roof leaks, plumbing leaks or functionality problems, and no or poor HVAC systems. Poor weatherization causes high utility costs, which impacts housing cost burden.

Property value increases have greatly outpaced the rise in income levels for the lowest income households. It is natural to assume the rent levels would have to increase with higher property values to cover the costs of the rental property. Additionally, the utility rates continue to increase which affects the low income household the most.

Are any populations/household types more affected than others by these problems?

Housing cost burden is also a greater hardship for racial and ethnic minority households. African-Americans and Latinos are more likely to be cost-burdened than the general population. More than a third of Hispanics (36%) and over half of African-Americans (52%) do not earn the \$31,400 required to

afford the \$785/month apartment. This has broad implications regarding the need for equitable housing strategies alongside affordable homeownership and rental assistance programs.

Minority populations are also more concentrated in older neighborhoods of Topeka that have lower property values and in neighborhoods with more housing condition problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The characteristics of low-income individuals and families are limited education, affordable childcare, and lack of savings to prevent unexpected circumstances. In order to overcome extreme poverty these households need jobs that pay a living wage. Additionally, they need the education and skills to obtain a job that will pay more than the minimum wage. Safe, stable, and affordable housing; expanded resources to help tenants prevent eviction and homelessness; and robust assistance for people experiencing homelessness are all needed as solutions to address this issue.

Families receiving rapid re-housing assistance are in great need of advocates and extensive case management to help them out of poverty. By the end of the period of rapid re-housing a plan should be implemented to identify and eliminate a barrier to their advancement in the community.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Our jurisdiction does not provide estimates of the at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause an increased risk of homelessness. Housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. In addition, those individuals and families that are living in overcrowded and/or doubled up housing situations are particularly vulnerable to homelessness.

Discussion

Demo

According to the 2020 Housing Study, assuming a 10-year production period, a total of \$53 million is needed each year to produce an equitable housing stock. The calculations also assume that, by meeting the noted demand, most households in Topeka would not be cost burdened.

The current city budget for housing programs, which include housing production, vouchers, and funding for partners, is nearly \$7 million per year. This number does not include what private developers spend to produce housing, or what is raised from other sources for ongoing initiatives from other providers, like Habitat for Humanity, Cornerstone of Topeka, Topeka Housing Authority, Catholic Charities, Community Action, Inc., and others. The City recognizes the clear need to expand its financial and organization capacity to provide quality housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing problems are defined as a household having any one of the following: a cost burden greater than 30% of income, more than one person per room, and/or housing without complete kitchen or plumbing facilities. Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,460	1,195	560
White	4,225	755	405
Black / African American	1,075	280	115
Asian	89	24	0
American Indian, Alaska Native	30	10	4
Pacific Islander	0	0	0
Hispanic	840	110	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,835	2,545	0
White	3,255	1,880	0
Black / African American	790	270	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	35	4	0
American Indian, Alaska Native	70	29	0
Pacific Islander	0	0	0
Hispanic	550	265	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,795	6,545	0
White	2,735	4,900	0
Black / African American	570	655	0
Asian	24	35	0
American Indian, Alaska Native	25	30	0
Pacific Islander	0	0	0
Hispanic	365	845	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	5,315	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	785	4,340	0
Black / African American	70	405	0
Asian	0	50	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	0	0
Hispanic	55	325	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

For the 50 to 0% AMI category, 34% of the jurisdiction as a whole had housing problems compared to the 19% for the 80-100% Area Median Income category. Notably, 79% of households in the 0-30% AMI bracket and 72% of households in the 30%-50% AMI bracket had one or more of four housing problems. Lower-income households are much more likely to experience housing problems, often severe housing problems, than the higher income categories. In terms of disproportionately greater need, there are only two instances that qualify under the definition in the introduction: the Asian group in the 30 to 50% AMI range and the African American group in the 50 to 80% AMI range. The Asian cohort is relatively small numerically, making up less than one percent of households in all income brackets.

Overall, the 0 to 30% AMI and 30 to 50% AMI brackets have disproportionately greater need to address housing issues than the higher income brackets.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As noted on the chart below the amount of housing problems for whites were disproportionately greater in the 0-30% HAMFI category showing whites with 1 or more of the four housing problems for 0-30% at 43% compared to whites with one or more housing problems for 80-100% at only 4%. Minorities did not have a disproportionately greater need in comparison.

	Total Jurisdiction	Whites w/ 1 or more	% of Total	Blacks w/ 1 or more	% of Total	Hispanic w/ 1 or more	% of Total
0-30% HAMFI	7655	3270	43%	785	10%	635	8%
30-50% HAMFI	7375	1170	16%	190	3%	275	4%
50-80% HAMFI	10340	500	5%	100	1%	185	2%
80-100% HAMFI	6245	280	4%	0	0%	45	1%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,940	2,715	560
White	3,270	1,710	405
Black / African American	785	570	115
Asian	89	24	0
American Indian, Alaska Native	30	10	4
Pacific Islander	0	0	0
Hispanic	635	310	25

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,755	5,620	0
White	1,170	3,965	0
Black / African American	190	875	0
Asian	25	15	0
American Indian, Alaska Native	0	94	0
Pacific Islander	0	0	0
Hispanic	275	540	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	820	9,520	0
White	500	7,130	0
Black / African American	100	1,120	0
Asian	24	35	0
American Indian, Alaska Native	10	45	0
Pacific Islander	0	0	0
Hispanic	185	1,025	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	5,910	0
White	280	4,845	0
Black / African American	0	475	0
Asian	0	50	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	0	0
Hispanic	45	335	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Overall, the 0 to 30% AMI and 30 to 50% AMI brackets have disproportionately greater need to address housing issues than the higher income brackets. About 60 percent and 43 percent of households in those ranges, respectively, have one or more housing problems, compared to 24 percent overall.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Thirty percentage of the jurisdiction as a whole is housing cost burdened. There is a disproportionately greater cost burden to Black/African Americans where 46% of their total jurisdiction are cost burdened in comparison as shown in the chart below:

	Total Jurisdiction	Cost Burdened	Not Cost Burdened
Total Jurisdiction	52,715	30%	70%
Whites	40,285	27%	73%
Black/African American	5,395	46%	54%
Asian	624	25%	75%
American Indian, Alaska Native	419	30%	70%
Pacific Islander	15	0%	100%
Hispanic	4,640	34%	66%

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	36,365	8,855	6,935	560
White	28,805	6,305	4,770	405
Black / African American	2,825	1,440	1,015	115
Asian	470	40	114	0
American Indian, Alaska Native	290	95	30	4
Pacific Islander	15	0	0	0
Hispanic	3,020	765	830	25

Table 21 – Greater Need: Housing Cost Burdens AMI

Demo

Data Source: 2011-2015 CHAS

Discussion:

Based on our analysis there is a need to address disproportionate housing costs needs for Black/African Americans.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to the ACS 2013-2018, the median family income (MFI) was \$46,890. Approximately 37% of households in the City were low and moderate-income (incomes below 80% of MFI). Areas of highest low-income concentration are defined as those Census Tracts with a low-income population greater than 50%. These areas are found in Historic North Topeka East, Oakland, East Topeka North, East Topeka South, Central Highland Park, Highland Crest, Chesney Park, Central Park, Monroe, Tennessee Town, Old Town, and Downtown.

The median household income for African-American households in Topeka (\$30,500) is approximately two-thirds of the citywide median (\$46,890). As per ACS 2013-2018, more than half (58%) of all African-American households in the city were low and moderate-income (incomes below 80% of MFI). This has broad implications regarding housing affordability. Additionally, minority households are concentrated in the older areas of the city, many of which were the historically redlined “declining” and “hazardous” areas. The resulting lack of investment in the housing stock in these areas contributes to many of the challenges present today.

Areas of highest minority concentration (26% or more of the population) include parts of Oakland, Historic North Topeka West, Old Town, Monroe, Chesney Park, Central Park, Tennessee Town, Historic Holliday Park, East Topeka North, East Topeka South, East End, Highland Acres, Highland Crest, Central Highland Park, and Jefferson Square.

If they have needs not identified above, what are those needs?

According to the ACS 2013-2018, more than two-thirds of African-American households and half of all Hispanic households in the City of Topeka rent a home. This is higher than the citywide percentage for renter occupied housing (43 percent). Thus, providing access to quality rental housing options is very important. It is also important to create more homeownership opportunities with adequate supports.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Areas of highest minority concentration (26% or more of the population) include parts of Oakland, Historic North Topeka West, Old Town, Monroe, Chesney Park, Central Park, Tennessee Town, Historic Holliday Park, East Topeka North, East Topeka South, East End, Highland Acres, Highland Crest, Central Highland Park, and Jefferson Square. These are typically older neighborhoods, in and near Downtown.

NA-35 Public Housing – 91.205(b)

Introduction

The Topeka Housing Authority has both public housing and Section 8 housing for the citizens in the City of Topeka. The need for more vouchers is evident in the following description.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	623	1,252	0	1,089	72	0	91

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	8,612	11,533	0	11,714	9,650	0	
Average length of stay	0	0	2	3	0	4	0	0	

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Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	1	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	82	195	0	183	6	0
# of Disabled Families	0	0	232	526	0	400	41	0
# of Families requesting accessibility features	0	0	623	1,252	0	1,089	72	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	384	725	0	632	41	0	52
Black/African American	0	0	223	495	0	428	29	0	38
Asian	0	0	2	3	0	3	0	0	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	13	23	0	22	0	0	1
Pacific Islander	0	0	1	6	0	4	2	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	42	91	0	83	2	0	6
Not Hispanic	0	0	581	1,161	0	1,006	70	0	85
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Currently, the Topeka Housing Authority has more accessible units in their portfolio than they have need on their waiting list. Although, they do house a great number of people with disabilities, not all people that have physical disabilities require an accessible unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Topeka Housing Authority waiting list for Public Housing is currently 312 people. 1BR=239; 2BR=17; 3BR=39; 4BR=15; 5BR=2. The most unmet need of the families they serve in public housing is a need for assistance with security deposits, utility connection payments, assistance with getting birth certificates and state issued ID's, and social security cards. The total number of people on the Housing Choice Voucher waiting list is 2,357. Individuals on the Housing Choice Voucher (Section 8) list have the same concerns as those on the public housing waiting list, however they also have a need for assistance to pay application fees charged by private landlords. At this time the Housing Choice Voucher (Section 8) program is closed and nobody can apply to be added that waiting list. Topeka Housing Authority does not know at this time when it will reopen again.

How do these needs compare to the housing needs of the population at large

The needs of all people with low income describe the same limitations to finding housing. Application fees, deposits and utility connections can hinder their ability to find affordable housing.

Discussion

According to the 2020 Housing Study, Topeka has 17,700 households whose incomes indicate need for affordable housing (incomes at or below 60% AMI). Currently, the City has 5,590 units that are dedicated affordable housing units, or those subsidized through HUD, LIHTC, and other programs. This shows a gap of 12,100 units to meet the affordable housing demand in the community. The 2020 Housing Study outlines broad strategies such as setting up an Affordable Housing Trust Fund to guide the city's effort in closing this gap.

The City of Topeka will continue to collaborate with the THA in efforts to close the gap of housing needs in the community. The need for affordable housing is clearly exemplified by the number of people on their waiting list. The City plans on assisting the THA with efforts to expand and receive more vouchers for the community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Topeka relies on the Topeka/Shawnee County Homeless Task Force to do the annual Point-in-Time count each year. The number of Veterans who are homeless has decreased each year. This is in part due to the number of HUD VASH vouchers the local Veterans Administration has available and the work of the community to get them housed. The number of chronically homeless individuals was 169 people.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	105	210	210	151	49
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	92	195	50	50	31	33
Chronically Homeless Individuals	67	90	30	30	15	45
Chronically Homeless Families	5	0	5	5	1	47
Veterans	7	16	5	5	5	25
Unaccompanied Child	2	1	5	5	2	21
Persons with HIV	0	4	7	7	5	34

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The local shelter the Topeka Rescue Mission is our main source for data. They received no government funds, either local or federal. We rely on their data for educational and program planning purposes. The number becoming and exiting homeless has been challenging in our community. The City is currently using HMIS to record this information and is working with the Rescue Mission to get their data into the HMIS system for better reporting.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	43	0
Black or African American	22	0
Asian	3	0
American Indian or Alaska Native	19	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	86	0
Not Hispanic	14	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The number of Veterans who are homeless has decreased each year. This is in part due to the number of HUD VASH vouchers the local Veterans Administration has available and the work of the community to get them housed.

The number of families with children in need of housing assistance has been rising in our community. A total of 33 households with a total of 67 children were homeless on the day of the point-in-time count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Forty-nine percent of the individuals were Caucasian with African American following with 25%. Additionally, only 50% were Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Eighteen households were unsheltered, compared to 220 households who were in an emergency shelter and another 56 in transitional.

Discussion:

Not having a permanent home disrupts the rest of a person's daily life: it is harder to find jobs and private landlords may not rent to prospective tenants who lack a rental history. According to the 2020 Housing Study, Shawnee County has a higher rate of homelessness than its peers, with 23 homeless per

10,000 people, compared to 17 and 14 in Tulsa County and Sangamon County (Springfield, IL), respectively.

Each year the City does a point-in-time count of homeless people in the community. In 2020, the count has gone down by 9 percent to 401. The City intends to keep addressing this issue through safe, stable, and affordable housing; expanded resources to help tenants prevent eviction and homelessness; and robust assistance for people experiencing homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Housing assessments must also consider those persons and households with special needs such as the disabled, elderly, victims of domestic violence, those suffering with HIV/AIDS or from substance abuse. This segment of the population not only requires basic housing, but also housing that matches affordability with functionality due to their limited abilities or need for access to medical care and human services.

Describe the characteristics of special needs populations in your community:

Residents of any age, especially those of limited incomes, facing a wide variety of challenges, including those with physical, cognitive and/or behavioral health issues; elders; at-risk youth; victims of violence; veterans; people in need of long term care to live in the community, rather than in institutions, persons with limited English proficiency, persons who are unemployed or underemployed or at risk of homelessness and those with special barriers, such as criminal backgrounds, that make accessing housing and employment more difficult.

What are the housing and supportive service needs of these populations and how are these needs determined?

The Topeka/Shawnee County Homeless Task Force is the governing body of the CoC. The CoC provides input to the City regarding the needs of people with special needs. The CoC has determined that there is a need for additional permanent supportive housing for this population. Due to the number of people on low fixed income a rental subsidy program would be ideal.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The HIV/AIDS population in the City of Topeka is growing. Positive Connections, formed as the Topeka AIDS Project in 1985, is Kansas' oldest HIV/AIDS service organization. Serving Topeka and a 17-county region of rural Northeast Kansas, Positive Connections provides medical case management to individuals living with HIV/AIDS and comprehensive community education and outreach services that prevent future infections.

Discussion:

The City of Topeka has a high number of people with mental illness and a large growing elderly population. These two categories are being assessed on an annual basis.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Rescue Mission expansion included an intake facility that will provide short-term emergency shelter for women and families, a shelter for men and a long-term program shelter for men. This expansion provided an additional 260 beds, or a total of 410 total beds in the mission. TRM plans to renovate the current facility to create an Empowerment and Transformation Center which will serve as a hub for adult education and training.

How were these needs determined?

The City of Topeka has partnered with TRM in this effort to expand the Mission and serve the homeless population in the community by donating land adjacent to the current facilities for their expansion.

Describe the jurisdiction's need for Public Improvements:

Topeka is an aging community, which like many older communities struggles with the cost of maintenance and upkeep of its public infrastructure. In the coming 5 year period the City will expend nearly \$20 million dollars to address its aging and dilapidated street system. In addition, nearly \$103 million dollars is anticipated to be spent on updates to the City's aging wastewater, storm water and potable water system. Neighborhoods will see an investment of \$7 million in infrastructure and housing improvements in the five year period. Finally, Topeka Fire Department is planned to have slightly over \$9.2 million in equipment and facilities upgrades to address public safety needs in the community. These improvements are included in the City's five year Capital Improvement Plan.

How were these needs determined?

The prioritization criteria used in the Capital Improvement Plan process include: Fiscal Impact, Health, Safety, Environment, Economic Viability and Return on Investment, and Comprehensive Plan and Smart Growth. The full prioritization process was completed for the 2015-2019 CIP, and updated for the 2016-2020 CIP as necessary. Results from the exercise were used to compile the current CIP.

Describe the jurisdiction's need for Public Services:

The City of Topeka has an excellent source of public services in the community. The agencies get around the table at several key meetings to discuss the need of the community. The Emergency Aid Council is a group of providers from all backgrounds sharing what is available in the community as well as what they need. The Homeless Task Force is another public service meeting.

The City of Topeka has a very large mental ill population that is being well served by the community mental health center.

How were these needs determined?

The needs were determined by public meetings and discussion with community stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Single-family units accounted for approximately 97 percent of all sales in the past twelve months (Sunflower Realtors Association, December 2019), and single-family units account for about 70 percent of the total housing stock despite only approximately 63 percent of units being owner-occupied. The remaining three percent of non-single-family sales consist of scattered, generally dated, townhome and condo units, and no contemporary multi-family for-sale options have been added in many years. 2015 ACS data indicates that 65 percent of housing units are detached single-family homes. Building permit data indicates that 71 percent of all permits issued over the past 10 years were for single-family homes.

Low-cost homes comprise a significant portion of Topeka's overall housing supply. According to ACS data, approximately 45 percent of all homes in the city have a value of less than \$110,000. However, these units do little to address the shortage of affordable housing options in the community given their generally poor condition. Approximately 55 percent of these homes are classified as being in "below average" condition or worse by the Shawnee County Appraiser's Office, indicating significant additional investment and repairs would be needed to return them to a livable standard.

Differences in home quality and value largely manifest themselves along geographic lines. Homes built inside the Interstate 470/Highway 24 boundary have a median home value of approximately \$95,000, and about twelve percent of all homes are vacant. In contrast, homes outside this boundary have a median value nearly twice this level--\$181,000—and an overall vacancy rate of just six percent¹. The lack of new construction within the inner belt and absence of developable lots is also evident in median property age. Approximately 25 percent of all homes within the interstate were built before 1940, with a median year built of 1958. This trend reverses along Topeka's periphery, where nearly 20 percent of all housing units were constructed since 2000, with a median year built of 1987.

The city has a current inventory of roughly 10,400 multi-family units (ESRI, 2019), contained primarily within traditional garden-style apartment communities. There has been only nominal development in the multi-family market over the past decade, with fewer than 100 new units added since 2010. Overall vacancy has remained steady between seven and eight percent, while asking rents have increased about 18 percent.

Most of the multi-family units in the city are contained primarily within traditional garden-style apartment communities. There has been only nominal development in the multi-family market over the past decade, with fewer than 100 new units added since 2010. Overall vacancy has remained steady between seven and eight percent, while asking rents have increased about 18 percent. Due to the lack of new construction in the market, midscale properties—communities that are more than 30 years old—

have maintained rental rates around \$1.00 per square foot despite their condition and age. The absence of new upscale products has impacts on the broader housing market as well. Affluent renter households have few options of sufficient quality, and therefore opt for lower-priced rentals, enter the for-sale market, or choose to live elsewhere.

The tables in the next few pages provide some additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of City of Topeka's housing stock. More recent data, where available, is discussed in the narrative.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2011-2015 ACS data, the housing stock within the City of Topeka is primarily single-family housing, with 65 percent of households residing in single-family detached structures. Approximately 53 percent of households are homeowners, with 72 percent of owner households living in housing units with three or more bedrooms. Thirty percent of housing units are in multifamily development, with two to twenty or more units in the structure. With over 17,943 multifamily units serving over 22,574 renter households, the data suggest that almost 4,600 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households.

The 2014-2018 ACS data indicates slight increases in detached single-family homes (67 percent), homeownership (56 percent), while the other proportions remain similar. The newer data set also indicates an increase of 285 housing units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	38,700	65%
1-unit, attached structure	2,780	5%
2-4 units	3,885	7%
5-19 units	6,620	11%
20 or more units	5,840	10%
Mobile Home, boat, RV, van, etc	1,780	3%
Total	59,605	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	135	0%	965	4%
1 bedroom	825	3%	6,685	29%
2 bedrooms	7,155	24%	8,825	38%
3 or more bedrooms	21,595	73%	6,525	28%
Total	29,710	100%	23,000	99%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Topeka has a total supply of about 4,820 affordable units, including nearly 3,000 LIHTC units, 744 public housing units, and just over 1,000 additional units contained within scattered properties supported by Section 8 vouchers (project-based) or other rental assistance programs. Similar to multi-family trends as a whole, relatively little has been constructed in the past few years. The most recently-developed affordable housing properties have included a mix of family and senior units, including the rehab and conversion of the historic Santa Fe Railroad office building into Pioneer Motive Place Senior Apartments in 2012 and Pioneer Group's rehab of the Casson Building located along Topeka Boulevard near Downtown, which is currently underway. There is also a 150-unit affordable senior housing development proposed in a near downtown neighborhood that will substantially improve options for low-income seniors.

The public housing units target households with extremely low incomes, though demand for units among low-income households prevails. Other units assisted through contracts with HUD target households with incomes below 80 percent of the area median income, such as the Shelter Plus Care Program, Tanglewood Program and the Valeo Housing Project.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Topeka does not expect to lose affordable housing inventory in the near future.

Does the availability of housing units meet the needs of the population?

The 2020 Housing Study illustrates that there is a significant gap between the demand and supply of affordable housing in Topeka. There are roughly 15,000 renter households in Topeka that would be income-eligible for units at 60 percent of Area Median Income (AMI). Of those, 7,900 households are very low-income households at or below 30 percent AMI (earning less than \$20,580 per year). This far exceeds the existing supply of about 4,800 dedicated low-income affordable units in Topeka.

Housing quality is generally substandard at lower affordability levels. More than half of all units at or below 50 percent AMI are "below average" quality or worse. While these units are "affordable" their condition leads to higher utility bills and potential health and safety hazards.

There is an undersupply of rental units throughout the community. The absence of upscale rental properties—there is very little supply at 150 percent AMI and above—creates additional pressure as affluent households have fewer options of sufficient quality. These households opt for lower-priced rentals, enter the for-sale market, or choose to live elsewhere.

Additionally, in the coming years, the growing senior population will put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home. There is a need for senior housing options can accomplish at least two important goals: freeing up existing housing stock for first-time buyers, and providing seniors with a more suitable housing option to meet their lifestyle preferences.

Describe the need for specific types of housing:

Single-family homes were the primary type of housing built in Topeka over the past decade. Compared to peer cities and the state, single-family homes disproportionately dominated housing development in Topeka. Other markets had more multifamily development, and more missing middle development—duplexes, fourplexes, townhomes, and smaller walk-up multifamily properties.

The housing study concludes that there is a need to diversify the housing stock to retain and/or attract residents. The housing stock in Topeka is currently 66 percent single-family, 4 percent duplex, 7 percent fourplex, and 10 percent each for small and large multifamily, respectively. A target of 60 percent single-family, 7 percent each for duplex and fourplex, 14 percent for small multifamily, and 12 percent for large multifamily was established for the 20-year projection period. This would serve to shift the housing stock to include more missing middle typologies, proving a wider range of housing types for the city. Single-family would remain an important housing type and is expected to be a desired housing product over the long term.

The 2020 Housing Study also detailed a need for nearly 5,000 units of dedicated affordable housing over the next 20 years to address housing cost burden and housing condition challenges as discussed in the Needs Assessment. This includes 1,500 units of affordable housing for seniors. There is also a need for market-rate senior housing options, market-rate rentals, and moderately-priced for-sale homes.

Discussion

The dominant housing type in Topeka is the single-family home and development over the past decade included a higher proportion of this type than most cities in the Midwest. The housing Study clearly states that there is demand for different housing types, and the types of housing available in Topeka are likely to shift over the next 20 years. Additionally, as the demographics of the city reflect the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing values in Topeka remain below nearby cities such as Wichita, Lawrence, and Kansas City. The median home value was \$96,500 in 2015 and \$97,300 in 2018, according to ACS data. Part of the challenge with the existing stock is its age—the median year built for homes in Topeka is 1965, while about 20 percent of the overall housing stock was built before the 1940s—and many properties have considerable deferred maintenance or are no longer marketable. This issue is especially challenging in low-income areas where owners do not have the incomes to adequately maintain their properties. Another challenge is limited home price appreciation—it limits people’s ability to build equity and impacts the ability of the city to increase its tax base.

According to the U.S. Census Bureau, 2011-2015 and the American Community Survey there are 4,715 more rental households with incomes below \$15,000 than there are units with rents at or below \$299 per month, a price that would be no more than 30% of their monthly income. Low-income renter households, therefore, do not have enough units that are both affordable *and* available to them. The 2018 5-year ACS estimates indicate a gap of 4,070 units that meet these criteria, and improvement over the 2015 data, but still a critical need.

There are 10,832 (2015 data) rental households which are paying more than 30% of their income toward rent. That number decreased slightly to 10,448 in 2018. Several methods to resolve this affordability imbalance for low-income renters is to build or rehabilitate more low-cost rental units, or provide vouchers for these households to afford rental units in the next highest category of the value distribution.

According to the 2020 Study, there are approximately 6,300 more units that are affordable to households earning below \$15,000 than there are low-income households. This data is similar to what is published in both the 2015 and 2018 ACS data sets. 76% of these units have major condition issues and are older, which indicates that they would likely have higher utility bills. Expanding funds to conduct weatherization, support exterior and major rehabilitation, and to provide household supports like down payment assistance and credit counseling will help meet the need at this income bracket. Homeownership may also not be the best short-term solution for many of these households, making quality affordable rental housing critical, paired with programs that create pathways to sustainable home ownership.

There is also a disparity between household incomes for renters and homeowners: the median household income for renters is \$28,300 and is \$58,400 for homeowners (2015). These amounts increased to \$31,550 and \$64,580, respectively, in 2018—the income disparity between these cohorts increased, indicating the need for quality affordable housing and access to employment opportunities that enhance economic mobility.

The number of housing units in Topeka increased by about 600 units from 2015 to 2018, based on ACS 5-year estimates.

The overall housing vacancy rate remained the same; however, the homeowner vacancy rate declined slightly (2.5% to 1.7%), while the rental vacancy rate increased by 0.5 percent from 11.6% to 12.1%. The relatively high vacancy rate for rental units is attributed to their condition. Quality and stable rental properties maintain a high occupancy rate.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	91,300	96,500	6%
Median Contract Rent	477	555	16%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,400	40.9%
\$500-999	12,030	52.3%
\$1,000-1,499	875	3.8%
\$1,500-1,999	290	1.3%
\$2,000 or more	408	1.8%
Total	23,003	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,470	No Data
50% HAMFI	9,020	4,620
80% HAMFI	17,335	9,955
100% HAMFI	No Data	13,769
Total	28,825	28,344

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	543	593	785	1,033	1,229
High HOME Rent	543	593	785	1,033	1,229
Low HOME Rent	543	593	785	980	1,093

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The affordability gap analysis conducted in the 2020 Housing Study provides an overview of where there are clear mismatches between housing supply and demand in Topeka. “Demand” refers to what existing households can afford assuming that 30 percent of income goes towards housing costs (rent/mortgage payment plus utilities).

The demand gap analysis for owners shows that there are many households in Topeka that could afford more expensive homes than they currently live in, specifically homes \$250,000 or higher. This data also shows a substantial oversupply of homes \$110,000 and below. An oversupply for moderately priced homes is also shown—\$120,000 to \$190,000—yet, based on conversations with realtors and stakeholders, the housing available does not meet market preferences. Thus, a substantial portion of the existing supply is not marketable because of condition, style, location, or a number of other factors.

Property ratings from the Shawnee County Appraiser’s Office show that the vast majority (76 percent) of the housing priced \$70,000 is in “below average” or worse condition, meaning that it requires significant upgrades and is not likely suitable for habitation. While inexpensive to purchase, this housing is typically unaffordable because of the amount of work needed to stabilize it. A significant portion of the housing stock under \$190,000 is also rated “below average”—much of this housing is not currently in the form or condition to meet housing needs.

The affordability gap analysis for renters shows that there is considerable unmet demand for very affordable housing—affordable to those earning at or below 30 percent of AMI—at rents \$414 and below. There is an oversupply of moderately priced rental housing (\$550 to \$1,100 per month). However, as with the for-sale housing, a notable percentage of these units are substandard. It also reflects the fact that not much rental housing has been constructed over the past decade. Finally, there is unmet demand for rental housing at the high end of the market, or \$1,380 and up.

In summary, there is not sufficient housing of decent quality at all income levels, particularly housing affordable to very low income households and moderately priced for-sale and rental housing. For the former, this is evidenced by THA’s lengthy waiting list for its units and vouchers.

How is affordability of housing likely to change considering changes to home values and/or rents?

Providing safe, decent and affordable housing for all people has been a goal in Topeka and much of the U.S. for many years. We know that without it, our health suffers, our learning suffers, our productivity suffers, and most of all, families suffer the physical and social challenges that are caused by housing instability and unsafe housing conditions.

Limited new affordable housing options were added to the Topeka market during the past 10 years, especially compared to similarly-sized Midwest cities. Median home values have increased, but at a rate at or below inflection. Rents have increased more rapidly, evidenced by the 16% increase in median contract rent from 2009 to 2015, and an additional 11% increase by 2018 (\$615 median contract rent). Rising rents without the addition of more affordable housing options causes increased cost burden and more housing instability for low-income households.

These trends are not anticipated to change over the next five years and there is a need to expand affordable housing production.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME rents and Fair Market Rents are comparable to the Area Median Rent and this is confirmed by the 2020 Housing Study. The lack of affordable units is evident in the needs assessment. The 2020 Housing Study confirmed that quality rental properties maintain strong occupancy and affordable options, including public housing units, have lengthy waiting lists. The 2020 Housing Study listed the preservation and production of affordable housing as a critical need and is a primary focus of Topeka's housing strategy for the foreseeable future.

Discussion

Topeka's median home prices and rents are "affordable" compared to many cities in its region. However, as the data in this section and the 2020 Housing Study indicate, housing conditions, household housing cost burden, an older housing stock, and limited new development of rental housing for the past decade combine to create multiple housing challenges for low-income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The condition of housing units is strongly correlated to the income of the household residing within those housing units. In the City of Topeka, 79 percent of owner-occupied housing units and 53 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data shows that 21 percent of owner households and 44 percent of renter households have one housing problem or condition. In addition to those four conditions, lead-based paint is also a housing problem. Seventy-one percent of both owner-occupied and renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination.

Additionally, the 2020 Housing Study highlights an important finding. Analysis of the property ratings from the Shawnee County Appraiser's Office indicates that the vast majority (76 percent) of the housing priced at or below \$70,000 is in "below average" or worse condition, meaning that it requires significant upgrades and is not likely suitable for habitation. While inexpensive to purchase, this housing is typically unaffordable because of the amount of work needed to stabilize it.

Housing serving low- to moderate-income households, priced between \$70,000 and \$190,000 also has condition challenges, although at a much lower rate. Approximately 20 percent of the housing stock price between \$70,000 and \$190,000 is also rated "below average"—much of this housing is not currently in the form or condition to meet housing needs.

Definitions

The City of Topeka's substandard housing definition includes any structure or a premise that has any of the following conditions or defects: any block of egress, safe walking surface, items not anchored, dilapidation of structure, unsafe for occupancy, neglected, not with in code requirements, unsanitary, threat to life and or safety.

The City of Topeka uses the rule of 30% of replacement cost new to determine if a structure is eligible for its rehabilitation programs. This rule says that the cost to repair the building/home cannot exceed 30% of what it would cost to build new. If it met this 30% rule the home would be suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,605	19%	10,380	45%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	95	0%	695	3%
With three selected Conditions	35	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	23,975	81%	11,890	52%
Total	29,710	100%	22,995	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,620	9%	1,980	9%
1980-1999	5,970	20%	4,595	20%
1950-1979	13,265	45%	11,735	51%
Before 1950	7,860	26%	4,685	20%
Total	29,715	100%	22,995	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	21,125	71%	16,420	71%
Housing Units build before 1980 with children present	2,330	8%	1,200	5%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age of housing stock, combined with the legacy of disinvestment from red lining policies, has played a significant role in the decline of Topeka’s core neighborhoods. While these neighborhoods provide what might be called naturally occurring affordable housing, three-quarters of the most affordable housing stock is rated below average. This impacts a household’s ability to maintain the house, as well as the marketability of the house to future potential buyers. This is especially true in neighborhoods like East Topeka, Hi-Crest, North and Central Topeka, where median home values are \$75,000 or lower.

The 2020 Housing Study identifies ‘reinvestment in housing’ as one of the five goals that would address a full range of housing needs in the area. Investment in existing housing is critical for improving the safety, quality, and marketability of the housing stock. The study recommends providing technical and financial assistance for home repair to low-income homeowners—identifying critical improvements and connecting partners to help get the work done. It discusses expansion of weatherization programs and how it can be an effective, lower-cost way to improve home health, energy efficiency, and provide cost savings on utility bills. The study also suggests a landlord licensing program for ensuring that all rental properties meet the baseline standards for property maintenance. Targeted effectively, such programs can have a profound impact on the quality of core neighborhoods and the quality of life for many Topekan, and are a cost-effective use of limited resources.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Thirty-eight percent (10,305 households) of renter occupied units are below 50% of the HAMFI. With 71% of the rental housing older than 1980, an estimated 7,316 of those units could contain lead based paint hazards.

Discussion

Quality of housing stock is central to the stability of neighborhoods. The City of Topeka recognizes that improving the quality and affordability of available housing will require a range of ambitious strategies designed to support high standards for existing housing. The City plans to incorporate and start implementing the recommendations of the 2020 Housing Study to guide this effort. The City of Topeka partners with the State of Kansas with a lead remediation grant. They will correct the lead hazard and then we will provide the rehabilitation to bring the property up to standards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Currently the Topeka Housing Authority has 204 people on the public housing waiting list. On average we move in approximately 250 people per year. There are always more people on the waiting list than units available and we maintain a 3% or less vacancy rate. In short, the need is high for affordable rental housing options in Topeka and public housing is an important part of that affordable housing inventory. Another need of public housing in general is more funding allocated to capital funds. As public housing stock ages the cost to maintain it rises. Over the last five years THA's capital fund has been reduced by over 40%. This is not an issue particular to our jurisdiction, rather this is a common concern in the industry across the nation.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			678	1,243			437	0	901
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently the Topeka Housing Authority has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains our properties to the best of our ability with the funding that is available. Some of the older designed units are in need of being redeveloped and we are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

Public Housing Condition

Public Housing Development	Average Inspection Score
Topeka Housing Authority	93

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Of the 744 public housing units currently online, 636 are over 30 years old could be updated and improved if funding allowed. They are constructed of old design and need updating. The Topeka Housing Authority has made many energy saving improvements over the years and overall our tenants are happy with the home they are living in.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Topeka Housing Authority continues to strive to make the living environment of low and moderate income families better. With decreased funding, it has become more difficult to invest in the properties which takes away some of the resident pride while being housed in the program. Efforts will continue to be made with this goal in mind.

Discussion:

The Topeka Housing Authority is working to maintain the condition of its existing units and preserving them as affordable long-term. It is also working to raise funds for rehabilitation programs to improve the condition of its older properties. Its properties are critical to meeting the affordable housing needs of very low income households in Topeka.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In the City of Topeka, the extensive network of public, private, and non-profit agencies that comprise the local Continuum of Care (CoC) work in concert to meet the needs of homeless persons. The approach focuses on preventing and ending homelessness and rapidly returning people who have become homeless to housing. Particular emphasis is placed on assisting chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth (under 18). The network includes providers of housing and services for the homeless, as well as governmental departments and area non-profit agencies that provide services and link persons to mainstream benefits, helping the homeless find and retain housing. Housing facilities for the homeless include emergency shelters, transitional housing programs, and permanent supportive housing, as well as public housing and Housing Choice (Section 8) vouchers.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	177	55	5	174	0
Households with Only Adults	200	32	15	230	0
Chronically Homeless Households	0	0	0	50	0
Veterans	25	0	21	135	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Topeka has a regional community mental health center serving many of the homeless population. It offers a full range of health care services, including case management and job placement services. The city has two main hospitals, as well as health agencies, non-profit health center and many substance abuse treatment centers that all have services for the homeless.

Housing and Credit Counseling, Inc., has a local branch and provides credit counseling to the public and teaches the credit sessions of the local home buyer education classes. These services include budget counseling, debt management plans, and community outreach activities.

In addition, the Hearth Emergency Solutions Grant (HESG) funds may be used by the City for homeless prevention, rapid rehousing, and shelter operations.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Topeka has 420 year-round emergency shelter beds, some of which are designated for domestic violence victims. The Topeka Rescue Mission is our emergency shelter and is in the process of expanding its number of available beds, as well as adding programs that can help get people out of homelessness.

Transitional housing provides 51 beds for individuals. Rapid re-housing funds are used to support homeless individuals to be housed in transitional housing.

The local Veterans Administration continues its efforts to meet the needs of homeless veterans living in the City of Topeka; veterans can apply for benefits, get linked to housing and receive case management. The City of Topeka has 135 HUD VASH vouchers, which indicates the count of Veterans who are homeless is very low.

A new program funded through Advisors Excel called Impact Avenues allows the Department of Planning and Development to partner with the 501 School District to identify homeless students and provide assistance to end their homelessness. This is a 3 year grant in the amount of \$500,000. The City will look to extend and continue this program after the 2022 grant end date.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section gives a brief outline of the facilities and services available to the population with special needs within the City of Topeka. The governing body of the Continuum of Care, the Homeless Task Force provides most of the services to this population.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There are a variety of supportive housing programs within the City of Topeka. The Shelter + Care program has 184 housing units available for homeless individuals and families; however, this program averages 264 households per month. The participants in this program have case management and get services from their providers. The units are inspected to ensure that everything is in good repair and maintained. Community Action of Topeka has 14 housing units for homeless individuals with mental illness. This is permanent housing and the Valeo Behavioral Health Care offers on site case management. Valeo Behavioral Health Care also has a permanent supportive housing unit that houses 6 individuals at a given time.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

A partnership has been formed with agencies with referrals being made to transitional housing providers that are targeted for homeless people that need to be released from the hospital but have nowhere to go.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Topeka has an excellent relationship with the Continuum of Care and recognizes the need for more supportive permanent housing. The City will encourage the CoC agencies to fund another supportive housing program to help in this effort, if funds are available.

The City of Topeka has partnered with the Federal Home Loan Bank and created a new program to provide repairs for Property Code Violations. The majority of these repairs are being made for senior citizens, who cannot keep up with the repairs needed to be in code compliance. This is a \$750,000 grant

from FHLBank and the City will look to renew this program in 2022 to continue to provide this assistance.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Topeka has an excellent relationship with the Continuum of Care and recognizes the need for more supportive permanent housing. The City will encourage the CoC agencies to fund another supportive housing program to help in this effort, if funds are available.

Advisors Excel has provided a \$500,000 grant over 3 years to the City of Topeka to partner with the 501 School District to identify homeless students to provide assistance through their Impact Avenues program. The City of Topeka will look to renew this grant in 2022 so that these services can continue.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies can dramatically affect low to moderate income households. An increase in the sales tax rate is a regressive action, meaning it has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

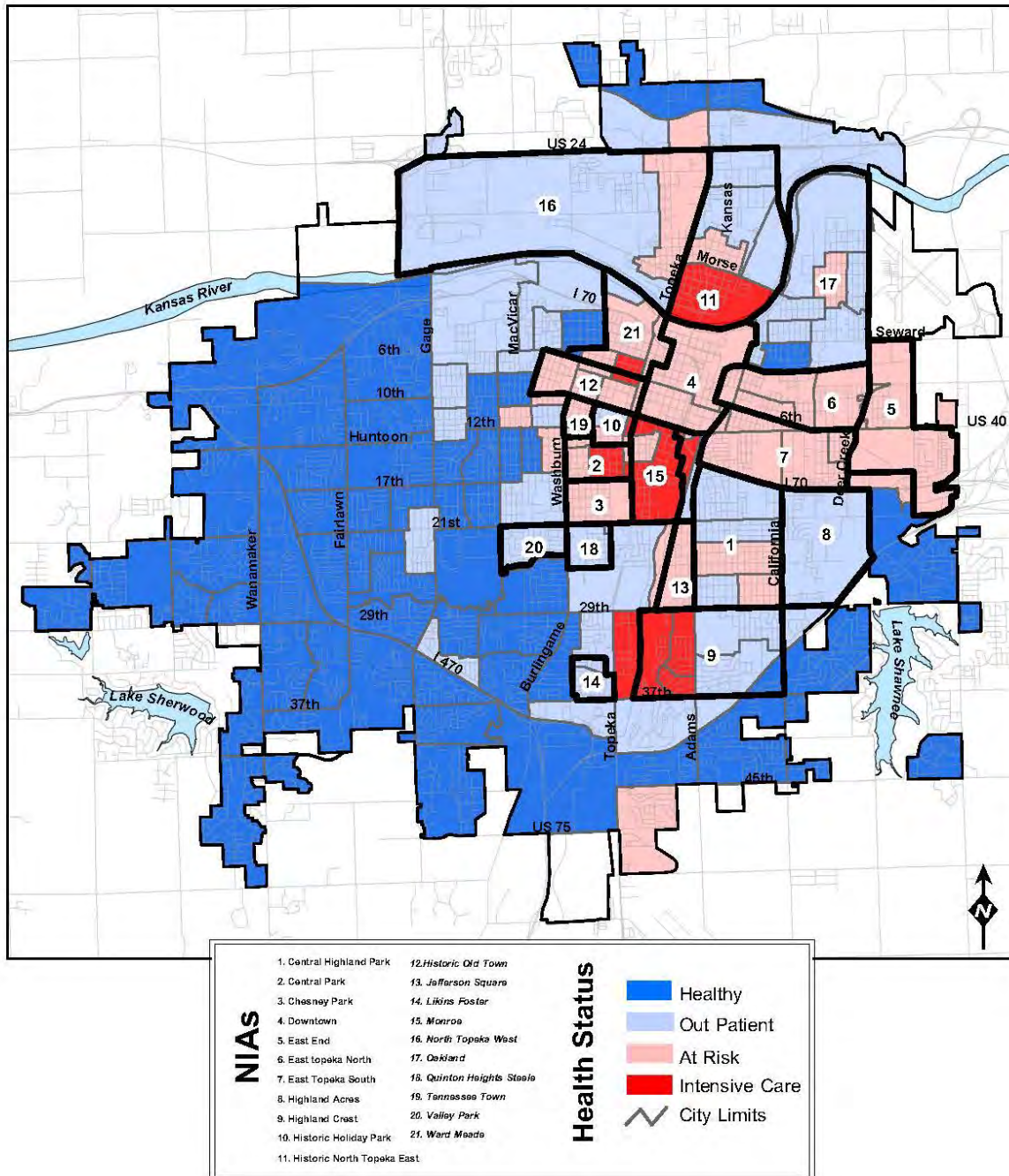
Following are some of the barriers to acquiring safe and affordable housing faced by Topekan.

- **Demographics of the Community** – According to ACS 2017 data, 17 percent of households in Topeka are experiencing poverty. Households belonging to minority groups in Topeka are experiencing poverty at a higher rate than White households (15 percent). Almost a quarter of both African-American and Hispanic households in Topeka are below poverty level, which significantly impacts their access to quality housing.
- **Lending Practices and Qualified Applicants** - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has significant credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem.
- **Developer Activity** - The developer community in Topeka is relatively small and existing developers generally operate at their desired capacity. Also, many may not be interested in building “missing middle” typologies or doing infill development due to increased complexity of the projects. Further, current development activity does not occur at a pace that will fill existing platted lots in a meaningful timeframe. All of these reasons contribute to the challenge of meeting the demand for affordable housing in Topeka.
- **Lack of Transportation to Major Employers** - Many workers without access to a car spend hours on multiple buses traveling to work. Transit-dependent workers are also cut off from a large percentage of regional jobs, as transit access is limited. This significantly impacts quality of life and access to opportunity for many low-income households. Low-income people who do have access to cars have a heightened cost burden when housing costs and transportation expenses are combined. Locating affordable housing near employment centers, putting housing near transit lines, and expanding job access via transit are all needed to meet housing demand.
- **Access to Support Services** - Stable housing is a key component contributing to economic mobility. It is known that many households, including low-moderate income and single-parent households often have to choose between maintaining stable housing while also pursuing their education or career goals due to a lack of support services. Access to services like childcare, mentoring, tutoring, educational, and similar programs, can free up individuals to take steps to move up the “economic ladder”. This multi-generational approach is critical, especially for single-mothers.
- **Historic Policies like Redlining** - Topeka’s core neighborhoods continue to show the lasting impacts of historic policies like Redlining. Redlining systematically discouraged investment in

certain areas of cities on the basis of racial distribution. This practice restricted where residents could get a bank loan or buy a house by limiting access to insurance in “Declining” and “Hazardous” areas. This policy severely impacted the residents of these neighborhoods and their ability to build wealth. The resulting lack of investment in the housing stock in these areas contributes too many of the housing challenges present today.

City of Topeka Neighborhood Health 2017

Composite



2017 Health Map

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economic health of a community has a large impact on the housing market. The job market, business activity, and individual's level of education and employment status all impact wages, earning potential, and household income, which in turn affects a household's ability to purchase or rent quality, affordable housing, and to maintain their housing. The data below provide a look at jobs and economic activity within the City of Topeka to provide employment opportunities and education levels.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	204	113	1	0	-1
Arts, Entertainment, Accommodations	5,338	7,206	13	12	-1
Construction	2,350	3,557	6	6	0
Education and Health Care Services	9,755	15,803	24	26	2
Finance, Insurance, and Real Estate	3,587	7,299	9	12	3
Information	848	1,012	2	2	0
Manufacturing	4,454	4,430	11	7	-4
Other Services	1,669	2,913	4	5	1
Professional, Scientific, Management Services	3,464	5,923	9	10	1
Public Administration	0	0	0	0	0
Retail Trade	5,741	8,871	14	15	1
Transportation and Warehousing	1,291	1,140	3	2	-1
Wholesale Trade	1,615	2,241	4	4	0
Total	40,316	60,508	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	63,785
Civilian Employed Population 16 years and over	58,820
Unemployment Rate	7.79
Unemployment Rate for Ages 16-24	22.15
Unemployment Rate for Ages 25-65	5.03

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	12,185
Farming, fisheries and forestry occupations	2,710
Service	7,595
Sales and office	14,500
Construction, extraction, maintenance and repair	4,535
Production, transportation and material moving	3,335

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	49,955	88%
30-59 Minutes	4,795	8%
60 or More Minutes	1,740	3%
Total	56,490	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,025	425	2,765
High school graduate (includes equivalency)	12,265	1,445	5,365
Some college or Associate's degree	14,965	1,095	4,340

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	15,585	320	2,440

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	125	510	700	1,145	1,065
9th to 12th grade, no diploma	1,855	1,630	975	2,255	1,325
High school graduate, GED, or alternative	3,915	5,045	3,790	10,240	7,220
Some college, no degree	5,145	4,730	3,345	7,380	4,295
Associate's degree	565	1,600	1,330	2,080	605
Bachelor's degree	885	3,525	3,180	5,295	2,470
Graduate or professional degree	45	1,425	1,375	3,570	2,305

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,054
High school graduate (includes equivalency)	24,674
Some college or Associate's degree	30,126
Bachelor's degree	42,164
Graduate or professional degree	54,592

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to recent data in the 2020 Housing Strategy, the largest industry in Topeka by far is health care/social assistance. The industry employs 18 percent of workers. The next largest industry is retail trade, which employs eleven percent. Public administration, manufacturing and educational services make up around nine percent each. As the state capital, the city has a large public administration industry, but it has relatively small manufacturing and educational services industries.

The 2020 Housing Strategy shows the fastest growing occupation is expected to be food preparation, which has a median wage of \$19,000. Many of the projected top growing jobs pay \$20,000 to \$30,000. According to HUD, a market-rate two-bedroom apartment of decent quality in Topeka would be \$785 (including utilities), which would be a burden for these low-earning workers.

Describe the workforce and infrastructure needs of the business community:

Economic growth and prosperity require a well-trained workforce, and the ability for business owners to link with education and training providers to ensure the workforce is meeting the needs of current and emerging occupations. Appropriate training is needed to build the talent and potential of all of Topeka's citizens. The City will continue to allocate resources to enhance self-sufficiency and link education and training with economic opportunity for low and moderate-income citizens. Additionally, the City will also continue to address infrastructure improvements such as roads, public waters, and public sewers in low income residential areas, including rural areas.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Economic growth is crucial goal for the success of the city. The Greater Topeka Partnership is actively working to bring in companies that will help this growth. Recently, the City of Topeka announced a new Walmart distribution center, and was selected for the Plug and Play startup initiative focused on the Animal Sciences Sector. To support the latter, GoTopeka announced the creation of an Animal Sciences district, which will create space for companies to locate or expand in Topeka. With this change, low-to-moderate income households have a better opportunity for employment which will stimulate our economy further.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The largest job sector in City of Topeka is healthcare and education. Jobs in these fields usually require a bachelor's degree or higher to obtain. The employable workforce includes over 16,000 with this education level. The majority of those graduates are older than 45 years of age indicating that an increase in this level is needed. When these older workers retire, younger workers will need to fill this void.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

With almost 2,000 citizens unemployed, the City of Topeka, Greater Topeka partnership, Joint Economic Development Organization (JEDO), and other economic development partners will continue to brainstorm on ways to help the economic growth of the community. The Topeka Workforce Center is crucial in helping these individuals obtain employment. Many community colleges in the area have created technical degrees in lieu of obtaining a bachelor's degree. These technical skills are crucial to the workforce as well as the individuals. With a more skilled workforce, the city has more leverage to get business to relocate to the City of Topeka.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

During this Consolidated Plan period, the City of Topeka will continue to assess and coordinate economic development initiatives in partnership with local workforce center to implement local economic initiatives.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The data shows that 47% of renter-occupied households have one or more of the following housing conditions: extremely low income households with substandard housing, households experiencing housing cost burden, extremely low income households experiencing severe housing cost burden, and extremely low income households with overcrowding. The tables do not identify what neighborhoods they live in but the City has determined where the areas of poverty are found. To determine if a low-income concentration exists, the Area Median Income of a Block Group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2020 Housing Strategy, as of 2019, approximately 10 percent of the city's population is African-American, and 16 percent is of Hispanic origin. A visual scan of racial distribution across the city shows minority households are concentrated in the older areas of the city, many of which were the historically redlined "declining" and "hazardous" areas. The median household income for African-American households in Topeka (\$30,500) is approximately two-thirds of the citywide median (\$46,100). This has broad implications regarding housing affordability and the need for equitable housing strategies.

More than two-thirds of African-American households and half of all Hispanic households in the City of Topeka rent a home. This is higher than the citywide percentage for renter occupied housing (43 percent). Thus, providing access to quality rental housing options is very important.

Households belonging to minority groups in Topeka experience poverty at a higher rate than white households (15 percent). Almost a quarter of both African-American and Hispanic households in Topeka are below poverty level, which significantly impacts access to quality housing.

What are the characteristics of the market in these areas/neighborhoods?

The 2020 Housing Strategy included an analysis of neighborhood conditions to understand the demographic, economic, and market trends in the city. This neighborhood cycle analysis looked at seven indicators to ascertain the prevailing housing and market conditions of neighborhoods in Topeka -

median household income, projected home value growth, median home value, share of owner households, households below poverty level, vacancy, and permit activity.

All the indicators have a unique role to play in the overall makeup of a neighborhood's condition. Indicators like median home value, households below poverty, and share of owner households weigh heavily towards understanding the current housing and market conditions. The remaining indicators like vacant units and permit activity, although not weighted heavily, help complete the picture, providing key insights pertaining to the development momentum. Values for each indicator have been categorized into four ranges, each range corresponding to one neighborhood cycle – Opportunity, Transitional, Growing, and Stable.

Opportunity and Transitional cycles showcase relatively weaker market characteristics. Opportunity areas have home values lower than \$45k, median HH income below \$16k, a low share of owner occupancy (below 30%), and higher vacancy (above 25%). Transition areas are better, but still require investment in people and housing— with home values between \$45k - \$70k, owner occupancy between 30% - 45%, vacancy between 15%-25% and poverty levels between 20% - 35%.

Opportunity neighborhoods are concentrated in central Topeka and Hi-Crest, and align with what stakeholders reported as the most challenged neighborhoods in the city. Transitional neighborhoods extend out from opportunity neighborhoods and make up approximately 20 percent of the city. See Neighborhood Cycle Map attached.

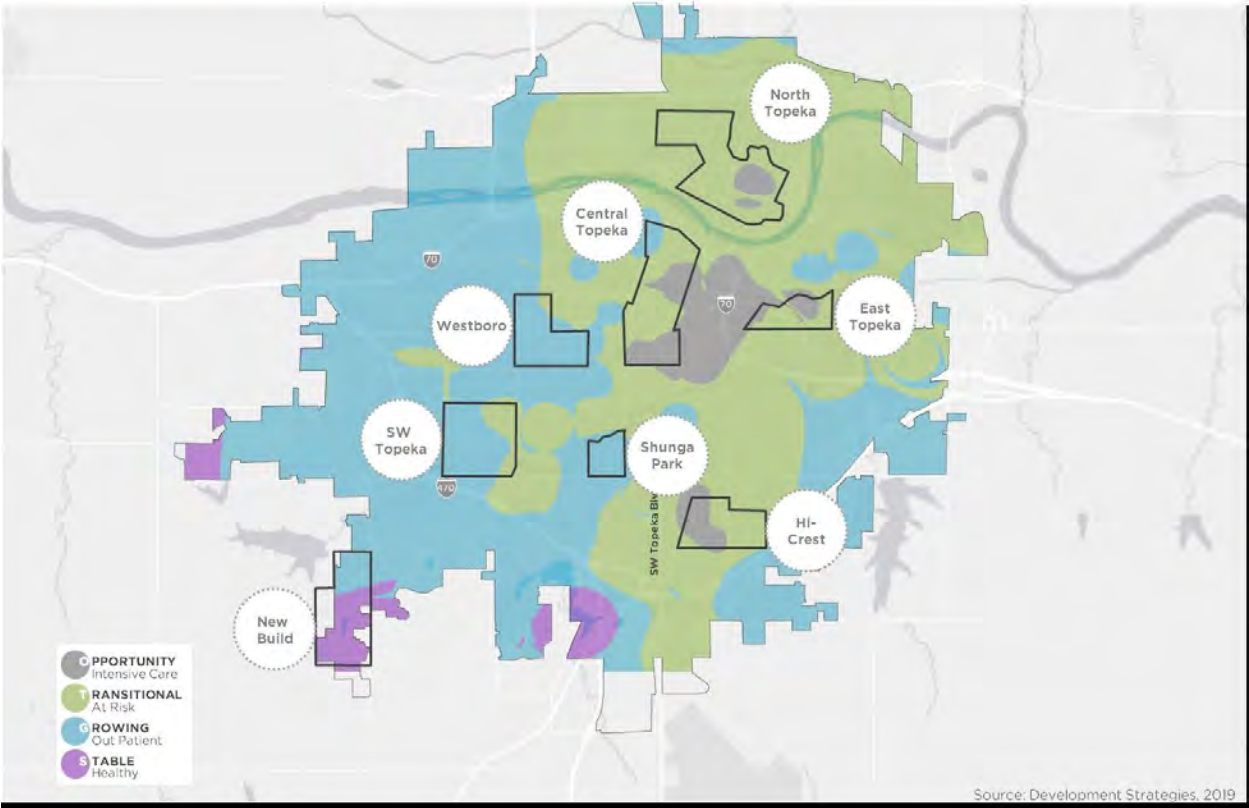
Are there any community assets in these areas/neighborhoods?

Community assets exist in the areas mentioned. These assets may vary depending on each community, but each neighborhood evaluates its assets available in order to determine what additional resources and opportunities that might be needed. The City of Topeka strives to increase assets in all neighborhoods.

Are there other strategic opportunities in any of these areas?

During this Consolidated Plan period, the County will continue to encourage funding alternatives to increase strategic opportunities in low and moderate income areas.

UNDERSTANDING TOPEKA'S NEIGHBORHOODS
NEIGHBORHOOD CYCLES



Neighborhood Cycle Map

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2018 1-year ACS, 68% of households have broadband internet and 32% do not have an internet connection of any kind. For low-income households with incomes of less than \$20,000, the percentage of those with broadband internet drops to 39%—61% of low-income households do not have broadband internet service. For moderate-income households, or those earning \$20,000 to \$75,000, 67% have broadband internet subscriptions and 33 percent lack internet access.

As technology continues to advance, access to broadband internet is critical for general information, educational opportunities, job training, and connecting with supportive services. There is a significant need to improve access to broadband internet.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are several broadband internet providers in Topeka, including CenturyLink, AT&T, Cox Communications, Spectrum, and EarthLink. There are enough broadband internet providers in the city—increased competition will not significantly improve the ability of low-income households to access broadband internet. The likely primary barrier is the cost of the service in the face of housing cost burdens. Strategies or partnerships to install bulk service in existing affordable housing properties at a reduced rate and similar efforts would increase access for low-income households.

Nearly 87% of households have at least one computing device, and 79% have smartphones. About 13% have no computer. While access to computers in the home could be improved, the lack of an internet device is not the primary barrier to having broadband internet service.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Topeka's primary natural hazard risks are flooding in certain areas of the jurisdiction and more extreme weather in the form of droughts and/or severe weather and tornadoes.

Mandy of the neighborhoods in east Topeka between the Shunga Nunga Creek and Kansas River are in levee-protected areas, as are most northern Topeka neighborhoods. Other areas that could be impacted by more severe flood events are in special hazard flood areas along the Shunga Nunga Creek floodway that travels from the northeast to the southwest through the city.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

One of the greatest challenges in the special flood hazard areas is to for homeowners to obtain reasonably priced insurance or obtain financing to improve their units. GIS analysis was used to analyze what proportion of residential parcels are located in the levee-protected areas and the special hazard flood areas within the city. Approximately 5,000 residential parcels are located in the levee-protected areas of the city, or about 10 percent of the city's parcels. It is important to work with the U.S. Army Corps of Engineers to make sure the levees are property maintained. These parcels are not considered vulnerable at this time.

An additional 2,600 parcels are located within the special flood hazard areas along the Shunga Nunga Creek floodway. Approximately 2,100 of these parcels have structures on them. Not all of the structures located in this area are vulnerable; however, owners of those that are have difficulty obtaining financing for making improvements to their properties.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan establishes priorities based on the needs assessment, outlines specific objectives for the next five years and identifies geographic priority areas. Priority needs are listed in each of the three statutory areas – decent housing, economic opportunity and a suitable living environment. The priorities are based on the Market Analysis, previous Analysis of Impediments to Fair Housing study, citizen participation, and program eligibility requirements.

The Plan describes strategies for reducing and ending homelessness through homeless prevention, outreach, emergency shelter and permanent supportive housing. Lead-based paint hazards are discussed and programs are implemented. The plan provides a summary of the City's anti-poverty strategy. It also discusses how it monitors the housing and community development projects to ensure long-term compliance with program and comprehensive planning requirements is described.

Strategic Direction

As part of the Housing Study, a series of round table discussions and one-on-one interviews were held with stakeholders representing broad interests in housing and community development. These stakeholders provided valuable insight into Topeka's current housing market, the needs of residents, how housing affects employee attraction and retention, the challenges of providing a diverse housing stock, and the role they play in addressing Topeka's housing challenges.

The input received during these conversations helped establish the community's housing and community development priorities. The five goals outlined below seek to honor these community priorities, address the full range of housing needs in the area, and offer a strategic direction for organizing the efforts of the city and its partners.

- **Leverage housing (re)-investment to stabilize Topeka's core neighborhoods.**

While Topeka's core neighborhoods provide what might be called naturally occurring affordable housing, three-quarters of the most affordable housing stock is rated below average. This impacts a household's ability to maintain the house, as well as the marketability of the house to future potential buyers.

Investment in existing housing is critical for improving the safety, quality, and marketability of the housing stock. For some homeowners, it is providing technical and financial assistance for home repair. A weatherization program can be an effective, lower-cost way to improve home health, energy efficiency, and provide cost savings on utility bills. The City recognizes that when targeted effectively,

such programs can have a profound impact on the quality of core neighborhoods and the quality of life for many Topekan.

- **Improve housing stability for Topeka’s vulnerable residents.**

The number of evictions and homelessness being experienced in Topeka presents a significant challenge. Housing instability affects a household in numerous ways—ability to address chronic health issues, economic mobility, and educational attainment for children, to name a few.

This goal focuses on eliminating barriers to homeownership, such as access to available credit, savings for down payment, knowledge about the home buying process, and saving for needed home repairs. Efforts to reduce the number of evictions, through emergency rent and utility payment assistance, mediation, and legal representation, can help stem the cycle of housing insecurity that can plague some low-income families. For many, expanding the availability of affordable rental opportunities can provide stable housing that may lead to eventual homeownership.

Strategic Direction Continued

- **Support new housing development, particularly affordable and moderate-income options.**

The need for quality housing in Topeka spans the entire spectrum of prices and types of housing. National and local trends are showing smaller household sizes, a desire for quality, amenity-rich neighborhoods, and less home maintenance. The lack of “missing middle housing”—duplexes, fourplexes, row townhouses, small apartments—is limiting the ability of Topekan to find the right size of housing, in the right neighborhood, at the right price to meet their household needs.

Promoting and supporting the use of low-income housing tax credits, leveraging funds from an Affordable Housing Trust Fund, and promoting the building of homes on in-fill lots, can all work together to create affordable housing options.

- **Address problem landlords, absentee owners, and vacant properties.**

Housing that remains vacant due to neglect further impacts property values, neighborhood safety, and quality of life for neighbors, and strains the city’s ability to address negative impacts.

Licensing, certification, and inspection programs should be focused on meeting housing goals. Properties approaching severe disrepair should be identified and fixed before being demolished. Vacant properties should be actively acquired, managed, and put back into production through active land banking and partnerships with developers who can access resources to provide needed affordable housing stock.

- **Expand the housing ecosystem by building new partnerships to fund the Affordable Housing Trust Fund and create a CDC network.**

There are many partners working in Topeka to provide quality affordable housing, but they collectively lack the capacity to provide all of the affordable and workforce housing needed. The lack of capacity is in all facets of the community development ecosystem—builders to build the stock, financial institutions to provide capital, philanthropic and private equity to leverage public dollars.

Building new partnerships, between the public, private and philanthropic sectors, is needed to adequately fund the affordable housing trust fund. Promoting the creation of a community development financial institution (CDFI) dedicated to providing affordable housing, and a community development corporation (CDC) that can scale up and work in specific, targeted neighborhoods, can help leverage other public funds, programs, and strategies to expand the overall supply of affordable housing.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	At-Risk Areas
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	25
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	There are 24 areas within the community that are considered at-risk areas. All are located within neighborhood improvement association areas with predominantly low income households. Please see the City of Topeka 2015 Health Map. At-Risk areas are shaded in pink. These include portions of North Topeka West, Historic North Topeka East, Oakland, Ward Meade, Downtown Topeka, East Topeka North, Historic Old Town, East Topeka South, Monroe, Historic Holiday Park, Tennessee Town, Elmhurst, Norton, Randolph, College Hill, Central Park, Chesney Park, Central Highland Park, Jefferson Square, Quinton Heights Steele, SW 21st and Gage, Highland Crest, SW 37th and Topeka Blvd., SE 45th and Topeka Blvd.
	Include specific housing and commercial characteristics of this target area.	The majority of the housing stock in this area was built pre -1959 and in need of repair, rehabilitation or demolition. The commercial characteristics vary by neighborhood. In some intensive care areas there is no commercial development. Other areas within the community have neighborhood businesses, while others have commercial and retail. Commercial development is contingent upon the existence of arterial roads within the neighborhoods.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The identification of target areas is based on the City's neighborhood health maps. These maps are data driven from statistics within the city and the U.S. Census. Citizen input on our needs assessment directly correlates to the results of the health map. In addition to the input process for the Con Plan, city staff has communicated with the neighborhoods regarding the most recent status on the health map.
	Identify the needs in this target area.	The needs of the area include rehabilitation, infill housing and/or demolition of existing housing stock.
	What are the opportunities for improvement in this target area?	Investment in this area can help build homeownership, pride within the neighborhoods, and providing decent affordable rental housing.
	Are there barriers to improvement in this target area?	Rehabilitation of all the substandard housing in the intensive care areas is cost prohibitive. In order for all substandard housing to be rehabilitated there would have to be substantial private investment in addition to federal funds already dedicated to the purpose.
2	Area Name:	Intensive Care Areas
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	65
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	There are 7 intensive care areas identified within the limits of the City of Topeka. All 7 are located within neighborhood improvement association areas with predominantly low income households. Please see the City of Topeka 2015 Health Map. Intensive Care areas are shaded in red. These include portions of Historic North Topeka East, Historic Old Town, Central Park, Monroe, East Topeka South, East Topeka North, and Highland Crest.

Include specific housing and commercial characteristics of this target area.	The Intensive Care areas have very low homeownership, with a large percentage of people living in poverty. The homes are older and not well maintained than other areas of the community, which results in lower property values. The commercial characteristics vary by neighborhood. In some intensive care areas there is no commercial development. Other areas within the community have neighborhood businesses, while others have commercial and retail. Commercial development is contingent upon the existence of arterial roads within the neighborhoods.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The identification of target areas is based on the City's neighborhood health maps. These maps are data driven from statistics within the city and the U.S. Census. Citizen input on our needs assessment directly correlates to the results of the health map. In addition to the input process for the Con Plan, city staff has communicated with the neighborhoods regarding the most recent status on the health map.
Identify the needs in this target area.	The needs of the area include rehabilitation, infill housing and/or demolition of existing housing stock.
What are the opportunities for improvement in this target area?	Investment in this area can help build homeownership, pride within the neighborhoods, and providing decent affordable rental housing.
Are there barriers to improvement in this target area?	Rehabilitation of all the substandard housing in the intensive care areas is cost prohibitive. In order for all substandard housing to be rehabilitated there would have to be substantial private investment in addition to federal funds already dedicated to the purpose.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Department of Planning and Development initiated the Stages Of Resource Targeting (SORT) model for investing public resources in Topeka's neighborhoods. In essence, resources are targeted to one or two areas where noticeable impacts can result. Furthermore, according to the SORT concept, the timing of various activities follows a prescribed format so that all of the targeted area's needs are met as

opposed to spot investment. In addition, each respective annual Consolidated Action Plan incorporates the line item of Neighborhood Infrastructure from the CIP budget. This further allows for better focusing of resources and enhances the leveraging of Planning and Development resources. The City Council approves the ranking of the Target Areas on an annual basis based upon City staff recommendations and citizen input through a variety of channels.

Redevelopment areas and neighborhoods desiring to be a focus of SORT targeting from the Department of Planning and Development will be considered within the following conceptual framework for allocation resources:

Phase I – Planning Stage

This stage is where Neighborhood Revitalization Plans are initially developed. Residents within the community help develop the improvement plan for their neighborhood. The emphasis of this stage will be to identify various housing, neighborhood, community and economic development needs. In addition, efforts will be made to identify resources including, but not limited to, human, organizational and financial.

Phase II – Activation Stage

At this stage, the City will activate its existing resources, most of which will have little or no additional fiscal impact on City operations. Focusing existing activities such as Code Compliance, litigation regarding demolitions and crime reduction activities will be a major component of this stage. Existing programs administered by Department of Planning and Development may also target areas in preparation for the next phase. Also, CIP funds for the repair and expansion of infrastructure will receive priority. Developing public/private partnerships will be necessary during this stage to ensure a framework that is conducive to future leveraging in the next phase. A partnership with Federal Home Loan Bank has allowed a new program for repairs to fix code compliance issues and a partnership with Advisors Excel has allowed a new program to partner with 501 School District to identify homeless youth and provide assistance through the Impact Avenues Program. Homeownership of existing homes will be considered during this phase, while new construction will not.

Phase III – Investment Stage

Investment of new capital will be the highlight of this phase. However, City funds will not be the only focus. Because the Activation Stage included the development of public/private partnerships, an area must be prepared to demonstrate it has the potential to lure private capital to its region before it can advance to this phase. Leveraging of City resources will be a major activity during this phase. Other government capital resources as well as those from the private sector will be pursued during the Investment Stage. Only during this phase will the Department of Planning and Development consider new construction, homeownership opportunities. Existing relationships with FHLBank and Advisors Excel will be evaluated to see if they can be sustainable and extended from their initial grant periods.

SORT Continued

The Department of Planning and Development will generally target a majority of its resources in no more than two or three redevelopment areas or neighborhoods per year. Each redevelopment area or neighborhood within a phase will be ranked based upon its ability to show measurable impacts with the most efficient use of resources. Once a targeted redevelopment area or neighborhood has graduated to the top priority within the Investment Stage, it cannot receive new funding for more than three consecutive years. If however, significant measurable impacts are evident before the end of the three-year investment period, it may be removed from the top priority position.

Based on the neighborhood health model of *intensive care*, *at risk*, *out patient*, and *healthy* neighborhoods, treatment for neighborhoods should be based on a “continuum of care” approach. Those neighborhoods that are most distressed (*intensive care*) require the most intervention and therefore, will require sizeable resources and attention. But if all relevant resources are devoted to an *intensive care* area, an *at risk* neighborhood or an unstable *outpatient* neighborhood may fall prey to blighting influences themselves. To avoid “pushing the blight around”, a four-pronged approach, or continuum of care, should be employed (the neighborhoods below are not inclusive of all neighborhoods in Topeka and do not represent an absolute commitment to funding):

High Priority – These are neighborhood areas that have the poorest health or that are rapidly declining, but that can be revitalized through moderately aggressive intervention over a short period of time due to substantial revitalization activity or potential.

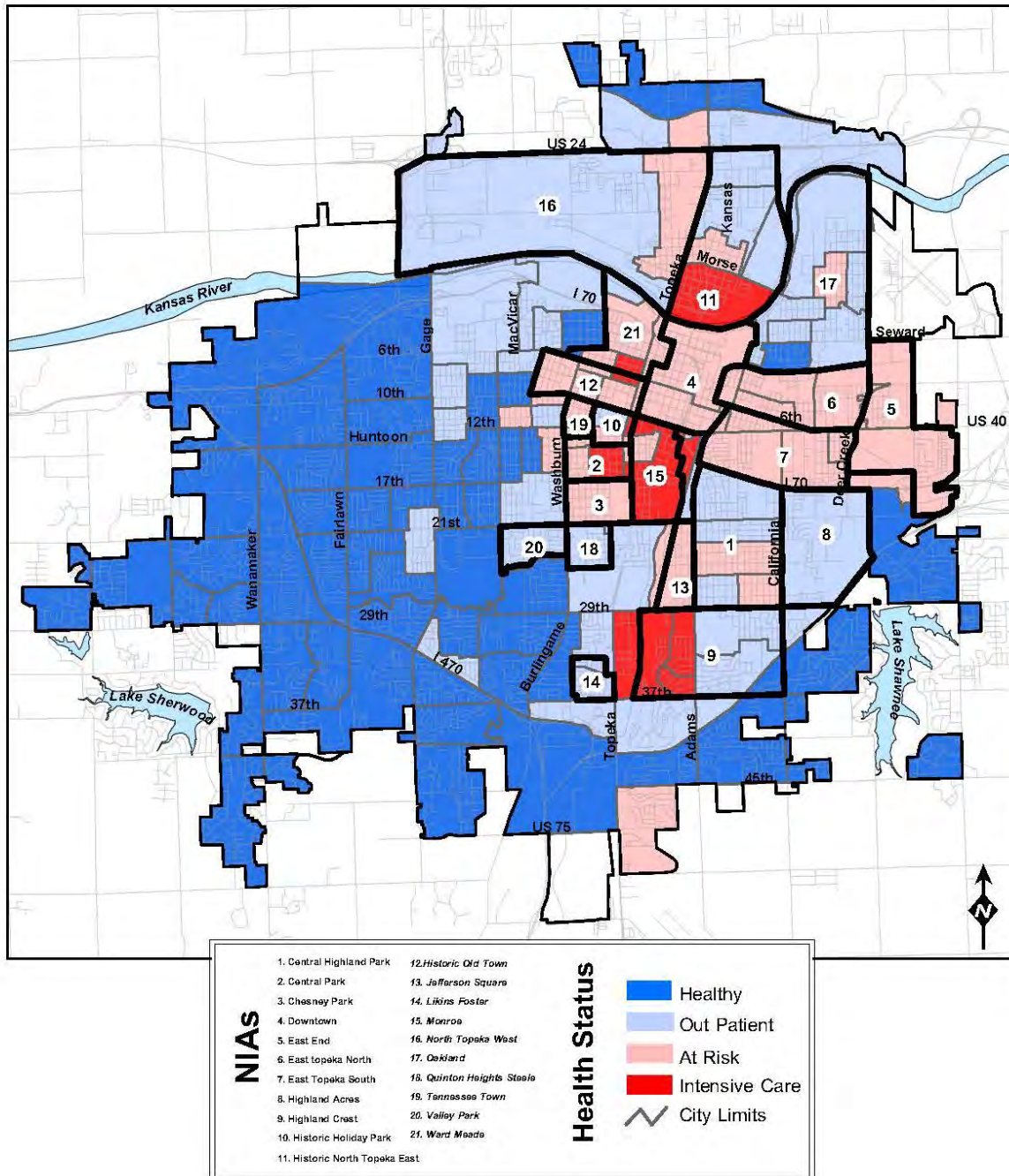
Above Average Priority – These are declining or rapidly declining *at risk/intensive care* neighborhood areas that have the poorest health that will require significant stimulus and major intervention over a longer period of time. Because of the magnitude of poor health conditions or the lack of substantial revitalization activity/potential, they should act as a secondary top priority.

Average Priority – These are stable/rising *at-risk* neighborhoods or declining *out patient* neighborhood areas of favorable health that will require either minor intervention or prevention measures to address a significant neighborhood need. Rising healthy neighborhoods may require some planning intervention to prevent incompatibilities. They should be treated on an as needed basis to ensure maintenance of their health.

Low Priority – Neighborhood areas of favorable or optimal health conditions that are least in need of intervention. Public intervention in the form of funding subsidies is not expected except to respond to private market forces that compromise the quality of health.

City of Topeka Neighborhood Health 2017

Composite



2017 Health Map

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Enhance Quality of Targeted Neighborhoods
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Intensive Care Areas
	Associated Goals	Accessibility Modifications Administration for CDBG Anti-Blight Activities Emergency Rehabilitation Exterior Rehabilitation Homeownership Homeownership Counseling Major Rehabilitation NIA Support Program Delivery SORT Infrastructure Voluntary Demolition Empowerment
	Description	Enhance quality of targeted neighborhoods by increasing homeownership, decreasing vacant housing and stabilizing the property value.
	Basis for Relative Priority	Based on constituent input demolishing dilapidated buildings and focusing on target areas was most important.
	Priority Need Name	Increase Homeownership and Rental Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Intensive Care Areas
	Associated Goals	CHDO Housing Development CHDO Operating Subsidy Weatherization HOME Administration Infill Housing Inmate Program
	Description	Increase homeownership and rental housing opportunities by using inmate crews to provide housing rehabilitation, homebuyers support, infill housing, rehabilitation, and neighborhood infrastructure.
	Basis for Relative Priority	Based on constituent input increasing ownership and providing rehabilitation were important to the community.
3	Priority Need Name	Enhance Linkage of Housing with Support Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Intensive Care Areas At-Risk Areas
	Associated Goals	Administration for Shelter Plus Care Emergency Solutions Grant Shelter Plus Care Social Service Grants Tenant Based Rental Assistance
	Description	Enhance housing with supportive services by sheltering homeless individuals, preventing homelessness, helping families achieve self-sufficiency, offering supportive services.
	Basis for Relative Priority	Based on constituent input providing support services to homeless and at-risk of homeless individuals and families were important.

Narrative (Optional)

Census data indicates that Topeka has 21% percent of the people living in poverty. Based on the percentage of all housing stock built before 1970 and the number of people living in poverty, the City prioritized enhancing the quality of targeted neighborhoods.

Forty-three percent of the housing units in Topeka are occupied by renters. An additional 47% of all households are cost burdened. These facts combined lead to prioritizing increased homeownership and affordable rental housing.

Enhancing housing with supportive services and increasing support services in general, is another priority based on statistics regarding poverty levels, cost burdened families, number of people who are seniors or are facing mental illness.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance provides the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals.
TBRA for Non-Homeless Special Needs	Since a large percentage of low income households are on disability, the availability for TBRA would be of great value. Most people with limited income are paying more than 30% of their income towards housing costs. Our city has a greater percentage of people with mental illness and the time it takes to acquire social security disability can take years. TBRA could help assist people with all disabilities temporarily until benefits are received.
New Unit Production	The City of Topeka has a shortage of affordable housing and new housing stock can be very beneficial. Within the City of Topeka, 41% of the housing units were built before 1959, which typically require significant effort and expense to maintain and repair. In addition, another 30% were built between 1960 and 1979 and most likely have begun to experience significant mechanical systems failure. Combined, over 71% of the housing units are of an age that requires continued investment (2013 5-Year ACS). New units can also help revitalize the neighborhoods in which low to moderate income households live.
Rehabilitation	Since 71% of the housing stock are units older than 1979, there is a substantial number that need rehabilitation. Many have experienced mechanical and systems failure. In effort to revitalize and provide affordable housing to households, rehabilitation poses a good solution.
Acquisition, including preservation	Acquisition is essential because there are many abandoned, dilapidated or vacant properties that need attention and preservation. These properties lower property values, attract criminal activity and perpetuate the broken window syndrome in our neighborhoods. Our funds are targeted for affordable housing thus acquisition would result in newly rehabbed units flowing back into the community.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

For 42 years the Department of Planning and Development has administered a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City's approved 2021-2025 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, DNR receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Target Areas. And finally, the City will utilize over \$300,000 for Neighborhood Stabilization from the State of Kansas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,846,476	0	0	1,846,476	7,385,904	CDBG funds will be used for administration, housing activities, public improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	552,627	0	0	552,627	2,210,508	HOME funds will be used for homebuyer assistance, homeowner rehabilitation, new construction and tenant based rental assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,147	0	0	155,147	620,588	ESG will be used for rapid re-housing, homeless prevention and shelter activity.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing TBRA	1,735,581	0	0	1,735,581	6,942,324	Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Economic Development Public Improvements	2,058,288	0	0	2,058,288	8,233,152	Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods. The remainder is match for the HOME program.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The department's Stages of Resource Targeting program leverages \$500,000 in federal housing funds to acquire \$1.4 million investment from the city's capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city's most blighted and lowest income neighborhoods.

The Continuum of Care grant provides \$1.6 million of in-kind match for Shelter Plus Care program.

The City leverages \$100,000 for housing programs as required for match commitment. This money supplements existing programs and is budgeted from the general fund each year by city council.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

Discussion

The City is leveraging federal, state and local funds to enhance affordable housing opportunities in Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable the City's Department of Planning and Development to maximize the HUD objectives. Two new programs have been created through these collaborations. The partnership with Federal Home Loan Bank allowed the City of Topeka to receive \$750,000 in a 2 year grant for repairs to Code Compliance citations. This program has mainly been serving the elderly who have not been able to stay compliant with home repairs and the City will be working on a new application to continue this grant in 2022. The City of Topeka has received a 3 year grant from Advisors Excel for \$500,000 to partner with the 501 School District to identify homeless students through the Impact Avenues program. The City will look to try to extend this program in 2022 to continue this partnership.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CORNERSTONE OF TOPEKA	CHDO	Homelessness Ownership Rental	Jurisdiction
COMMUNITY ACTION	Non-profit organizations	Homelessness public services	Jurisdiction
BIG BROTHERS & BIG SISTERS OF TOPEKA, INC.	Subrecipient	Non-homeless special needs public services	Jurisdiction
TDC OF TOPEKA, INC	Subrecipient	Non-homeless special needs public services	Jurisdiction
MEALS ON WHEELS, INC	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
HOUSING & CREDIT COUNSELING, INC	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental public services	Jurisdiction
KANSAS DEPARTMENT OF COMMERCE	Government	Ownership Planning Rental	State
KANSAS LEGAL SERVICES INC	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
YWCA	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Topeka Housing Authority	PHA	Public Housing	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Habitat for Humanity	Non-profit organizations	Non-homeless special needs Ownership public services	Jurisdiction
Community Resources Council	Non-profit organizations	Non-homeless special needs Planning neighborhood improvements	Jurisdiction
Valeo Behavioral Health Care	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Positive Connections	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Veterans Administration	Government	Homelessness	Region
Neighborhood Improvement Associations	Non-profit organizations	Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Topeka Rescue Mission	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Jurisdiction
Topeka Metro	Private Industry	Non-homeless special needs Planning public services	Jurisdiction
Net Reach	Non-profit organizations	Non-homeless special needs Planning public services	Jurisdiction
Heartland Visioning	Non-profit organizations	Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Community Engagement, City of Topeka	Departments and agencies	Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Department of Property Maintenance, City of Topeka	Departments and agencies	Non-homeless special needs Planning neighborhood improvements	Jurisdiction
Topeka Police Department	Government	Non-homeless special needs public services	Jurisdiction
USD 501	Government	Non-homeless special needs public services	Jurisdiction
Washburn University	Public institution	Non-homeless special needs public facilities	Jurisdiction
Boys & Girls Club of Topeka	Subrecipient	Non-homeless special needs	Jurisdiction
KCSL	Government	Non-homeless special needs public services	Region
El Centro	Subrecipient	Non-homeless special needs public services	Jurisdiction
Shawnee Medical Society	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Topeka Youth Project	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
LULAC	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Papans Landing	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
CASA-Child in Need of Care	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
United Way	Non-profit organizations	Non-homeless special needs Planning public services	
East Topeka Council of Aging	Non-profit organizations	Homelessness public services	Jurisdiction
Marian Clinic	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Region
Citizen's Advisory Council	Departments and agencies	Non-homeless special needs Planning	Region
UNIVERSITY OF KANSAS MEDICAL PRACTICE ASSOCIATION	Public institution	Non-homeless special needs Planning	Region
Homeless Task Force	Departments and agencies	Homelessness Non-homeless special needs Planning public services	Region
Stormont Vail Health Care	Private Industry	Non-homeless special needs Planning public services	Region
Shawnee County Department of Corrections	Government	Non-homeless special needs public services	Jurisdiction
Catholic Charities	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DOORSTEP INC	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Jayhawk Area on Aging	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
THE SALVATION ARMY	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Let's Help Inc.	Non-profit organizations	Homelessness public services	Region
Shawnee County District Court	Government	Non-homeless special needs public services	Jurisdiction
Shawnee Regional Prevention & Recovery	Non-profit organizations	Non-homeless special needs public services	Region
City of Topeka Development Services	Departments and agencies	Non-homeless special needs Planning public services	Region
Department of Children and Families	Government	Non-homeless special needs public facilities public services	Jurisdiction
Strengthening Equipping Neighborhoods Together	Non-profit organizations	Non-homeless special needs public services	Region
KANSAS HOUSING RESOURCES CORPORATION	Non-profit organizations	Non-homeless special needs public services	Region
City of Topeka Planning Department	Departments and agencies	Non-homeless special needs Planning public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Topeka Emergency Management	Departments and agencies	Non-homeless special needs public services	Region
City of Lawrence	Government	Homelessness Non-homeless special needs Planning public services	Jurisdiction
Shawnee County Parks and Rec	Government	Non-homeless special needs public services	Region
City of Topeka Utilities	Departments and agencies	Non-homeless special needs public services	Region
Circles of Greater Topeka	Non-profit organizations	public services	Region
Shawnee County Community Developmental Disability Organization	Government	Non-homeless special needs public services	Region
Shawnee County Health Agency	Government	Non-homeless special needs public facilities public services	Region
Greater Topeka Partnership	Non-profit organizations	Non-homeless special needs public services	Region
Economic Recovery Task Force	Departments and agencies	Non-homeless special needs Planning	Region
City of Leavenworth	Government	Homelessness Non-homeless special needs Planning public services	Region
Unified Government of Wyandotte County Kansas City, KS	Government	Planning public services	Region

Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The strength of the delivery system is a strong network of social service providers partnered with agencies that are targeting and implementing affordable housing initiatives. The Continuum of Care agencies use a standardize intake and assessment form as well as the homeless management information system to assess services and mainstream resources for low to moderate income household. These systems prevent duplication of services and help with the collaboration of efforts.

When the local state hospital closed years ago, it left a void in services for the mentally ill. The main mental health service provider is being restricted by recent new mandates. This shift of services effects individuals with mental illness in a dramatic way, and limits the amount of assistance they can receive. If the individuals are not receiving enough services, it can lead to more people becoming homeless. It can also cause problems with property maintenance issues (hoarding), police encounters and general disruption in the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Homeless Task Force consists of many providers working together to increase the effectiveness of the service delivery system. Issues about chronically homeless individuals, families with children, veterans and youth are topics of discussion at each meeting. Additionally, at the end of each meeting each agency representative has an opportunity to let others know what is happening at their organization. This helps all social service providers by giving them up-to-date information.

The City of Topeka also partners with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the community. Once individuals have been identified as homeless an assessment of their needs is complete and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

Positive Connections, formed as the Topeka AIDS Project in 1985, is Kansas' oldest HIV/AIDS service organization. Serving Topeka and a 17-county region of rural Northeast Kansas, Positive Connections provides medical case management to individuals living with HIV/AIDS and comprehensive community education and outreach services that prevent future infections. The City of Topeka partners in every opportunity with Positive Connections to help eradicate HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Topeka has a solid network of community partners that assist in all aspects of service delivery. Agencies attend an Emergency Aid meeting each month to address concerns and to let other agencies know what is currently available. The special need population has more resources available than people without special needs. Low income individuals and families without a special need such as, mental health, or chronic medical issues are a larger segment of the population. Due to greater numbers of non-special needs persons in the community we need additional services in this area.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Topeka has supported the local Topeka Housing Authority in every application for tax credit financing projects. Additional tax credit projects would allow the THA to expand the number of people

served. In addition to the support provided for tax credit projects, we work to identify partnership opportunities with the THA that would create additional affordable housing opportunities to low income individuals without special needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infill Housing	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$100,000 HOME: \$150,000	Homeowner Housing Added: 5 Household Housing Unit
2	Major Rehabilitation	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$400,000 HOME: \$550,000 General Fund: \$167,500	Homeowner Housing Rehabilitated: 45 Household Housing Unit
3	Exterior Rehabilitation	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$390,000 General Fund: \$167,500	Rental units rehabilitated: 35 Household Housing Unit
4	Emergency Rehabilitation	2021	2025	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$1,300,000	Homeowner Housing Rehabilitated: 360 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Accessibility Modifications	2021	2025	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$500,000	Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit
6	Voluntary Demolition	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$425,000	Buildings Demolished: 25 Buildings
7	Homeownership	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$155,000 HOME: \$900,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
8	Homeownership Counseling	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$227,500 General Fund: \$165,000	Other: 1100 Other
9	CHDO Housing Development	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$500,000 HOME: \$451,240	Rental units constructed: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	CHDO Operating Subsidy	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$102,950	Other: 5 Other
11	Tenant Based Rental Assistance	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	HOME: \$332,635	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted
12	Inmate Program	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$602,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
13	Program Delivery	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$1,487,500	Other: 5 Other
14	Weatherization	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$389,450	Homeowner Housing Rehabilitated: 140 Household Housing Unit
15	NIA Support	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$325,000	Public service activities for Low/Moderate Income Housing Benefit: 44363 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Anti-Blight Activities	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$300,000	Public service activities for Low/Moderate Income Housing Benefit: 53304 Households Assisted
17	Social Service Grants	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	CDBG: \$335,000 General Fund: \$2,791,440	Public service activities for Low/Moderate Income Housing Benefit: 43495 Households Assisted Homelessness Prevention: 300 Persons Assisted
18	Emergency Solutions Grant	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	ESG: \$775,735	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homelessness Prevention: 500 Persons Assisted
19	Shelter Plus Care	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$8,078,040	Housing for Homeless added: 1650 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Administration for CDBG	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$1,495,430	Other: 5 Other
21	HOME Administration	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$276,310	Other: 5 Other
22	Administration for Shelter Plus Care	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$599,865	Other: 5 Other
23	SORT Infrastructure	2021	2025	Infrastructure Activities	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	General Fund: \$7,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
24	Empowerment	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$300,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 12235 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

Consolidated Plan

TOPEKA

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1	Goal Name	Infill Housing
	Goal Description	The infill housing funds will help create new affordable housing.
2	Goal Name	Major Rehabilitation
	Goal Description	Major rehabilitation will be completed in target areas. The rehab is for owner occupied housing units.
3	Goal Name	Exterior Rehabilitation
	Goal Description	The project will rehabilitate existing rental properties in specific target areas.
4	Goal Name	Emergency Rehabilitation
	Goal Description	Project will assist LMI owner-occupied homes with immediate health and safety issues.
5	Goal Name	Accessibility Modifications
	Goal Description	This project will provide disability modifications to single family housing units to enable people to remain in their home independently.
6	Goal Name	Voluntary Demolition
	Goal Description	This project will demolish substantially deteriorated, vacant housing structures primarily located in the city's at risk and intensive care neighborhoods.
7	Goal Name	Homeownership
	Goal Description	This project will assist with homeownership by providing deferred 2nd mortgages to subsidize the purchase cost and the rehabilitation of homes for LMI neighborhoods.

8	Goal Name	Homeownership Counseling
	Goal Description	This project will assist with homeownership by providing counseling in both pre-ownership and post ownership.
9	Goal Name	CHDO Housing Development
	Goal Description	New construction costs for the CHDO
10	Goal Name	CHDO Operating Subsidy
	Goal Description	Operation funds for the CHDO
11	Goal Name	Tenant Based Rental Assistance
	Goal Description	Provide deposit assistance to people who are homeless or near homelessness.
12	Goal Name	Inmate Program
	Goal Description	The inmate program assists with sidewalk repair and construction, as well as rehabilitation of housing units in LMI neighborhoods.
13	Goal Name	Program Delivery
	Goal Description	Cost associated to field workers completing inspections
14	Goal Name	Weatherization
	Goal Description	These funds will be spent on Insulation and high efficiency furnaces for LMI households for weatherization.
15	Goal Name	NIA Support
	Goal Description	This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities.

16	Goal Name	Anti-Blight Activities
	Goal Description	The CDBG Grant funds the Anti-Blight Program. Anti-Blight will assist the clean-ups of the 21 NIAs and remove approximately 15,000 bags of trash and debris.
17	Goal Name	Social Service Grants
	Goal Description	The social service money helps with public services to address a variety of needs for LMI clientele.
18	Goal Name	Emergency Solutions Grant
	Goal Description	Provides rent and deposit assistance to both homeless and at-risk of homeless households.
19	Goal Name	Shelter Plus Care
	Goal Description	This project will assist with a rent subsidy in the Shelter Plus Care program and deposit assistance through HOME funds.
20	Goal Name	Administration for CDBG
	Goal Description	Administration to assist with projects
21	Goal Name	HOME Administration
	Goal Description	Funds to administer the HOME grant funds
22	Goal Name	Administration for Shelter Plus Care
	Goal Description	Provides administrative money to support the Shelter Plus Care Program.
23	Goal Name	SORT Infrastructure
	Goal Description	This funding will help in specific target areas with infrastructure to help improve the area.

24	Goal Name	Empowerment
	Goal Description	The CDBG grant funds the Empowerment Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Topeka plans to build one home with HOME funds this year. It is expected that the homeowner will have low-moderate income level in order to qualify.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Topeka Housing Authority is required to have 10% of its entire portfolio of accessible units in Public Housing and they have achieved that number. They are at our faircloth limit (imposed by HUD) in Public Housing at this point. They are unable to increase Public Housing unless they demolish some and replace with new units which they attempted to do this year with tax credits but they did not receive the tax credits.

Activities to Increase Resident Involvements

The Topeka Housing Authority received a grant from the Kansas Health Foundation which requires a resident led initiative. The City of Topeka collaborated with the THA to help provide information to the residents about the TOTO program, which is a homeownership program. The Division of Community Engagement provided the residents with leadership skills to support neighborhood improvement associations.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies can dramatically affect low to moderate income households. An increase in the sales tax rate is a regressive action, meaning it has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Following are some of the barriers to acquiring safe and affordable housing faced by Topekan.

- **Demographics of the Community** – According to ACS 2017 data, 17 percent of households in Topeka are experiencing poverty. Households belonging to minority groups in Topeka are experiencing poverty at a higher rate than White households (15 percent). Almost a quarter of both African-American and Hispanic households in Topeka are below poverty level, which significantly impacts their access to quality housing.
- **Lending Practices and Qualified Applicants** - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has significant credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem.
- **Developer Activity** - The developer community in Topeka is relatively small and existing developers generally operate at their desired capacity. Also, many may not be interested in building “missing middle” typologies or doing infill development due to increased complexity of the projects. Further, current development activity does not occur at a pace that will fill existing platted lots in a meaningful timeframe. All of these reasons contribute to the challenge of meeting the demand for affordable housing in Topeka.
- **Lack of Transportation to Major Employers** - Many workers without access to a car spend hours on multiple buses traveling to work. Transit-dependent workers are also cut off from a large percentage of regional jobs, as transit access is limited. This significantly impacts quality of life and access to opportunity for many low-income households. Low-income people who do have access to cars have a heightened cost burden when housing costs and transportation expenses are combined. Locating affordable housing near employment centers, putting housing near transit lines, and expanding job access via transit are all needed to meet housing demand.
- **Access to Support Services** - Stable housing is a key component contributing to economic mobility. It is known that many households, including low-moderate income and single-parent households often have to choose between maintaining stable housing while also pursuing their education or career goals due to a lack of support services. Access to services like childcare, mentoring, tutoring, educational, and similar programs, can free up individuals to take steps to move up the “economic ladder”. This multi-generational approach is critical, especially for single-mothers.
- **Historic Policies like Redlining** - Topeka’s core neighborhoods continue to show the lasting impacts of historic policies like Redlining. Redlining systematically discouraged investment in

certain areas of cities on the basis of racial distribution. This practice restricted where residents could get a bank loan or buy a house by limiting access to insurance in “Declining” and “Hazardous” areas. This policy severely impacted the residents of these neighborhoods and their ability to build wealth. The resulting lack of investment in the housing stock in these areas contributes to many of the housing challenges present today.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Since the City cannot participate in public policy as a body, it is important to help educate constituents on how to work within their existing budget. Education on budgeting is a critical component to help people get into affordable housing and remain housed. The department partners with agencies who help educate tenants and in particular, low income individuals. This assistance helps to support them despite public policy issues.

Strategy to Remove Barriers

The economy has a large impact on the number of people living in poverty. The city helps low to moderate income individuals get into affordable housing despite the situation of the economy. If we can help with housing needs it will help stimulate the economy making it better for more people living in poverty. The departments programs allow low to moderate income people the opportunity to obtain housing while still being able to pay their other housing related costs.

Homeownership has become much harder than it was in the past. Today affordable homeownership requires a good credit score and financial backing. In effort to help individuals become homeowners the department partners with Housing and Credit Counseling for services to educate first time homebuyers and additionally help those interested in working on their credit score.

Providing access to safe and affordable housing is a clear and urgent need for the City of Topeka. The City of Topeka established broad goals when it established the Affordable Housing Trust Fund (AHTF) in July 2019, focusing on encouraging the rehabilitation and development of affordable housing, emergency shelter, and supportive services. It formed the Affordable Housing Review Committee to provide oversight, and established criteria for evaluating potential projects, it did not, however, fund the program.

The 2020 Housing Study recognizes this as one of the priority recommendations that need strategic focus and lays out the following five actions steps to fund and activate the AHTF:

1. Set a target fund amount.
2. Seed the fund with city dollars, such as from CDBG or the general fund.
3. Seek matching funds from local, regional, and national foundations; area employers; financial institutions, and other organizations.

4. Identify pilot projects for the first year of funding, so that it is clear what programs and developments will be supported initially. Pilot projects also help generate future support by showing the successful application of the concept.
5. Establish a clear focus of what the AHTF will do and fund.

Strategy to Remove Barriers Continued

Additionally, the study also recommends some strategies that are designed to resolve the barriers to affordable housing in Topeka.

- **Leverage existing programs, such as the 4% LIHTCs, to produce more affordable housing**

Increasing and preserving the supply of quality affordable housing through the use of incentives and subsidies is the most direct way to impact the availability of affordable housing. Helping community development organizations and other development entities identify quality projects and successfully compete for Low- Income Housing Tax Credit (LIHTC) allocations is a key element of this strategy.

- **Support a diverse range of infill housing typologies and price points**

Mixed-income housing, which includes a variety of price points within a single development project, can help ensure that new development creates affordable housing opportunities. These projects will need some level of public support or incentives to be feasible. This strategy recommends the City to consider creating a gap financing source to encourage new infill typologies by lowering the risk for participating developers.

- **Identify locations for affordable housing with convenient access to employers and amenities**

A key challenge in Topeka, communicated by various groups during engagement for the Housing Study, is the lack of transportation options to major employers.

This strategy recommends promoting and facilitating workforce and affordable housing development/renovation within walking or biking distance to employers. Identifying potential development partners and funding sources, including KHRC programs (4% or 9% LIHTCs, Trust Fund, etc.), AHTF, HOME funds, NRP, etc. can help make such projects feasible.

- **Coordinate with employers, institutions to provide support services**

This strategy recommends the City to implement a model that serves families in need with a comprehensive, holistic continuum of care in Topeka, in coordination with Washburn University, key employers, and experienced developer such as Cornerstone of Topeka or Pioneer Group. This can provide low-income families access to support services like childcare, mentoring, tutoring, educational and similar programs.

- **Market housing needs and development opportunities to new developers**

This strategy recognizes that it is prudent to recruit new builders/developers to the city. This would involve identifying developers' active in nearby cities, like Lawrence, Manhattan, and the Kansas City area, that specialize in the development types desired in Topeka. Then, partner with The Greater Topeka Chamber to reach out to the developers, let them know what opportunities exist, and clearly define what tools and/or incentives may be offered for development types that require them and meet city goals.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka is the lead agency for the Continuum of Care (CoC). The CoC is administered by the Homeless Task Force (HTF), which consists of many agencies with programs geared towards ending homelessness. Some of the agencies do street outreach and report back to the HTF the problems or trends that they are experiencing. The people doing outreach also assess their individual needs to determine if referrals can be made to any other agencies within the HTF. The City of Topeka also has ESG funds to assist with rapid re-housing if appropriate.

The PATH program provides resources to outreach & engage homeless persons who also struggle with serious mental illness, assisting individuals to acquire housing while also engaging them in a multifaceted treatment system to improve their mental health functioning. The PATH Assertive Outreach Team made 561 contacts during the past year, including 518 contacts with chronically homeless individuals. An additional 119 consumers were enrolled in the PATH case management program, of which 89 were chronically homeless. Criteria for enrollment include identifying consumers who suffer from severe and persistent mental illness and need case management services to address daily living needs and improve overall functioning.

Addressing the emergency and transitional housing needs of homeless persons

The City of Topeka has two main shelters the Topeka Rescue Mission (TRM) and the Center for Safety and Empowerment's battered woman's shelter. The TRM has been at capacity on numerous occasions but has never had to turn anyone away for shelter. They are currently expanding and will soon have a larger area to house individuals in our community. They have excellent programs to help people access mainstream resources and agency referrals.

Cornerstone of Topeka, Inc. is a not-for-profit affordable housing provider and a certified Community Housing Development Organization, (CHDO) whose activities include a transitional housing program, (6 to 9 months) for those currently experiencing homelessness and an affordable housing program for low to moderate income persons and families. There are 20 housing units dedicated to the homeless and over 140 housing units in the affordable housing program. All Cornerstone tenants must have reliable income to be considered for housing.

Valeo Behavioral Health Care is a 501 (c) (3) private, non-profit organization providing comprehensive treatment services for mental health, substance use, and gambling addiction for individuals within Shawnee County. Crisis, Outreach and specialty case managers make contact with people to ensure that basic needs including housing, food, financial assistance and medical/mental health issues are addressed. Once the consumers obtain housing, case managers provide support and training in symptom management, budgeting, housekeeping services, as well as comprehensive additional services

deemed necessary to assist the consumer in maintaining tenure in the community. Valeo receives a grant through the Continuum of Care to provide transitional housing to homeless individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$400,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing.

Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness.

Referrals that are made in addition to the rapid re-housing funds helps create a partnership to alleviate extended periods of homelessness. With these collaborations in place we hope to prevent all who receive services from being homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issues related to prevention and best practices for reaching other mainstream resources.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The connection among old housing stock, lead paint, and lead poisoning has been clearly made on the national level for many years now. The challenge is to take reasonable actions that will result in lead hazard reduction. The actions to be taken during the year to evaluate and reduce lead based paint hazards are:

- Ensure meaningful notification of potential lead hazards is made to all persons using federally funded programs as required by regulation,
- Coordinate and share EBL information with the Health Agency to identify the source of lead poisoning,
- Apply the lead paint regulations to federally funded rehab projects, (which include Major Rehab, TOTO homeownership rehabilitation, Emergency Program, Exterior Repair Program and Rental Rehabilitation thru the CHDOs). In connection with the SORT model of targeting, rehabilitation “interim control” work is provided,
- Provide aggressive and continuing information on lead paint poisoning to the public, particularly to low-income homeowners and tenants, landlords, and contractors. Anecdotal evidence indicates that through a lack of awareness many families are exposing themselves to serious lead poisoning as they undertake privately funded rehab activities on older homes, many times with their own labor,
- Provide assistance to landlords of older subsidized units to defray the cost of lead hazard reduction,
- Provide “lead-paint supervisor” training as need is determined to assist the contractors in their State licensing,
- The City, in conjunction with the State of Kansas, shall implement lead-paint notification to homeowners as part of the City’s contractor licensing and permit requirements.

In connection with the SORT model of targeting, housing units receiving rehabilitation work will receive lead-based paint interim control measures.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Shawnee County Health Agency serves Topeka and Shawnee County as a federally qualified health center. The Health Agency administers a lead poisoning prevention program for children. The Department of Planning and Development will continue to coordinate information with the Health Agency on the incidence of children with elevated blood lead levels (EBLs) so that we can identify the homes which may be causing the lead poisoning and whether these units are under any federally funded programs. The Emergency Program has been amended to include some lead “interim controls” when a child 6 or younger is identified with an EBLL.

How are the actions listed above integrated into housing policies and procedures?

Federal lead-based paint regulations became effective in September 2000. These regulations require additional care be taken and work performed in order to provide lead hazard reduction in rehabilitation projects funded with federal money. Rehabilitation projects now require the use of formal paint testing, risk assessment, and planning. In addition, paint repair work will require the use of “trained workers” or “trained supervisors”. The City has found a substantial increase in the cost of rehabilitation projects when lead hazard reduction is included.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

It is unrealistic that the Consolidated Plan partners can address all factors that are related to poverty. The Consolidated Plan partners understand that eradication of poverty means providing residents the tools to help themselves achieve greater financial stability. In addition, the Consolidated Plan partners also know that the agencies can not address poverty alone. Investment of local resources is also necessary in order to address poverty. Creating programs and tailoring existing ones to assist people in improving their economic well-being is a cornerstone to all housing and community development work.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Many of the activities the City of Topeka plans to undertake or continue are anti-poverty activities:

- Providing funding for qualified low, very low, and extremely low income home buyers through the Topeka Opportunity To Own program
- Managing the permanent housing, Shelter Plus Care program, for homeless and disabled persons
- Maintaining the lead agency for the Continuum of Care
- Providing deposit assistance to participants in the permanent housing project
- Provide rehabilitation to make homes more affordable and to save on energy costs

Additionally, the ESG grant and the City's general fund annually allocates \$606,000 to sub-grantees. These funds are used for operation expenses, supportive services which include employment training, rapid re-housing and prevention activities; which all benefit low income persons.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Topeka has monitoring procedures in regard to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Housing and Neighborhood Development. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are to be monitored by the City's Purchasing Department and its contract compliance officers.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to a HUD cash and management information system.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

Minority business contractors are encouraged to work on HUD assisted projects and advertisements are provided in the local paper on an annual basis.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For 42 years the Department of Planning and Development has administered a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City's approved 2021-2025 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, DNR receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Target Areas. And finally, the City will utilize over \$300,000 for Neighborhood Stabilization from the State of Kansas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,846,476	0	0	1,846,476	7,385,904	CDBG funds will be used for administration, housing activities, public improvements, and public services.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	552,627	0	0	552,627	2,210,508	HOME funds will be used for homebuyer assistance, homeowner rehabilitation, new construction and tenant based rental assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,147	0	0	155,147	620,588	ESG will be used for rapid re-housing, homeless prevention and shelter activity.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing TBRA	1,735,581	0	0	1,735,581	6,942,324	Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Economic Development Public Improvements	2,058,288	0	0	2,058,288	8,233,152	Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods. The remainder is match for the HOME program.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The department's Stages of Resource Targeting program leverages \$500,000 in federal housing funds to acquire \$1.4 million investment from the city's capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city's most blighted and lowest income neighborhoods.

The Continuum of Care grant provides \$1.6 million of in-kind match for Shelter Plus Care program.

The City leverages \$100,000 for housing programs as required for match commitment. This money supplements existing programs and is budgeted from the general fund each year by city council.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

Discussion

The City is leveraging federal, state and local funds to enhance affordable housing opportunities in Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable the City's Department of Planning and Development to maximize the HUD objectives. Two new programs have been created through these collaborations. The partnership with Federal Home Loan Bank allowed the City of Topeka to receive \$750,000 in a 2 year grant for repairs to Code Compliance citations. This program has mainly been serving the elderly who have not been able to stay compliant with home repairs and the City will be working on a new application to continue this grant in 2022. The City of Topeka has received a 3 year grant from Advisors Excel for \$500,000 to partner with the 501 School District to identify homeless students through the Impact Avenues program. The City will look to try to extend this program in 2022 to continue this partnership.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infill Housing	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$20,000 HOME: \$30,000	Homeowner Housing Added: 1 Household Housing Unit
2	Major Rehabilitation	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$80,000 HOME: \$110,000 General Fund: \$33,500	Homeowner Housing Rehabilitated: 9 Household Housing Unit
3	Exterior Rehabilitation	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$78,000 General Fund: \$33,500	Rental units rehabilitated: 7 Household Housing Unit
4	Emergency Rehabilitation	2016	2020	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$260,000	Homeowner Housing Rehabilitated: 72 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Accessibility Modifications	2016	2020	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$100,000	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
6	Voluntary Demolition	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$85,000	Buildings Demolished: 5 Buildings
7	Homeownership	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$31,000 HOME: \$180,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
8	Homeownership Counseling	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$45,500 General Fund: \$33,000	Other: 220 Other
9	CHDO Housing Development	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$100,000 HOME: \$90,248	Rental units constructed: 1 Household Housing Unit
10	CHDO Operating Subsidy	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$20,590	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Tenant Based Rental Assistance	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	HOME: \$66,527	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
12	Inmate Program	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$120,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
13	Program Delivery	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$297,500	Other: 1 Other
14	Weatherization	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$77,890	Homeowner Housing Rehabilitated: 28 Household Housing Unit
15	NIA Support	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$65,000	Public service activities for Low/Moderate Income Housing Benefit: 44363 Households Assisted
16	Anti-Blight Activities	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$60,000	Public service activities for Low/Moderate Income Housing Benefit: 53304 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Social Service Grants	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	CDBG: \$67,000 General Fund: \$558,288	Public service activities for Low/Moderate Income Housing Benefit: 43495 Households Assisted Homelessness Prevention: 60 Persons Assisted
18	Emergency Solutions Grant	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	ESG: \$155,147	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 100 Persons Assisted
19	Shelter Plus Care	2016	2020	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$1,615,608	Housing for Homeless added: 330 Household Housing Unit
20	Administration for CDBG	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$299,086	Other: 1 Other
21	HOME Administration	2021	2025	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$55,262	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	Administration for Shelter Plus Care	2021	2025	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$119,973	Other: 1 Other
23	SORT Infrastructure	2016	2020	Infrastructure Activities	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	General Fund: \$1,400,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
24	Empowerment	2021	2025	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$60,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2447 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Infill Housing
	Goal Description	The infill housing funds will help create new affordable housing.
2	Goal Name	Major Rehabilitation
	Goal Description	Major rehabilitation will be completed in target areas. The rehab is for owner occupied housing units.

3	Goal Name	Exterior Rehabilitation
	Goal Description	The project will rehabilitate existing rental properties in specific target areas.
4	Goal Name	Emergency Rehabilitation
	Goal Description	Project will assist LMI owner-occupied homes with immediate health and safety issues.
5	Goal Name	Accessibility Modifications
	Goal Description	This project will provide disability modifications to single family housing units to enable people to remain in their home independently.
6	Goal Name	Voluntary Demolition
	Goal Description	This project will demolish substantially deteriorated, vacant housing structures primarily located in the City's at risk and intensive care neighborhoods.
7	Goal Name	Homeownership
	Goal Description	This project will assist with homeownership by providing deferred 2nd mortgages to subsidize the rehabilitation of homes purchased by first time homebuyers.
8	Goal Name	Homeownership Counseling
	Goal Description	This project will assist with homeownership by providing counseling in both pre-ownership and post ownership.
9	Goal Name	CHDO Housing Development
	Goal Description	New construction costs for the CHDO.
10	Goal Name	CHDO Operating Subsidy
	Goal Description	Operation funds for the CHDO.

11	Goal Name	Tenant Based Rental Assistance
	Goal Description	Provide deposit assistance to people who are homeless or near homelessness.
12	Goal Name	Inmate Program
	Goal Description	The inmate program assists with sidewalk repair and construction, as well as rehabilitation of housing units in LMI neighborhoods.
13	Goal Name	Program Delivery
	Goal Description	Cost associated to field workers completing inspections.
14	Goal Name	Weatherization
	Goal Description	Based on Housing Study, create a Weatherization program for insulation and high efficiency furnaces for LMI households.
15	Goal Name	NIA Support
	Goal Description	This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities.
16	Goal Name	Anti-Blight Activities
	Goal Description	This project will support neighborhood clean-ups of all LMI areas by providing dumpsters and clean-up of public right-of-ways. Takeover/Makeover provides removal of 150 tons of trash, in low income neighborhoods, by the Inmate Crews.
17	Goal Name	Social Service Grants
	Goal Description	The Social service money helps with public services to address a variety of needs for LMI clientele.
18	Goal Name	Emergency Solutions Grant
	Goal Description	Provides rent and deposit assistance to both homeless and at-risk of homeless households.

19	Goal Name	Shelter Plus Care
	Goal Description	This project will assist with a rent subsidy in the Shelter Plus Care program.
20	Goal Name	Administration for CDBG
	Goal Description	Administration to assist with projects.
21	Goal Name	HOME Administration
	Goal Description	Funds to administer the HOME grant funds.
22	Goal Name	Administration for Shelter Plus Care
	Goal Description	Provides administrative money to support the Shelter Plus Care Program.
23	Goal Name	SORT Infrastructure
	Goal Description	This funding will help in specific target areas with infrastructure to help improve the area.
24	Goal Name	Empowerment
	Goal Description	The CDBG grant funds the Empowerment Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.

Projects

AP-35 Projects – 91.220(d)

Introduction

Consolidated Action Plan projects to be carried out in 2021.

Projects

#	Project Name
1	In-Fill Housing & Development
2	Major Rehabilitation Program
3	Exterior Rehabilitation Program
4	Emergency Rehabilitation Program
5	Accessibility Modifications
6	Voluntary Demolition
7	Homeownership
8	Homeownership Counseling
9	CHDO Housing Development
10	CHDO Operating Subsidy
11	Tenant-Based Rental Assistance
12	Inmate Program
13	Housing Rehabilitation Program Delivery
14	Weatherization
15	NIA Support
16	Anti-Blight Activities
17	Social Service Grants
18	HESG
19	Shelter Plus Care
20	CDBG Administration
21	HOME Administration
22	Shelter Plus Care Administration
23	SORT Infrastructure
24	Empowerment

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	In-Fill Housing & Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Infill Housing
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$20,000 HOME: \$30,000
	Description	Activity will facilitate and support new housing and subdivision development. These funds may undertake demolition and reconstruction or new construction costs.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City will partner with Habitat for Humanity to construct a new home. The City will do the foundation and Habitat will place a home on it. Address locations will be defined upon completion of Accomplishments for individual IDIS Activities.
	Location Description	The City will partner with Habitat for Humanity to construct a new home. The City will do the foundation and Habitat will place a home on it.
	Planned Activities	1 Unit
2	Project Name	Major Rehabilitation Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Major Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$80,000 HOME: \$110,000 General Fund: \$33,500
	Description	Project will rehabilitate owner-occupied housing units in selected areas.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Owner-occupied homes will be rehabbed in target areas.

	Planned Activities	9 Units.
3	Project Name	Exterior Rehabilitation Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Exterior Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$78,000 General Fund: \$33,500
	Description	Project will rehabilitate existing owner-occupied housing units and LMI occupied rental units in designated areas that are in need of significant exterior repairs.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Rental properties will be rehabbed in target areas.
	Planned Activities	7 units
4	Project Name	Emergency Rehabilitation Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$260,000
	Description	Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Project will assist LMI owner-occupants with emergency housing rehabilitation that pose a health and safety hazard.
	Planned Activities	72 units

5	Project Name	Accessibility Modifications
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Accessibility Modifications
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$100,000
	Description	Project will provide disability modifications to single family housing units.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Project will provide disability modifications to single family housing units.
	Planned Activities	45 units a year.
6	Project Name	Voluntary Demolition
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Voluntary Demolition
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$85,000
	Description	Project will demolish substantially deteriorated, vacant housing structures primarily located within the City's at-risk and intensive care neighborhoods.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Homes will be demolished to remove blight from the neighborhoods.
	Planned Activities	Demolish 5 Buildings.
7	Project Name	Homeownership

	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$31,000 HOME: \$180,000
	Description	Project will assist with homeownership by providing deferred 2nd mortgages to subsidize the purchase cost and the rehabilitation of homes for LMI households.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Project will assist with homeownership by providing deferred 2nd mortgages to subsidize the rehabilitation of newly purchased homes for LMI households.
	Planned Activities	Provide Rehab to 20 new homeowners within the LMI area.
8	Project Name	Homeownership Counseling
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership Counseling
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$45,500 General Fund: \$33,000
	Description	Project will support the delivery of project No. 7 and assist LMI households with pre-ownership and post-ownership training in both Spanish and English.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.

	Location Description	Project will support the Homeownership project and assist LMI households with pre-ownership and post-ownership training in English and Spanish.
	Planned Activities	220 Sessions of Homeowner counseling through Housing and Credit Counseling (HCCI).
9	Project Name	CHDO Housing Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Housing Development
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$100,000 HOME: \$90,248
	Description	Project provides funds for costs directly associated with administering the HOME programs that rehabilitate residential housing units.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Project provides funds for costs directly associated with administering the HOME programs that rehabilitate residential housing units.
	Planned Activities	Construction of 1 unit
10	Project Name	CHDO Operating Subsidy
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	CHDO Operating Subsidy
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	HOME: \$20,590
	Description	Project will assist project No. 9 with Operational costs.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Operational costs for CHDO Set Aside project.
	Location Description	Project will assist the CHDO with operational costs.
	Planned Activities	1 operational unit.
11	Project Name	Tenant-Based Rental Assistance
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Tenant Based Rental Assistance
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$66,527
	Description	Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Location Description	Project assists LMI tenant based rental assistance through a one-time deposit for tenants that qualify.
	Planned Activities	20 Families Deposit assistance.
12	Project Name	Inmate Program
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Inmate Program
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$120,500
	Description	Project will provide two crews of five to seven minimum security women prisoners for the rehabilitation of affordable housing units and/or the rehab of sidewalks. Funds will be used for supervisors' salaries as well as materials and supplies needed for the project.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Inmate services will be provided in LMI areas identified in AP-50 Geographic Areas.
	Location Description	Project will provide two crews minimum security women prisoners for the rehabilitation of affordable housing units and rehab sidewalks.
	Planned Activities	35 units cleaned and 4 sidewalks constructed in LMI neighborhoods.
13	Project Name	Housing Rehabilitation Program Delivery
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Program Delivery
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$297,500
	Description	Project provides funds for costs directly associated with administering the CDBG programs that rehabilitate residential housing units.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Operational costs for CDBG program in all at risk areas identified in AP-50 Geographic areas.
	Location Description	Project provides funds for costs directly associated with administering the CDBG programs that rehabilitate residential housing units.
14	Planned Activities	Program Delivery operational costs.
	Project Name	Weatherization
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Weatherization
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$77,890
	Description	These funds will be spent on insulation and high efficiency furnaces for LMI households for weatherization.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	These funds will be spent on insulation and high efficiency furnaces for LMI households for weatherization.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	Weatherize 28 homes within the LMI Area.
15	Project Name	NIA Support
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	NIA Support
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$65,000
	Description	This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas.
	Location Description	This fund will assist in the operations of NIA's for newsletter mailings and other qualified activities.
	Planned Activities	Assist 21 NIA Areas.
16	Project Name	Anti-Blight Activities
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Anti-Blight Activities
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000
	Description	This project will support neighborhood clean-ups of all LMI areas by providing dumpsters and clean-up of public right-of-ways. Takeover/Makeover provides removal of 150 tons of trash in low income neighborhoods, by the Inmate Crews.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Project will clean up all LMI areas by providing dumpsters for LMI clean-ups and KDOC crews for public right-of-way.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	Clean Up NIA areas with 2 Inmate Crews.
17	Project Name	Social Service Grants
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Social Service Grants
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	CDBG: \$67,000 General Fund: \$558,288
	Description	The social service money helps with public services to address a variety of needs for LMI clientele.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Social Service grants will be issued to agencies to help LMI families with supportive services based on their needs.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
18	Planned Activities	Partner with organizations for Social Service Activities.
	Project Name	HESG
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Solutions Grant
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	ESG: \$155,147
	Description	Provides rent and deposit assistance to both homeless and at-risk of homeless households.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Provides rent and deposit assistance to both homeless and at-risk of homeless households.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas and individual addresses of those served will be added upon completion of Accomplishments for individual IDIS Activities assigned to this Project.
	Planned Activities	Provide Rapid Rehousing, Homelessness Presentation and Shelter by partnering with local organizations.
19	Project Name	Shelter Plus Care
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Shelter Plus Care
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$1,615,608
	Description	This project will assist with a rent subsidy in the Shelter Plus Care program.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Rent and utility assistance is provided to homeless families who have a disability.
	Location Description	This project will assist with a rent subsidy in the Shelter Plus Care program assisting families in the AP-50 Geographic Areas.
	Planned Activities	Assist 330 Households with Rent and Utilities.
20	Project Name	CDBG Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for CDBG
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$299,086
	Description	Administration to assist with CDBG projects.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	CDBG Administration cost to administer all CDBG Activities.
	Location Description	Administration will assist with all CDBG projects.
	Planned Activities	CDBG Administration Costs
21	Project Name	HOME Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	HOME Administration
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$55,262
	Description	Funds to administer the HOME grant funds.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Operational costs to administer all HOME activities.
	Location Description	Operational costs to administer all HOME activities.
	Planned Activities	Home Administration Costs.
22	Project Name	Shelter Plus Care Administration
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Administration for Shelter Plus Care
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$119,973
	Description	Provides administrative money to support the Shelter Plus Care program.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administration support to help with Shelter Plus Care grant.
	Location Description	Administration cost to support Shelter Plus Care Program.

	Planned Activities	Shelter Plus Care Administration Costs.
23	Project Name	SORT Infrastructure
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	SORT Infrastructure
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	General Fund: \$1,400,000
	Description	This funding will help in specific target areas with infrastructure to help improve the area.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This funding will help in specific target areas with infrastructure to help improve the area.
	Location Description	Locations will be within target areas identified in AP-50 Geographic Areas.
	Planned Activities	CIP projects funded through the City of Topeka.
24	Project Name	Empowerment
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Empowerment
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000
	Description	The CDBG grant funds the Empowerment Grant program. This program will improve public facilities (primarily sidewalks and parks) in approximately 12 Neighborhood Improvement Associations.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Locations will be within target areas identified in AP-50 Geographic Areas.
	Location Description	Public facility grants will be issued to neighborhoods to do small infrastructure projects.

	Planned Activities	Public facility grants will be issued to neighborhoods to do small infrastructure projects.
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As adopted by the Neighborhood Element of the Comprehensive Plan, the City's goal is to commit up to 60% of annual Consolidated Plan funding for neighborhood development activities into high priority *intensive care* or *at risk* neighborhoods or areas. Neighborhood development is defined as any combination of housing, economic, or capital investment that substantially leverages outside resources to advance the long-term revitalization of a neighborhood or portion thereof. Five-year funding targets are established to implement adopted neighborhood revitalization plans for each planning area. At a minimum, the total funds spent for housing development in high priority areas will be as indicated during the five-year period of this plan. With minor exceptions, spending in these areas will be concentrated in multi-block areas that have been strategically identified through a neighborhood/area plan process for multi-faceted housing in-fill development and rehabilitation.

At Risk Areas include:

NIA	Census Tracts
1 North Topeka East	8,40,7,10
2 North Topeka West	8,40,22,6,7,35
3 Central Park	40,4,18
4 Lykins Foster	29,28
5 Oakland	9,8,40,10,11
6 Eastend	9,10,11,31
7 Oldtown	40,5,22,6,21
8 East Topeka North	9,40,10,11,31
9 Tennessee Town	4,5,18,21
10 Ward Meade	40,22,6,7,21,
11 East Topeka South	40,11,12,31
12 Monroe	40,4,15
13 Central Highland Park	15,12,31,13,30.01
14 Chesney Park	40,4,15,18
15 Jefferson Square	40,15,12,13,29
16 Highland Crest	15,31,13,29,30.01,30.02
17 Quinton Heights Steel	4,15,16.01
18 Historic Holliday Park	40,4,5
19 Valley Park	4,15,16.01,18
20 Highland Acres	12,31,13,30.01
21 Downtown Topeka	8,40,10

Geographic Distribution

Target Area	Percentage of Funds
Intensive Care Areas	30
At-Risk Areas	30

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on the neighborhood health model of *intensive care*, *at risk*, *out patient*, and *healthy* neighborhoods, treatment for neighborhoods should be based on a “continuum of care” approach. Those neighborhoods that are most distressed (*intensive care*) require the most intervention and therefore, will require sizeable resources and attention. But if all relevant resources are devoted to an *intensive care* area, an *at risk* neighborhood or an unstable *outpatient* neighborhood may fall prey to blighting influences themselves. To avoid “pushing the blight around”, a four-pronged approach, or continuum of care, should be employed (the neighborhoods below are not inclusive of all neighborhoods in Topeka and do not represent an absolute commitment to funding).

Discussion

Based on the Strategic Plan, the City allocates its nonadministrative CDBG and HOME investments to projects and activities that benefit low to moderate income people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Topeka develops annual goals for rehabilitating homes through major rehab, exterior rehab, emergency repair and accessibility modifications, demolishing blighted structures as part of the voluntary demolition program and assisting first-time homebuyers through Topeka's homebuyer program and providing homebuyer counseling. Rental Assistance goals include deposit assistance, providing shelter and essential services to households who are or may be at-risk of homelessness, providing rental assistance and supportive services, providing contractual services to three organizations through Community Development Block Grant (CDBG), and providing contractual services to 24 organizations through City general funds. In addition, approximately 8,000 hours of services are provided by two inmate crews.

One Year Goals for the Number of Households to be Supported	
Homeless	330
Non-Homeless	15
Special-Needs	35
Total	380

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	330
The Production of New Units	2
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	367

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Topeka has recognized the need of homeless services based on information gathered from the Topeka/Shawnee County Homeless Task Force (HTF) and census data. The HTF involves agencies who are subrecipients of ESG funds and others who are funded by the Continuum of Care. There has always been a level of assistance provided to address homelessness in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Topeka Housing Authority's mission is to successfully provide accessible, affordable housing. Success is defined as: Putting applicants, tenants and participants first; market competitiveness; and fiscal strength and integrity.

In general, THA is well respected in the Topeka community by elected officials, staff and provider agencies. In the past 5 years the stock of THA owned/supported housing has increased from 1,739 units to 2,079 units or 19.6%.

Actions planned during the next year to address the needs to public housing

Over the next year the Topeka Housing Authority hopes to increase the total number of Section 8 vouchers. Additionally, the THA hopes to increase their landlord base so participants have a better chance of finding affordable housing.

Another goal of the THA is to increase the number of employed adults by 5%, while taking affirmative measures to insure fair and equal access to affordable housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Topeka Housing Authority received a grant from the Kansas Health Foundation which requires a resident lead initiative. This goal for the THA will increase participation from the public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Topeka Housing Authority is not designated as troubled.

Discussion

Currently THA has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains their properties to the best of their ability with the funding that is available. Some of the older designed units are in need of being redeveloped and they are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

Currently the THA has 204 people on the public housing waiting list. On average moving in approximately 250 people per year. There is always more people on the waiting list than units available and they maintain a 3% or less vacancy rate. In short the need is high for affordable rental housing options in Topeka and public housing is an important part of that affordable housing inventory.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Topeka has implemented many successful strategies to prevent homelessness, encourage individuals living on the street to moving to housing, and provide services to those living in emergency shelter with the goal of successful permanent housing placements.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka has a partnership with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the community. Once individuals have been identified as homeless an assessment of their needs is complete and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process when possible.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Topeka uses Emergency Solutions Grant funds to help provide Rapid Re-Housing to eligible participants for deposit and first month's rent. The City of Topeka allows 100% of the cost to be funded through ESG funds. No funds are spent beyond the deposit and first month's rent. When participants apply for homeless prevention, the City can pay up to 100% of the eligible costs to prevent homelessness. The participant can receive ESG assistance only one time a year to be eligible. Additionally, no cap has been set for the subgrantees on how much they can pay for deposit, rent or utilities, however; the unit must meet the fair market rate for the area.

Cornerstone of Topeka, Inc. is not-for-profit affordable housing provider and a certified Community Housing Development Organization, (CHDO) whose activities include a transitional housing program, (6 to 9 months) for those currently experiencing homelessness and an affordable housing program for low to moderate income persons and families. There are 20 housing units dedicated to the homeless and over 140 housing units in the affordable housing program. All Cornerstone tenants must have reliable income to be considered for housing.

Valeo Behavioral Health Care is a 501 (c) (3) private, non-profit organization providing comprehensive treatment services for mental health, substance use, and gambling addiction for individuals within

Shawnee County. Crisis, Outreach and specialty case managers make contact with people to ensure that basic needs including housing, food, financial assistance and medical/mental health issues are addressed. Once the consumers obtain housing, case managers provide support and training in symptom management, budgeting, housekeeping services, as well as comprehensive additional services deemed necessary to assist the consumer in maintaining tenure in the community. Valeo receives a grant through the Continuum of Care to provide transitional housing to homeless individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$400,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing.

Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness.

Referrals that are made in addition to the rapid re-housing funds helps create a partnership to alleviate extended periods of homelessness. With these collaborations in place we hope to prevent all who receive services from being homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into

permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issue related to prevention and best practices for reaching other mainstream resources.

Discussion

The City of Topeka continues to monitor its goal to end homelessness in our community. It is well understood that this is a community effort and everyone must work together to maximize resources and to offer the best possible services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Barriers To Affordable Housing are as follows:

Public policies affect the low to moderate income households more dramatically. An increase in the sales tax rate has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Demographics of the Community - The City of Topeka has a large majority of low to moderate income individuals. 18.3% of household are living in poverty compared to the US average of 15.4%. This makes affordable housing more difficult to acquire.

Quality Housing Stock- Homes of quality sell and rent at higher rates that are not affordable to our low to moderate income constituents.

Lending Practices and Qualified Applicants - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has excessive credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Despite new challenges associated with local and state economic conditions, the major Obstacles to comprehensively meeting the needs of a primarily low-income population are continuing underinvestment, and lack of job center locations.

The City of Topeka recognizes the need for more economic growth. Its collaboration with the Chamber of Commerce in getting new companies to locate in Topeka could help our low income constituents obtain and maintain employment. This effort will continue this year in effort to lower the unemployment rate.

Additionally, the City of Topeka will continue conversations with the Topeka Metro, the transportation agency, in helping low income individuals receive low fair pricing to ride the bus. Conversation is continuing and the city recognizes that a larger transportation route could be beneficial to the low income constituents.

Discussion:

Although lending practices and qualified applicants are one of the toughest barriers to overcome, the City of Topeka will continue its efforts to help first time homebuyers with homeownership assistance.

AP-85 Other Actions – 91.220(k)

Introduction:

To help remove obstacles to meeting underserved needs and improve service delivery, the City of Topeka will facilitate the existing relationships with social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.

The City of Topeka will continue to support the use of HMIS technology by all homeless service providers as a way to link the various categories of services provided in the community and has taken on the administration of HMIS from the CRC. Finally, DNR will work with its various departments and divisions to find opportunities for collaboration between programs to leverage resources.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting the identified needs is the lack of funding resources. Significant funding cuts in previous years have had an impact on all programming. The City of Topeka will continue to maintain existing, ongoing efforts to meet the underserved needs of the community.

Actions planned to foster and maintain affordable housing

The City of Topeka will continue to support our CHDO and nonprofits, such as Habitat for Humanity. These organizations provide affordable housing to the constituents. The City will provide funding for owner occupied and renter occupied rehabilitation to assist low income families with maintaining their homes.

Actions planned to reduce lead-based paint hazards

Rehabilitation projects require the use of formal paint testing, risk assessment and planning. Additionally, the paint repair work requires the use of “trained workers”. Since the city has a very large amount of homes that were built before 1970 it is imperative that we combat the issue of lead based paint within the scope of our work. The City collaborates with the state that has a grant for lead remediation. The city will continue this collaboration and explore other options.

Actions planned to reduce the number of poverty-level families

The City of Topeka will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses. Additionally, the city will support organizations and programs that provide job training, education, and placement services.

Actions planned to develop institutional structure

The City of Topeka staff will continue to coordinate with various social service agencies, government

departments, and businesses, to find opportunities to better serve the citizens within the city. These relationships are integral in streamlining the implementation of our CDBG and HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The City of Topeka will continue to foster these relationships to improve the success rate of our programs.

Actions planned to enhance coordination between public and private housing and social service agencies

Although the City of Topeka does not own or operate any public housing development, it collaborates with the Topeka Housing Authority on housing issues. Additionally, the City contributes general fund money to support the social service agencies to meet the needs of the community.

Discussion:

The City of Topeka will continue to coordinate with social service partners and consultant agencies and organizations to better serve client constituents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City of Topeka sporadically receives program income from its Housing Rehabilitation program. Any proceeds from that program are automatically allocated to the current active fiscal year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Topeka does not provide a Direct Subsidy for down payment assistance or purchasing assistance to Homebuyers. Once the home is purchased by the homebuyer, the City provides Rehabilitation of the home. Therefore, the City goes by the Recapture Provisions for its HOME Major Rehab and CHDO Programs.

The City of Topeka limits the amount subject to recapture to the net proceeds available from the sale of the home.

The City is using a Pro-rate option and all the appreciation in the value of HOME is retained by the homebuyer.

The recapture provisions for a regulatory period in accordance with the "HOME Affordability Period" table are included in all funding contracts for homebuyer activities. The recapture provision happens if the housing does not continue to be the principle residence of the buyer for the duration of the HOME period of affordability then the HOME investment amount shall be recaptured on a prorated basis for the time the homeowner has owned and occupied the housing, following project completion, measured against the required affordability period. For the homebuyer program the mortgage is a deferred loan, payable upon sale according to the following conditions. The Borrower agrees to repay the principal under the following method:

The Second Mortgage shall be partially forgiven by **Five thousand No/100 dollars (\$5,000.00)**, upon the conclusion of the first year of ownership, The Second Mortgage, less the amount above, shall also be partially forgiven by fifty-percent (50%) upon the conclusion of the homeowner's seventh year of ownership, with the balance due and payable upon sale. The annual reduction on a percentage basis shall be implemented as 7% per year up until 50% has been forgiven.

If all or any part of the property or interest is sold or transferred by Borrower, payment shall be made in the original amount of the note less a credit for the forgivable portion of the loan as indicated above. Funds will only be recaptured from net proceeds available from the sale of the property.

A Fair Return on investment will be determined through a before and after value determined for the

home based on fair market value before rehab and after rehab.

The City will ensure that homebuyers maintain the housing as their principal residence for the duration of the applicable affordability period through a City Mortgage against the property to ensure it is not sold and by verifying utility services are maintained up to the time of payoff of the mortgage. If continued service cannot be verified, payoff will be calculated to the date services were shut off demonstrating the residence was unoccupied.

CHDO Recapture: HOME funds are given for funding CHDO Activities and should any CHDO Activity be sold prior to the affordability period, the City of Topeka will recoup all or a portion of the HOME assistance using the following options:

(1) Recapture entire amount. The City of Topeka may capture the entire amount of the HOME investment from the CHDO.

(2) Reduction during affordability period. The City of Topeka may reduce the HOME investment amount to be recaptured on a prorata basis for the time the CHDO operated the units against the required affordability period.

(3) Shared net proceeds. If the net proceeds are not sufficient to recapture the full HOME investment, the net proceeds may be divided proportionally as set forth in **24 CFR 92.254**.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The homeowners must meet income guidelines and not pay more than 30% of their income towards housing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Topeka follows has many standards in regards to ESG assistance. Homeless Prevention is provided to individuals who are not yet homeless but are near homelessness. Rapid Re-Housing

assistance is provided to those who are already homeless. ESG funds are given to multiple agencies and they disperse funds based on the required qualifications and on a first-come basis at each agency.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The HMIS is administered by the Community Resources Council (CRC). Each agency funded with ESG funds is required to enter services into the system. The CRC has policies and procedures for use of the system that each agency must adhere to. The CRC is monitored by the Homeless Task Force and any administrative procedures are created at this meeting. The City of Topeka currently is using the HMIS to make referrals to other agencies and to assess individual's needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

A request for proposal is sent out to the public to apply for ESG funds. The applications are reviewed by a committee and scored. Once the scores are established a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC. The HTF member's votes on whether or not to fund the ESG agencies. Once approved by the HTF, the recommendation is made to the full city council for approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Topeka is governed by an elected body; it is not possible to provide for the participation of a homeless individual or formerly homeless individual. However, the City of Topeka is the lead agency of the Topeka/Shawnee County Homeless Task Force which is the governing body of the CoC. The HTF is responsible for all aspects of the CoC including the ESG policies and procedures. This body has several formerly homeless individuals in attendance and they have the opportunity to vote on matters.

5. Describe performance standards for evaluating ESG.

The Chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Additionally, the monitoring committee meets quarterly to conduct on-site monitoring and establish the CoC funding priorities.

The City of Topeka has a designated staff person to make sure the Department of Planning and Development is following all the federal and local regulations.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2012-2016 ACS
	List the name of the organization or individual who originated the data set. Comprehensive Housing Affordability Strategy ("CHAS") data from HUD.
	Provide a brief summary of the data set. Latest CHAS data from HUD approved August, 2019.
	What was the purpose for developing this data set? Developed by HUD.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive Housing Affordability Strategy developed by HUD.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Year Selected: 2012-2016 ACS
	What is the status of the data set (complete, in progress, or planned)? Completed by HUD and published August, 2019.

City of Topeka

2021-2025 Consolidated Action Plan



Objectives

HUD Objectives

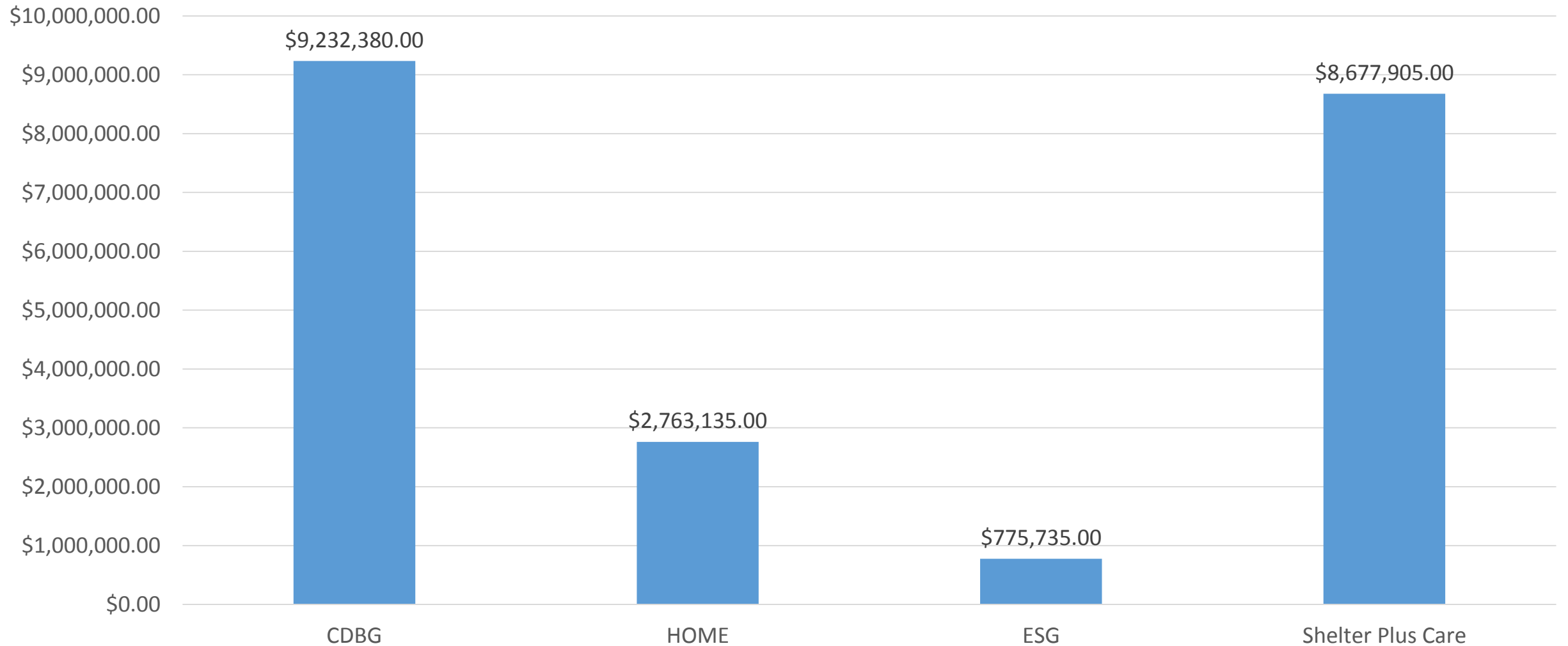
- Suitable Living Environment – Availability and Accessibility
- Decent Affordable Housing – Affordability
- Creating Economic Opportunities - Sustainability

Department Objectives

- Enhance the quality of neighborhoods
- Increase Homeownership
- Enhance Housing with Support Services
- Leverage other resources

Which Grant Funds are Included?

Estimated 2021-2025 Grant Amounts



SORT Target Area Rehabilitation Program

Major Rehab -Owner Occupant

- ❖ First \$5,000 is a grant for repairs without repayment.
- ❖ \$5,000 additional grant for lead if house built prior to 1978 and determined required through Lead Risk Assessment.
- ❖ \$30,000 max for repairs with 50% forgiveness after 7 years of occupancy and 50% permanent lien only paid when house is sold.

Eligibility

- ❖ Must be owner of home and occupied for 90 days prior to applying.
- ❖ Must be within the Targeted Area.
- ❖ All work must be approved the department and is subject to availability of funds.
- ❖ Must qualify as low income eligible (At or below 80% of Median Annual Family Income for Topeka).
- ❖ Some examples:
 - ❖ Replacement of single pain windows with Energy Star
 - ❖ Replacement of low efficiency furnace with 90 percent efficient furnace.



Exterior Rehab - Rental Occupant

- ❖ Rental owner must provide 10% match for all funding paid first.
- ❖ \$15,000 max for repairs with 60% forgiveness if landlord does not sell, transfer, or refinance property for 7 years and 40% permanent lien only paid when property is sold.

Eligibility

- ❖ Rental unit must be residential with affordable rent.
- ❖ All Eligibility Requirements of Owner Occupant.
- ❖ Exterior work only except for HVAC.

Emergency Repair and Weatherization Programs

- ✓ Minimum of \$300 and Maximum of \$15,000 for work (\$7,500 for Weatherization).
- ✓ First \$1,500 is grant with no repayment for first occurrence.
- ✓ Must not exceed 60% of the current HUD median household income.
- ✓ Must reside in property more than one year prior to application.
- ✓ 50% forgiveness after 7 years of occupancy, 50% permanent lien only paid when house is sold.



Examples of Emergency Repairs

- Sewer lines
- Water heater
- Furnace
- Electrical
- Roof
- Air conditioning

Examples of Weatherization

- Insulation in attic
- Insulation in Walls
- Furnace
- Air Conditioner
- Siding
- Windows

Accessibility Program

Owner Occupied

- Maximum of \$6,000 exterior and \$4,500 interior and only \$1,500 for mobile homes.
- Household income must not exceed 80% of the current HUD Median household income.
- Assistance is provided as a one-time grant with no repayment.
- Limited to one “visitable” access into a home, into the bathroom and to one bedroom and fixtures, grab bars, high rise toilet, etc.

Rental

- Maximum of \$4,000 for exterior only.
- All requirements for Owner Occupied.



Voluntary Demolition

Owners with income below 80% of median

Re-Use Activity	Re-payment % of Lien
Property re-used for non-residential	50%
Property re-used for residential rental	0%
Property re-used for owner-occupied	0%

- If the property is donated to a non-profit the lien 0%.
- Property must be vacant for minimum of 6 months prior to application.
- If a nonprofit owns the property, the City may choose whether or not to place a lien on the property depending on the use of the property.



Owners with income above 80% of median

When property is sold or leased or when improvements are made:

Re-Use Activity	Re-payment % of Lien
Property re-used for non-residential	75%
Property re-used for residential rental	50%
Property re-used for owner-occupied	25%

Topeka Opportunity to Own (TOTO)

- ❖ Home Ownership Program provides up to \$30,000 for low-income home buyers for rehabilitation of their newly acquired property.
- ❖ 50% forgiveness after 7 years of occupancy, 50% permanent lien only paid when house is sold.
- ❖ Homebuyer must go through Credit Counseling with Housing and Credit Counseling, Inc (HCCI).
- ❖ Newly acquired home purchase price cannot be over \$75,000.
- ❖ Household income must not exceed 80% of the current HUD Median household income.



Community Housing Development Organization (CHDO)

A CHDO is a private nonprofit, community-based service organization that has or intends to obtain staff with the capacity to develop affordable housing for the community it serves.

- ❖ Partnerships with Cornerstone to provide funding for Rehabilitation of Rental Units for Low Income residents.
- ❖ Partnerships with Cornerstone and Topeka Habitat for Humanity to provide new Infill Housing for Low Income residents.
- ❖ Household income must not exceed 80% of the current HUD Median household income.
- ❖ 15% of HOME funds are set aside for CHDO.
- ❖ Landlords agree to an affordability period applied to Rental Rehab



CHDO Homes



CHDO Homes



CHDO Homes



Emergency Solutions Grant

The ESG program provides funding to engage homeless individuals and families living on the street; improve the number and quality of emergency shelters; and rapidly rehouse the homeless.

- ❖ Rapid Rehousing
- ❖ Emergency Shelter
- ❖ Homeless Prevention
- ❖ Homeless Management Information System (HMIS)
 - ❖ Database used by all Organizations to track services & statistics.
 - ❖ The City of Topeka began managing the HMIS system in 2018.



Continuum of Care - Shelter Plus Care

Rental Assistance program to homeless persons with disabilities, primarily those with severe and persistent mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDs or related disease.

- ❖ Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines.
- ❖ Individuals and families pay approximately 30% of their monthly-gross income toward the rent.
- ❖ Participants must meet the criteria for the program and agree to participation (except Housing First).
- ❖ Participant must meet with their primary service provider at least once per month (except Housing First).
- ❖ Applications are only accepted from the following agencies:
 - ❖ Mirror
 - ❖ Positive Connections
 - ❖ Valeo Recovery Center
 - ❖ Veterans Administration
 - ❖ Valeo Behavioral Health Care
 - ❖ New Dawn Recovery and Wellness
 - ❖ Prairie Band Pottawatomie
 - ❖ Second Chance Services (Housing First)



Neighborhood Supports

- NIA Support
 - Newsletters
 - Support events
- Neighborhood Beautification and Anti-Blight – Inmate Crews
 - Mowing and edging
 - Sidewalks
 - Clean up
- Empowerment Program
 - Signs
 - Banners
 - Pedestrian crossings
 - Lights



Final 2021 Consolidated Action Plan (Pre-HUD Allocations)						
*Target Area Funds						
Description	CDBG	HOME	ESG	S + C	CIP/GF	SUBTOTAL
HOUSING DEVELOPMENT						
In-Fill Housing Development	\$20,000	\$30,000.00				\$50,000
Existing Housing Rehabilitation	-	-				
Major Rehabilitation	\$80,000	\$110,000			\$33,500	\$223,500
Exterior Rehabilitation	\$78,000	-			\$33,500	\$111,500
Emergency Rehabilitation	\$260,000	-			-	\$260,000
Accessibility Modifications	\$100,000	-				\$100,000
Voluntary Demolition	\$85,000	-				\$85,000
Homeownership	-	-				
Homeownership -TOTO -(50%*)	\$31,000	\$180,000			-	\$211,000
Tenant Landlord/Homeownership Counseling (50%*)	\$45,500	-			\$33,000	\$78,500
CHDO - Non Profit Set Aside	-	-				
Housing Development (15%)	\$100,000	\$90,248				\$190,248
Operating Subsidy	-	\$20,590				\$20,590
Tenant-Based Rental Assistance-TBRA	-	\$66,527				\$66,527
Inmate Crews	\$120,500	-				\$120,500
Rehabilitation Program Delivery (60%)	\$297,500	-				\$297,500
Weatherization	\$77,890					
COMMUNITY DEVELOPMENT	-	-				
Empowerment	\$60,000	-				\$60,000
NEIGHBORHOOD SERVICES	-	-				
NIA Support	\$65,000	-				\$65,000
Anti-Blight Activities (50%*)	\$60,000	-				\$60,000
HOMELESS/SOCIAL SERVICES	-	-				
Social Services	\$67,000	-			\$367,047	\$434,047
Contracted Social Services - HND					\$51,293	\$51,293
Contracted Social Services - PD					\$139,948	\$139,948
Emergency Solutions Grant	-	-	\$143,511			\$143,511
Shelter + Care-RENT	-	-		\$1,615,608		\$1,615,608
ADMINISTRATION	\$299,086	\$55,262	\$11,636	\$119,973		\$485,957
CIP Neighborhood Infrastructure [*]					\$1,400,000	\$1,400,000
TOTALS	\$1,846,476	\$552,627	\$155,147	\$1,735,581	\$2,058,288	\$6,270,229

Questions

Corrie Wright

Division Director of Housing Services

785-368-3711

cwright@topeka.org



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: LaToya Burnett, Community Engagement DOCUMENT #:
SECOND PARTY/SUBJECT: 2021 SORT Target Area Update PROJECT #:
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:

UPDATE on the 2021 - 2023 Stages of Resource Target Area for future federal and city funding.

(The intent of resource target areas is to improve the health of neighborhoods.)

VOTING REQUIREMENTS:

Discussion only. No action required by the Governing Body.

POLICY ISSUE:

The intent of resource target areas is to improve the health of neighborhoods.

STAFF RECOMMENDATION:

No action required by the Governing Body.

BACKGROUND:

The Department of Neighborhood Relations in coordination with the Public Works and Planning Departments conducted an exhaustive review of the processes related to the Stages of Resource Targeting program beginning in the fall of 2017. This effort was undertaken to better align the project across departments and ensure effective and efficient implementation. As a result of the effort, the departments agreed that in order to better align this program with the Capital Improvement Project and Budget process, it was necessary to transition from the selection of two neighborhoods every other year to the selection of one neighborhood each year. This new process was shared with the NIAs and was implemented during the 2019 application process.

On February 26, 2020, DNR conducted a SORT application workshop with NIAs interested in applying for the

2021 program to review the application and selection process. NIAs submitted their applications to DNR on September 4, 2020. The Citizens Advisory Council (CAC) approved the selection of Valley Park NIA as the target area neighborhood on November 4th, 2020. This selection process is based on applications being scored and scores totaled in order to ensure it is an objective process.

The Planning Department will work with the NIA in 2021 to develop and/or update their neighborhood plan, identify their primary and secondary target areas and identify potential infrastructure projects. Capital Improvement projects and housing rehabilitation projects will be implemented from 2022- 2023 contingent upon funding approval.

BUDGETARY IMPACT:

There is no direct budgetary impact in 2021; however, the City of Topeka Planning Department staff will assist with the neighborhood planning in 2021 and funds will be included in the 2022 and 2023 CIB/CIP process for infrastructure improvements in the neighborhood. Housing rehabilitation funding will be included in the proposed 2022 and 2023 Consolidated Annual Action plans.

SOURCE OF FUNDING:

Not Applicable in 2021. Capital Improvement Budget in 2022 and 2023, as well as CDBG funds administered through Neighborhood Relations/Housing Services in 2022 and 2023 will be impacted by this program. Up to \$1.7 million will be proposed for capital improvements in the target area from 2022 – 2023 during the 2021 CIP/CIB process. In addition \$330,000 in CDBG funds will be dedicated to housing rehabilitation in the target areas in the 2022 – 2023 Consolidated Annual Action Plans.

ATTACHMENTS:

Description

2021 Stages of Resource Targeting (SORT) Program - Citizen Advisory Council
Recommendations - Nov 4, 2020

Presentation - SORT Application

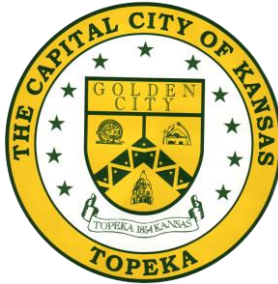
2021 SORT Target Area Resolution

2021 SORT Final Score Summary

Boundary Health Map

2021 SORT Program Application

Copy of COT 2021 SORT Scoring Criteria Form



2021 STAGES OF RESOURCE TARGETING (SORT) PROGRAM

CITIZEN ADVISORY COUNCIL RECOMMENDATIONS NOVEMBER 4, 2020

Division of Community Engagement
620 SE Madison, 1st Floor
Topeka, Kansas 66607
www.topeka.org

2021 Stages of Resources Targeting (SORT) Overview

Beginning in 2004, the City of Topeka instituted a new concept for the investment of housing and neighborhood improvement funds called Stages of Resource Targeting (SORT). Through the SORT program, the City engages with the selected neighborhood to gather community input on which future planning and development initiatives, public improvements (streets, sidewalks, alleys, etc.), housing projects, and community needs are important to its stakeholders. Through this community partnership effort, the City is able to determine where to target much needed funding in priority areas identified by the neighborhood.

Eligible Neighborhood Improvement Associations are invited to submit application(s) on behalf of their neighborhoods in February of each year. Authorized members of the Citizen Advisory Council, described below, review and score the applications for SORT recommendation to the Governing Body in the fall of the application year.

Once selected, the designated neighborhood is guided through a 3-5 year process of planning, design, and investment and implementation.

The Three Stages of SORT

Stage 1- Year 1 – Development of the Comprehensive Neighborhood Plan - The City provides resources to develop a comprehensive Neighborhood Plan that outlines the current conditions of the neighborhood and identifies neighborhood-specific goals for future infrastructure, housing, and other quality of life improvements.

Stage 2 – Year 2 – Design – After neighborhood priorities have been identified and outlined in the Neighborhood's comprehensive plan, the City begins design for priority projects and soliciting and accepting applications for housing rehabilitation in the target areas.

Stage 3 – Year 3+ - Implementation - The City implements these projects through investment of City funds and Federal Department of Housing and Urban Development funding. Up to \$1.7 million of the City of Topeka's Capital Improvement Funding is dedicated to the identified public improvements in the target neighborhood and up to \$330,000 is dedicated through Housing and Urban Development funding for housing rehabilitation, infill housing, and voluntary demolition.

2021 Stages of Resources Targeting (SORT) Review Process

The Citizen's Advisory Council (CAC) consists of one member elected by each certified NIA and three at large members elected by the Mayor. The City of Topeka Ordinance No. 18329 requires the CAC to provide recommendations to the City of Topeka Division of Community Engagement on community needs as they relate to the allocation of city, state, federal, and trust funds for the preparation of the City of Topeka Consolidated Action Plan.

The CAC members authorized to review and score the SORT applications include only those members from neighborhoods that are not applying for the SORT designation and only one member from each neighborhood may score an application. Authorized CAC members were provided with copies of all submitted applications. Of those members authorized to score the applications, nine (9) members submitted their recommendations to the Division of Community

Engagement. The CAC members followed the application form titled “COT 2021 SORT Scoring Criteria Form” (attached survey monkey questionnaire). Each member scored the applications and then all of their scores were totaled. Scores were e-mail out to all CAC members and NIA officers on October 12, 2020 and announced at the CAC meeting on November 4, 2020. The CAC members present at the November 4, 2020 meeting voted in favor of recommending the Valley Park neighborhood for the 2021 SORT designation.

2021 Stages of Resources Targeting (SORT) Schedule

Activity	Timeline
Application Workshops	February 26, 2020
Applications made available at DNR and on City of Topeka Website	February 28, 2020
Applications submitted by NIAs	September 4, 2020
Applications scored by Citizen’s Advisory Council	October 9, 2020
Citizen Advisory Council Votes in Favor of Prevailing Neighborhood	November 4, 2020
Recommended neighborhood is proposed to City of Topeka Governing Body	December 8, 2020
Neighborhood Decision-making and Preparation of Proposal a. Development of Neighborhood SORT Stakeholder’s Committee (must include representation from residents, other community groups (associations), institutions (established non-profits, public institutions, and private institutions), and local businesses in the selected neighborhood. b. Discussion of alternative projects c. Consensus process d. Draft proposal e. Neighborhood Plan Review f. Final written proposal g. Presentation to City of Topeka Planning Commission and Governing Body	2021
Project Design & Implementation, Housing Rehabilitation Request & Assessments	2022
Project Implementation & Construction, Housing Rehabilitation	2023+



City of Topeka Division of Community Engagement

2021 Stages Of Resources Targeting (S.O.R.T.) Program

Citizen Advisory Council Recommendations
November 4, 2020

City Council Presentation December 1, 2020

2021 Stages of Resources Targeting (SORT) Overview

- SORT Began in 2004, as a new concept for the investment of housing and neighborhood improvement funds.
- SORT involves:
 - Engaging the community and gathering neighborhood input on future planning and development initiatives, public improvements, housing projects, and community needs.

2021 Stages of Resources Targeting (SORT) Process

- Each year eligible Neighborhood Improvement Associations are invited to submit application(s) on behalf of their neighborhoods.
 - Authorized members of the Citizen Advisory Council, review and score the applications for SORT recommendation to the Governing Body
 - Once selected, the designated neighborhood is guided through a 3-5 year process of planning, design, investment and implementation.
- 

The Three Stages of SORT

- Stage 1- Year 1 – Develop Comprehensive Neighborhood Plan (current conditions of the neighborhood, neighborhood goals for infrastructure, housing, and other quality of life improvements).
 - Stage 2 – Year 2 – Design –Design for priority projects and soliciting and accepting applications for housing rehabilitation in the target areas.
 - Stage 3 – Year 3+ - Implementation - Investment of City funds and Federal Department of Housing and Urban Development funding for identified public improvements and housing rehabilitation.
- 

2021 Stages of Resources Targeting (SORT) Review Process

- The Citizen's Advisory Council (CAC) provides recommendations to the City of Topeka Division of Community Engagement on community needs as they relate to the allocation of funds for the preparation of the City of Topeka Consolidated Action Plan.
 - Authorized CAC members are provided with copies of all submitted SORT applications. These CAC members review and score the SORT applications.
- 

2021 Stages of Resources Targeting (SORT) Review Process (continued)

- Of those members authorized (21 from each N.I.A. and 3 at-large) to score the applications, nine (9) members submitted their recommendations to the Division of Community Engagement for the 2021 SORT Neighborhood Designation.
 - The authorized CAC members present at the November 4, 2020 meeting voted in favor of recommending the Valley Park neighborhood for the 2021 SORT designation.
- 

CITY OF TOPEKA DIVISION OF COMMUNITY ENGAGEMENT 2021 SORT TARGET AREA APPLICANT SCORES

CAC Committee Members	Central Highland Park	Jefferson Square	North Topeka West	Historic Old Town	Valley Park	Hi-Crest
1	60	53	52	70	70	64
2	66	65	47	58	76	69
3	72	55	68	68	74	71
4	70	71	68	66	68	65
5	68	59	62	46	78	67
6	72	65	66	62	74	73
7	66	71	58	62	76	73
8	59	71	58	58	74	61
9	70	53	43	54	68	63
TOTAL POINTS	603	563	522	544	658	606
Total Points Possible	765					
Percentage Score	79%	74%	68%	71%	86%	79%

2021 Stages of Resources Targeting (SORT)

2021 Proposed Stages of Resources Target Area - Valley Park



2021 Stages of Resources Targeting (SORT) Schedule

Activity	Timeline
Application Workshops	February 26, 2020
Applications made available at DNR and on City of Topeka Website	February 28, 2020
Applications submitted by NIAs	September 4, 2020
Applications scored by Citizen's Advisory Council	October 9, 2020
Citizen Advisory Council Votes in Favor of Prevailing Neighborhood	November 4, 2020
Recommended neighborhood is proposed to City of Topeka Governing Body	December 8, 2020
Neighborhood Decision-making and Preparation of Proposal – Development of Comprehensive Neighborhood Plan	2021
Project Design & Implementation, Housing Rehabilitation Request & Assessments	2022
Project Implementation & Construction, Housing Rehabilitation	2023+

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by City Manager Brent Trout, describing the area to be
4 considered priority for 2021 Planning Target Area for future federal
5 and city funding as may be allocated within the 2022/2023 City
6 budgets.
7

8 BE IT RESOLVED by the Governing Body of the City of Topeka, Kansas, that it
9 identifies the following described new project area as priority for Planning and potential
10 future redevelopment, commonly known as the target area, for available 2022/2023
11 allocated and identified funding sources to be determined within the City Consolidated
12 Plan and City budget process. The 2021 year shall be utilized for the development of, or
13 a revised neighborhood plan, and determination of needs for concentrated
14 neighborhood revitalization, infrastructure and affordable housing initiatives
15 implemented by the Division of Community Engagement and the City of Topeka.

16 BE IT FURTHER RESOLVED THAT the Target Area is appropriate for
17 neighborhood redevelopment and improvement is in the public interest. Accordingly,
18 the Governing Body does authorize the following as the 2021 Planning and 2022/2023
19 Target Area priority.

20
21 2021 Planning and 2022/2023 Target Area
22 Valley Park
23
24
25

26 PASSED and APPROVED by the Governing Body

27 _____.

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CITY OF TOPEKA, KANSAS

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Michelle De La Isla, Mayor

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39 ATTEST:

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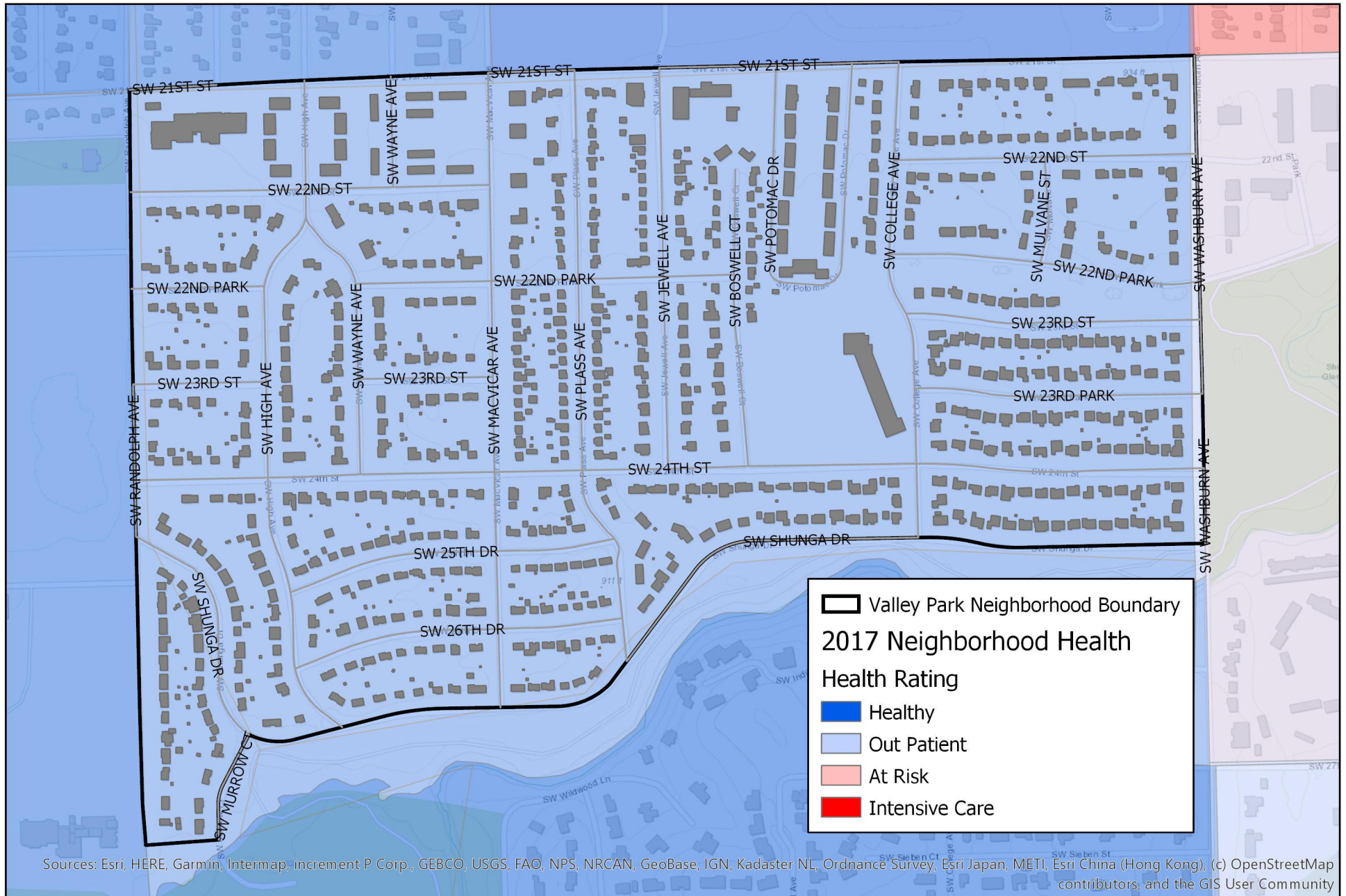
44 _____
Brenda Younger, City Clerk



CITY OF TOPEKA
DIVISION OF COMMUNITY ENGAGEMENT
2021 SORT TARGET AREA APPLICANT SCORES

CAC Committee Members	Central Highland Park	Jefferson Square	North Topeka West	Historic Old Town	Valley Park	Hi-Crest
1	60	53	52	70	70	64
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5	68	59	62	46	78	67
6	72	65	66	62	74	73
7	66	71	58	62	76	73
8	59	71	58	58	74	61
9	70	53	43	54	68	63
TOTAL POINTS	603	563	522	544	658	606
Total Points Possible	765					
Percentage Score	79%	74%	68%	71%	86%	79%

2021 Proposed Stages of Resources Target Area - Valley Park



**CITY OF TOPEKA
DEPARTMENT OF NEIGHBORHOOD RELATIONS**

2021 STAGES OF RESOURCE TARGETING (SORT) APPLICATION

Submission Deadline: Friday, July 31, 2020 5:00 p.m. **Note: Due to COVID-19 the deadline was extended to September 4, 2020**

SORT is a neighborhood improvement program designed to increase the quality of life through public infrastructure and affordable housing investment in lower income areas of Topeka. \$1.7 million of the City of Topeka's Capital Improvement Funding is dedicated to public improvements in the target neighborhood. Past examples include sidewalk replacement, curb and gutter repair, alley restorations, and other neighborhood quality of life improvements. An additional \$330,000 is dedicated through Housing and Urban Development funding for housing rehabilitation. Estimated funding indicated here is subject to change based on final authorization provided by the Federal Department of Housing and Urban Development (HUD) and/or authorization of the City of Topeka's Governing Body.

Through the SORT program the City provides resources to help the recipient neighborhood develop a comprehensive Neighborhood Plan that outlines the current conditions of the neighborhood, identifies goals for the future, create a future land use map, and includes neighborhood-specific elements (e.g., Infrastructure, housing, and other quality of life improvements). SORT funding allows for implementation of the priority projects outlined in the Neighborhood Plan.

PROGRAM REQUIREMENTS

1. There shall be **one** applicant neighborhood selected to receive planning and project implementation assistance annually.
2. Neighborhoods without an adopted Neighborhood Plan or those with a Neighborhood Plan older than 5 years will receive priority scoring. If no applications are received – Planning Department and Neighborhood Relation's staff will identify three neighborhoods for consideration by the Citizen Advisory Council.
3. Funding priority for projects will be given to infrastructure projects identified in the target area and no more than 5% of the infrastructure budget will be spent in public parks.
4. Funding for park amenities require at least 50% matching funds and should constitute no more than 5% of the overall infrastructure budget. The 50% matching funds may be financed through other sources such as community groups (associations), public and private entities, non-profits, government entities, and Shawnee County Parks and Recreation.

PROCESS AND PROCEDURES

Activity	Timeline
Applications submitted by NIA September 4, 2020	July 31, 2020
Applications scored by Citizen's Advisory Council October & November 2020	September 2020
Recommended neighborhood is proposed to City of Topeka Governing Body December 2020	October 2020
Neighborhood Decision-making and Preparation of Proposal a. Development of Neighborhood SORT Stakeholder's Committee (must include representation from residents, other community groups (associations), institutions (established non-profits, public institutions, and private institutions), and local businesses in the selected neighborhood. b. Discussion of alternative projects	2021

c. Consensus process d. Draft proposal e. Neighborhood Plan Review f. Final written proposal g. Presentation to City of Topeka Planning Commission and Governing Body	
Project Design & Implementation, Housing Rehabilitation Request & Assessments	2022
Project Implementation & Construction, Housing Rehabilitation	2023

NEIGHBORHOOD PLANNING PROPOSAL CHECKLIST

- ☐ Grant application proposal pages 3 through 6 are completely filled out.
- ☐ All necessary letters of support from cooperating organizations and businesses are included with your proposal.
- ☐ 501(c) 3 determination letter is included if NIA has 501(c) 3 or 2nd tier 501(c) 3 organization status.
- ☐ Documentation of neighborhood consensus for the Neighborhood Plan.
- ☐ **Colored health map showing the specific boundaries and Census Block Groups of your NIA.**
(Will be provided by the City of Topeka Planning Department after submission of your application)

This checklist is for use by the applicant group. This page does not need to be submitted with the proposal.

**CITY OF TOPEKA
DEPARTMENT OF NEIGHBORHOOD RELATIONS**

2021 STAGES OF RESOURCE TARGETING (SORT) APPLICATION

Submission Deadline: Friday, July 31, 2020 5:00 p.m. **Note:** Due to COVID-19 the deadline was extended to September 4, 2020

Applying Organization:	
Application Date:	
Website address (if applicable):	

I. GENERAL CONTACT INFORMATION

President/Director:		Phone:	
Address:			
E-mail:			

Grant Contact Person (If different from above):		Phone:	
Address:			
E-mail:			

I affirm that all information contained in this application is complete and accurate.

Organization President/Director Signature

Date

***Conflict of Interest should be avoided in the recommendation and decision making process.
Applicants shall not sit on the recommendation and decision making committees that make the selection of SORT recipient neighborhoods***

Proposal Narrative

II. Neighborhood Characteristics (20 points possible)

NOTE: The City of Topeka Planning Department will complete this section of the application after it has been submitted

1. Does the neighborhood have a Neighborhood Plan? If yes, when was the plan last updated? (must be at least 5+ years to receive points)

2. What is the estimated number of **a) individuals** and **b) households** in the neighborhood?

3. Attach colored health map showing the specific boundaries and Census Block Groups of the NIA. Check the box below that best represents the greatest percentage of the neighborhood according to the health map.
 - ☐ Intensive Care Neighborhood
 - ☐ At-Risk Neighborhood
 - ☐ Out-Patient Neighborhood
 - ☐ Healthy Neighborhood

III. Impact and Benefits (40 points possible)

4. What changes would have the greatest impact on improving your neighborhood? Include general changes as well as any specific changes to public/private areas of your neighborhood.
5. Describe how these changes would impact and/or possibly benefit your neighborhood.
6. Describe the existing positive features of the neighborhood which, if enhanced, would positively impact the neighborhood. Include any recent or potential investment/development that SORT efforts could capitalize on.
7. Describe any conditions or issues that pose potential limitations to successfully revitalizing your neighborhood.

IV. Capacity and Commitment (40 points possible)

8. Briefly describe your organization's history and mission, the vision it is working toward and goals and activities undertaken to get there.

9. Due to COVID-19 this question was eliminated for the 2021 Application year.

What activities has your organization undertaken to gather support from stakeholders in the neighborhood for developing a Neighborhood Plan and becoming a designated SORT Target area? Stakeholders include, residents, community groups (associations), institutions (established non-profits, public institutions, and private institutions), and local businesses.

- a. Please attach documentation of how the stakeholders were notified about this opportunity (meeting notices, newsletters, social media notification, flyers, etc.).
- b. Please attach documentation of how the stakeholders were included in discussion (letters, emails, neighborhood meeting minutes where it was discussed, etc.).
- c. Please attach supporting signatures of 25% of stakeholders (or at least 50 signatures, whichever is less) in the impacted neighborhood (see form provided)

10. List the community assets and resources that your organization is working with for the development of a Neighborhood Plan and in what capacity will they be involved? Assets include, individuals, other community groups (associations), institutions (established non-profits, public institutions, and private institutions), and local businesses.

List as follows: name of the organization, how they are involved, and state yes or no if their letter of support is included with this application.

11. Does the applying group or organization have a 501(c) 3 or second tier 501(c) 3 designation (tax exempt charitable organization according to the IRS)?

☐ Yes ☐ No

**Petition of Support for
Proposed 2021 Stages of Resource Targeting (SORT) Program**
(Note: Need 25% or at least 50 of neighborhood residents to approve this application)

Neighborhood	
Action petitioned for:	We, the undersigned support this effort and feel that it will benefit all neighborhood residents as well as other citizens of the Topeka community.

#	DATE	PRINTED NAME	SIGNATURE	ADDRESS
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**Petition of Support for
Proposed 2021 Stages of Resource Targeting (SORT) Program**
(Note: Need 25% or at least 50 of neighborhood residents to approve this application)

Neighborhood	
Action petitioned for:	We, the undersigned support this effort and feel that it will benefit all neighborhood residents as well as other citizens of the Topeka community.

#	DATE	PRINTED NAME	SIGNATURE	ADDRESS
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Copy of COT 2021 SORT Scoring Criteria Form

Question Title

1. Does the neighborhood have a Neighborhood Plan?

- ☐ Plan 5 years or less old (0 points)
- ☐ Plan 6-9 years old (5 points)
- ☐ Plan 10 or more years old (8 points)
- ☐ No existing Plan (10 points)

Question Title

2. Neighborhood Health Rating

- ☐ Healthy (0 points)
- ☐ Out-Patient (5 points)
- ☐ At Risk (8 points)
- ☐ Intensive Care (10 points)

Question Title

3. Does the neighborhood list changes that would have a significant impact on:

- ☐ No answer provided / does not meet criteria (0 points)
- ☐ Neighborhood Quality of Life (6 points)
- ☐ Neighborhood Housing (8 points)
- ☐ Public Infrastructure Improvements (10 points)

Question Title

4. How would the changes impact and /or benefit the neighborhood?

- ☐ No answer/little to no impact/benefit (0 points)
- ☐ Some impact/benefit (6 points)
- ☐ Impact / benefit most of the neighborhood (8 points)
- ☐ Impact / benefit all of the neighborhood (10 points)

Question Title

5. Could positive features of the neighborhood be enhanced by SORT investment?

- ☐ No answer/little to no impact/benefit (0 points)
- ☐ Some features could be enhanced (6 points)
- ☐ Enhanced features would greatly improve neighborhood (8 points)
- ☐ Enhanced features could attract private investment (10 points)

Question Title

6. Potential limitations to successful revitalization of the neighborhood.

- ☐ No answer / little to no opportunities for infrastructure improvements/ private investment (0 points)

- ☐ Neighborhood needs more improvements than resources available (6 points)
- ☐ Some opportunities for infrastructure improvements but little need for housing rehab (8 points)
- ☐ Various opportunities for infrastructure & housing Improvements/ private investment (10 points)

Question Title

7. The NIA's history, mission, vision and recent activities undertaken are:

- ☐ No answer provided / not clearly explained or no recent activities (0 points)
- ☐ developing and recent activities show that the NIA is working toward improving the area (6 points)
- ☐ established and recent activities show that the NIA has already made some improvements in the area (8 points)
- ☐ well established and recent activities show that the NIA has already made some improvements in the area and established relationship with potential investors (10 points)

Question Title

8. The NIA's community assets and resources consist of:

- ☐ No answer/NIA officers only (0 points)
- ☐ NIA officers, some area residents, and one community group or other organization/institution (6 points)
- ☐ NIA officers, some area residents, and more than one community group or other organization/institution (8 points)
- ☐ NIA officers, some area residents, more than one community group or other organization/institution and potential investors (10 points)

Question Title

9. Does the applying NIA have a 501(c) 3 or second tier 501(c) 3 designation?

- ☐ No (0 points)
- ☐ Yes (5 points)

Question Title

10. Reviewer Name/ Neighborhood /



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: Councilmember Naeger **DOCUMENT #:**
SECOND PARTY/SUBJECT: Topeka Human **PROJECT #:**
Relations Commission
Non-Discrimination
Ordinance
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: Referred to Topeka **JOURNAL #:**
HRC 12-17-19
PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION to consider revisions to Topeka Municipal Code:

- Section 2.255.030 (related to the composition of Human Relations Commission members); and
- Chapter 9.20 (entitled "Discrimination").

VOTING REQUIREMENTS:

Discussion only. Approval of the ordinance will require at least five (5) votes of the Council. The Mayor has veto authority (since this is a home rule ordinance) and does not vote.

POLICY ISSUE:

Whether to adopt revisions to TMC Section 2.255.030 and TMC Chapter 9.20, as requested by the Topeka Human Relations Commission.

STAFF RECOMMENDATION:

This is a policy determination of the Governing Body and not the result of a staff recommendation. The Governing Body has authority to establish such a policy.

BACKGROUND:

The Topeka Human Relations Commission (THRC) discussed potential updates to Title 9 with the Governing Body during the Fall of 2019. These updates related primarily to: (i) adding gender identity and sexual orientation to the list of protected classifications; and (ii) providing the THRC with the ability to receive,

investigate, seek to conciliate, hold hearings or pass upon complaints alleging violations. The proposal was referred to the Policy and Finance Committee for additional discussion, which occurred on November 15, 2019. On December 17, 2019 the Policy and Finance Committee presented their recommendation to refer the matter back to the THRC for further research, review and evaluation to the Governing Body. The Committee referral was approved by the Governing Body 9-0-0.

This proposed non-discrimination ordinance (NDO) was considered by the Topeka Human Relations Commission (THRC) during its November 2, 2020 meeting. The THRC voted to forward the proposed ordinance to the Governing Body for its consideration with a recommendation to approve. The proposed ordinance clarifies that City policy covers discrimination and retaliation based upon gender identity and sexual orientation in employment, housing and public accommodations through the addition of gender identity and sexual orientation to the list of protected classifications.

The recent United States Supreme Court decision in *Bostock v. Clayton County, Georgia*, 140 S.Ct. 1731 (2020), held that the broader category of "sex" set out in Title VII includes discrimination based on LGBTQ and all derivatives of "sex." As such, the Kansas Human Relations Commission (KHRC) and the Equal Employment Opportunity Commission (EEOC) are accepting and investigating complaints related to discrimination based on "gender identity" and "sexual orientation" and individuals who wish to file a complaint may do so through the KHRC; the EEOC; or through administrative processes provided by other state and federal laws. The proposed ordinance also contains language that clarifies the differences between a Class A versus a Class B misdemeanor and mirrors State law related to the amount of fines that can be assessed and the length of sentences that can be imposed.

BUDGETARY IMPACT:

Because complaints related to gender identity and sexual orientation will be investigated at the state and federal level (by the KHRC and the EEOC), there will be no budgetary impact.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Proposed Ordinance

Letter of Support HRC Nov 9, 2020

Overview - Federal Law

Overview - State Law

Governing Body Meeting Minutes Excerpt December 17, 2019

Policy and Finance Committee Report with Recommendation November 15, 2019

FINAL - Human Relations Commission Meeting Minutes - Nov 2, 2020

1 (Published in the Topeka Metro News _____)

2
3 ORDINANCE NO. _____

4
5 AN ORDINANCE introduced by Councilmember Hannah Naeger, concerning
6 nondiscrimination ordinances, amending City of Topeka Code §
7 2.255.010, § 2.255.030, § 2.255.040, § 9.20.020 and § 9.20.040,
8 repealing original sections, as well as creating § 9.20.010, §
9 9.20.030 and § 9.20.050.

10
11 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

12 Section 1. That section 2.255.010, Topeka Human Relations Commission
13 created, of The Code of the City of Topeka, Kansas, is hereby amended to read as
14 follows:

15 **Topeka Human Relations Commission cCreated.**

16 There is hereby created the Topeka Human Relations Commission. The City
17 Manager shall designate staff to assist the Commission.

18 Section 2. That section 2.255.030, Composition – Term of members, of The
19 Code of the City of Topeka, Kansas, is hereby amended to read as follows:

20 **Composition – Term of mMembership.**

21 (a) ~~Membership Generally.~~ The Topeka Human Relations Commission shall
22 consist of nine members to be drawn from individuals with disabilities; ~~and from diverse~~
23 ~~gender, racial, ethnic, commercial, and industrial segments of the community~~ individuals
24 representative of the LGBTQ+ community; and individuals of diverse ages, ethnicities,
25 races, sexes, industries and commercial backgrounds. The Commissioners shall reside
26 within the corporate limits of the City and shall serve without compensation. The
27 Commissioners ~~shall be appointed by the Mayor from Council nominations, and such~~
28 ~~appointments shall be confirmed by the Council.~~

29 (b) Appointment; Terms. Commissioners shall be appointed by the Mayor
30 from Council nominations and such appointments shall be confirmed by the Council.

31 The term of office of each member of the Commission shall be for two years. Members
32 shall not serve beyond the end of their appointed terms. Upon expiration of a term, the
33 position shall remain vacant until a successor is appointed.

34 (c) ~~Restrictions-Qualifications of Members.~~ No full- or part-time benefit-eligible
35 employee or elected official of the City may be appointed to the Commission. No
36 immediate family member of a ~~City Council~~ Governing Body member or any department
37 director may be appointed to the Commission.

38 (d) ~~Compensation and Removal; Vacancies.~~ ~~Members shall serve without~~
39 ~~compensation.~~ Members may be removed for cause by a majority vote of the
40 ~~Council~~ Governing Body. Removal for cause shall include, but not be limited to, the
41 following reasons: failure to attend four Commission meetings in one calendar year or
42 failure to attend three consecutive Commission meetings in one calendar year. In the
43 case of death, incapacity, resignation or disqualification of any member of the
44 Commission, vacancies shall be filled in accordance with TMC 2.205.010.

45 (e) ~~Commission Organization; Meetings.~~ Each year, ~~the~~ Commission shall
46 ~~select by majority vote one of the appointees as the~~ chairperson of the Commission
47 ~~and one of the appointees as the vice-chairperson of the Commission~~ by a majority vote
48 of its members. The Commission shall meet at such times and such places as it may
49 agree upon. Special meetings may be called by the chairperson or by a majority of the
50 Commission.

52 Section 3. That section 2.255.040, Duties and responsibilities, of The Code of
53 the City of Topeka, Kansas, is hereby amended to read as follows:

54 **Duties and responsibilities.**

55 (a) Support efforts to eliminate prejudice because of ~~race, religion, creed,~~
56 ~~color, sex, disability, national origin or ancestry, age, sexual orientation or gender~~
57 ~~identity~~ age, color, disability, familial status, gender identity, genetic information, national
58 origin or ancestry, race, religion, sex, sexual orientation, veteran status or any other
59 factor protected by law and further goodwill among all people of the City ~~and by~~
60 ~~promoteing goodwill,~~ cooperation and conciliation within the City;.

61 (b) Promote and facilitate Town Hall meetings and public forums on issues of
62 interest and concern to residents of Topeka;.

63 (c) Participate in outreach activities and public education;.

64 (d) Partner with groups that share similar goals;.

65 (e) By February 1st of each year, prepare and submit an annual report to the
66 ~~City and the City Council~~ Governing Body of the Commission's activities, identifying
67 issues and problem areas within the Topeka community; and, further, after reviewing
68 the performance of the Commission during the year, propose any modifications to this
69 chapter ~~and, as well as~~ Chapters 2.105, ~~2.250~~ and 9.20 TMC, ~~that~~ which would improve
70 the effectiveness of the Commission and better fulfill the antidiscrimination policies of
71 the City.

72 Section 4. That The Code of the City of Topeka, Kansas, is hereby amended
73 by adding a section, to be numbered 9.20.010, which said section reads as follows:

75 **Definitions.**

76 The definitions contained in the Kansas Acts Against Discrimination, K.S.A. 44-
77 1001 to 44-1044; the Kansas Age Discrimination in Employment Act, K.S.A. 44-1111 to
78 44-1121; and the Discrimination Against Military Personnel Act, K.S.A. 44-1125 to 44-
79 1128, all as may be amended from time to time, shall apply to this Chapter unless
80 specifically defined herein.

81 Section 5. That section 9.20.020, Policy, of The Code of the City of Topeka,
82 Kansas, is hereby amended to read as follows:

83 **Policy.**

84 The practice or policy of discrimination against persons by reason of ~~race,~~
85 ~~religion, creed, color, sex, disability, national origin or ancestry or age~~ their age, color,
86 disability, familial status, gender identity, genetic information, national origin or ancestry,
87 race, religion, sex, sexual orientation, veteran status or any other factor protected by
88 law ("protected class") is a matter of concern to the City, since such discrimination not
89 only threatens the rights and privileges of the inhabitants of the City but also menaces
90 the institutions and foundations of a free democratic state. It is hereby declared to be
91 the policy of the City, in exercise of its police power for the protection of the public
92 safety, health and general welfare, for the maintenance of business and good
93 government, and for the promotion of the City's trade and commerce, to eliminate and
94 prevent discrimination or segregation ~~because of race, religion, creed, color, sex,~~
95 ~~disability, national origin or ancestry or~~ based on a protected class. It is further declared
96 to be the policy of the City to assure equal opportunity and encouragement for every
97 person, regardless of ~~race, religion, creed, color, sex, disability, national origin or~~

ancestry or age their membership in a protected class, to secure and hold, without discrimination, employment in any field of work or labor for which the person is otherwise properly qualified; to assure equal opportunity for all persons within this City to full and equal public accommodations and the full and equal use and enjoyment of the services, facilities, privileges and advantages of all governmental departments or agencies; and to assure equal opportunity for all persons within this City in housing, ~~without distinction on account of race, religion, creed, color, sex, disability, national origin or ancestry.~~

Section 6. That The Code of the City of Topeka, Kansas, is hereby amended by adding a section to be numbered 9.20.030, which said section reads as follows:

Civil Rights Declared.

(a) The right of an otherwise qualified person to be free from discrimination because of that person's actual or perceived age, color, disability, familial status, gender identity, genetic information, national origin or ancestry, race, religion, sex, sexual orientation or veteran status is recognized as, and declared to be, a civil right. This right shall include, but not be limited to, all of the following:

(1) The right to obtain and hold employment and the benefits associated therewith without discrimination.

(2) The right to the full enjoyment of any of the accommodations, advantages, facilities or privileges of any place of public accommodation without discrimination.

(3) The right to engage in property transactions, including obtaining housing for rental or sale and credit therefor, without discrimination.

(4) The right to exercise any right granted under this ordinance without suffering coercion or retaliation.

(b) Because federal and state law consistently address unlawful discriminatory and retaliatory practices related to the above-described civil rights, a separate enforcement procedure is not created.

Section 7. That section 9.20.040, Intimidation or bias crimes, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

Intimidation or bias crimes.

(a) Any person who violates or attempts to violate any of the following ordinances of the code of the City of Topeka, Kansas, and any amendments thereto, by reason of any motive or intent relating to, or any antipathy, animosity or hostility based upon another individual's or group of individuals' membership in a protected class as defined in TMC 9.20.020 shall be guilty of a misdemeanor:

(1) Uniform Public Offense Code (hereinafter "UPOC") 3.1, Battery;

(2) UPOC 3.2.1, Sexual Battery;

(23) UPOC 3.3, Assault;

(3) ~~UPOC 9.1, Disorderly conduct;~~

(4) UPOC 3.6, Unlawful Restraint;

(45) UPOC 6.6, Criminal ~~d~~Damage to ~~p~~Property;

(56) UPOC 6.7, Criminal ~~t~~respass;

(7) UPOC 9.1, Disorderly Conduct;

(68) UPOC 9.10, ~~Telephone~~ hHarassment by Telecommunications Device;

(79) ~~TMC 9.40.040~~UPOC 10.5, Discharge of ~~f~~Firearms;

(8) ~~UPOC 10.2~~, Drawing a weapon upon another.

(b) Any person who, knowingly assembles with one or more persons and agrees with such person or persons to violate any of the criminal laws of the State of Kansas or of the United States with force or violence by reason of any motive or intent relating to, or any antipathy, animosity or hostility based upon, ~~the race, color, sex, religion, national origin, age, sexual orientation, ancestry, or disability of another individual or group of individuals, knowingly assembles with two or more persons and agrees with such person or persons to violate any of the criminal laws of the State of Kansas or of the United States with force or violence~~ another individual's or group of individuals' membership in a protected class as defined in TMC 9.20.020 shall be guilty of a misdemeanor.

(c) Penalty.

(1) Upon a first conviction of a violation of the provisions of this section a person shall be deemed guilty of a Class B misdemeanor and shall be punished by a fine ~~of not less than \$250.00 nor more than \$2,500~~in an amount not to exceed \$1,000.00, or by imprisonment ~~for not more than one year~~a sentence not to exceed six months, or by both such fine and imprisonment.

(2) On a second or subsequent conviction of a violation of the provisions of this section a person shall be deemed guilty of a Class A misdemeanor and shall be ~~sentenced to~~punished by a fine in an amount not to exceed \$2,500.00, ~~or by imprisonment of not less than five days, nor more than~~a sentence not to

166 exceed one year and a fine of not less than \$500.00 nor more than \$2,500.00, or
167 by both such fine and imprisonment.

168 Section 8. That The Code of the City of Topeka, Kansas, is hereby amended
169 by adding a section to be numbered 9.20.050, which said section reads as follows:

170 **Severability.**

171 If any clause sentence, paragraph or part of this Chapter or the application
172 thereof to any person or circumstances shall for any reason be adjudged by a court of
173 competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate
174 the remainder of this Chapter and the application thereof to other persons or
175 circumstances, but shall be confined in its operation to the clause, sentence, paragraph
176 or part thereof directly involved in the controversy in which such judgment shall have
177 been rendered and the persons or circumstances involved. It is hereby declared to be
178 the legislative intent that this Chapter would have been adopted had such provisions not
179 been included.

180 Section 9. That original § 2.255.010, § 2.255.030, § 2.255.040, § 9.20.020 and
181 § 9.20.040 of The Code of the City of Topeka, Kansas, are hereby specifically repealed.

182 Section 10. This ordinance shall take effect and be in force from and after its
183 passage, approval and publication in the official City newspaper.

184 Section 11. This ordinance shall supersede all ordinances, resolutions or rules,
185 or portions thereof, which are in conflict with the provisions of this ordinance.

186 Section 12. Should any section, clause or phrase of this ordinance be declared
187 invalid by a court of competent jurisdiction, the same shall not affect the validity of this
188 ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

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PASSED AND APPROVED by the City Council on _____.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk

DRAFT

Statement to the Governing Body – Non-Discrimination Ordinance

At the November 2, 2020, meeting of The Human Relations Commission (THRC), the ordinance that is being introduced this evening by Councilmember Hannah Naeger was reviewed by the Commission. Lisa Robertson, City Attorney, and Brent Trout, City Manager were present for the Zoom meeting and participated in the discussion. All of the questions and concerns raised by the THRC Commissioners were addressed. As the minutes you have received will reflect, the Commission recorded a unanimous vote in support of the proposal. THRC is now asking the Governing Body to review and approve the final draft of the NDO presented by Councilmember Hannah Naeger.

The issue of discrimination and providing protections against it was the most cited topic when the community was encouraged to advocate for 2020 priorities in January. As such, the THRC was encouraged to see it put on the governing body's agenda. It is past time to make this priority into policy. Discrimination is wrong in any form. As the late Representative John Robert Lewis said *"If you see something that is not right, not fair, not just, you have a moral obligation to do something about it."*

In the summer of 2019, the Human Relations Commission asserted its support of prohibiting discrimination on the basis of sexual orientation or gender identity. It is the understanding of the Human Relations Commission that at that time, and continuously since then, there has been broad support for anti-discrimination protections in the governing body.

Councilmember Naeger has introduced an ordinance to make this priority a reality. THRC stands in support of this ordinance and would encourage the Governing Body to use their voice in declaring its stand against discrimination of all kinds by adopting this ordinance.

FEDERAL LAW OVERVIEW

Title VII of the 1964 Civil Rights Act prohibits discrimination in terms and conditions of employment. Title VII applies to all private and state/local government employers with at least 15 employees and practices of discrimination on the basis of race, religion, color, sex, disability, national origin or ancestry. Title VII does not expressly reference gender identity or sexual orientation. The legal question had been whether the term “sex discrimination” includes discrimination on the basis of gender identity or sexual orientation. The Equal Employment Opportunity Commission (EEOC) investigates and enforces Title VII and defines and interprets discrimination on the basis of sex to include discrimination on the basis of gender identity or sexual orientation. Not all federal courts agree with the EEOC, which led to the United States Supreme Court decision to review three Circuit Court of Appeal decisions (from the 2nd, 6th and 11th circuit) related to whether Title VII protects against discrimination on the basis of gender identity or sexual orientation. In each of these cases, an employer allegedly fired an employee simply for being homosexual or transgender.

More specifically, Clayton County, Georgia fired Gerald Bostock for conduct “unbecoming” a county employee shortly after he began participating in a gay recreational softball league. Altitude Express fired Donald Zarda days after he mentioned being gay. And R. G. & G. R. Harris Funeral Homes fired Aimee Stephens, who presented as a male when she was hired, after she informed her employer that she planned to “live and work full-time as a woman.” The Eleventh Circuit held that Title VII does not prohibit employers from firing employees for being gay and so Mr. Bostock’s suit could be dismissed as a matter of law. The Second and Sixth Circuits, however, allowed the claims of Mr. Zarda and Ms. Stephens, respectively, to proceed. The United States Supreme Court took up the case and handed down its decision on June 15, 2020, in *Bostock v. Clayton County, Georgia*, 140 S.Ct. 1731 (2020).

In a nutshell, the Court held that the 1964 Civil Rights Act protects gay, lesbian and transgender employees from discrimination based on sex. An employer who fires an individual merely for being gay or transgender violates Title VII. Therefore, most employers with at least 15 employees, labor unions and employment agencies are now prohibited from discriminating in employment based on a person’s sexual orientation or transgender status.

Title II of the 1964 Civil Rights Act prohibits discrimination or segregation in places of public accommodation on the basis of an individual’s race, color, religion or national origin. This law covers privately owned facilities that offer food, lodging, gasoline or entertainment to the public and government-owned and/or operated entities. The ***Americans with Disabilities Act*** prohibits discrimination on the basis of a disability in places of public accommodation. The Civil Rights Division of the Department of Justice and the United States Attorney’s office in Kansas accept complaints of discrimination against places of public accommodation under both of these federal laws.

The ***Fair Housing Act*** makes it unlawful to refuse to rent or sell housing to anyone because of “race, color, religion, disability, sex, familial status or national origin.” The U.S. Department of Housing and Urban Development investigates housing discrimination complaints, including complaints of discrimination based on sexual orientation and gender identity.

STATE LAW OVERVIEW

In Kansas, the ***Kansas Act Against Discrimination (KAAD)*** is enforced by the Kansas Human Rights Commission (KHRC). Effective August 24, 2020, the KHRC began accepting complaints of “sex” discrimination in employment, housing and public accommodations wherein allegations include discrimination based on LGBTQ and all derivatives of “sex” (which is what the federal Equal Employment Opportunity Commission (EEOC) has been doing for some time). K.S.A. Section 44-1001 states:

The practice or policy of discrimination against individuals in employment relations, in relation to free and public accommodations, in housing by reason of race, religion, color, sex, disability, national origin or ancestry or in housing by reason of familial status is a matter of concern to the state, since such discrimination threatens not only the rights and privileges of the inhabitants of the state of Kansas but menaces the institutions and foundations of a free democratic state. It is hereby declared to be the policy of the state of Kansas to eliminate and prevent discrimination in all employment relations, to eliminate and prevent discrimination, segregation or separation in all places of public accommodations covered by this act and to eliminate and prevent discrimination, segregation or separation in housing.

In a nutshell, the KAAD prohibits discrimination based on race, religion, color, sex, disability, national origin or ancestry of any person and applies to discrimination in employment, public accommodations and housing:

- Under the KAAD, it is unlawful for an employer to refuse to hire or employ or discharge or discriminate in the terms, conditions or privileges of employment.
--Employer means any person employing four or more employees and governments.
- Under the KAAD, it is unlawful for any owner, operator, lessee, manager, agent or employee of any place of public accommodation to refuse, deny or make a distinction, directly or indirectly, in offering its goods, services, facilities and accommodations to any person.
--Any person who caters or offers goods, services, facilities and accommodations to the public.
- Under the KAAD, it is unlawful for any person to refuse, deny, make a distinction, directly or indirectly, or discriminate in any way against persons in the full and equal use and enjoyment of the services, facilities, privileges and advantages of public governmental services.
- Under the KAAD, it is unlawful to refuse to sell or rent to any person based on race, religion, color, sex, disability, familial status, national origin or ancestry.

K.S.A Section 44-1002 states the term “unlawful discriminatory practice” shall not apply to a religious or private fraternal and benevolent association or corporations. In 2013, Kansas passed the ***Kansas Preservation of Religious Freedom Act***. This Act provides that a Government shall not substantially burden a person’s right to exercise of religion unless such Government demonstrates by clear and convincing evidence that application of the burden is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that interest. The Act defines a burden to be “any government action that directly or indirectly constrains, inhibits, curtails or denies the exercise of religion by any person or compels any action contrary to a person’s exercise of religion and includes, but is not limited to, withholding benefits, assessing criminal, civil or administrative penalties or exclusion from government programs or access to government facilities.” The Act provides for a civil action to recover injunctive relief, actual damages or costs and attorney fees.

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, December 17, 2019. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Clear, Ortiz, Padilla, Jensen, Dobler, Coen and Lesser -8. Mayor De La Isla presided -1. Absent: Emerson -1.

APPROVAL of the Policy and Finance Committee Report and Recommendation regarding Title 9 amendments submitted through the Topeka Human Relations Commission was presented.

Councilmember Coen, Policy and Finance Committee Chair, gave the Committee report. He stated the committee meeting was highly attended and no one spoke in support of the request; therefore, the Committee recommends the issue be sent back to the Topeka Human Relations Commission for review.

Mayor De La Isla announced the Committee report has been received by the Governing Body.

Councilmember Ortiz asked Councilmember Coen to explain the details of the Committee's recommendation.

Councilmember Coen reported they were asked to review the issue due to a recent discussion of the Topeka Human Relations Commission (THRC), which would involve applying Title 9 to private businesses, primarily to: (i) add gender identity and sexual orientation to the list of protected classes; and (ii) provide the THRC with the ability to receive, initiate, investigate, seek to conciliate, hold hearings on and pass upon complaints alleging violations. (Revisions to TMC Sections 9.20.020, and 9.20.040 through 9.20.090 were proposed.) He stated there were no members of the Topeka Human Relations Commission in attendance and no complaints have been filed at this time.

Councilmember Jensen reported discussion ensued at the Committee level regarding the need to identify what issue was trying to be addressed and how it would be implemented. He noted the proposed language was vague and broad in nature.

Councilmember Hiller referenced the Committee report and noted there were questions posed during the Committee meeting over what specific activities would be covered; what level of enforcement/control the Topeka Human Relations Commission was requesting; and associated budgetary impact that would be tied to the requested changes.

Councilmember Coen moved to approve the recommendation of the Committee to refer the matter to the Topeka Human Relations Commission for further research, review and evaluation. The motion was seconded by Councilmember Jensen.

Councilmember Coen reported he has requested a copy of the minutes of the Topeka Human Relations Commission meeting where the issue was discussed and he has not received a copy to date.

The motion to approve the recommendation of the Committee to refer the matter to the Topeka Human Relations Commission for further research, review and evaluation carried unanimously. (9-0-0)

COMMITTEE REFERRAL SHEET

COMMITTEE REPORT

Name of Committee: Policy and Finance

Issue: Consideration of Title 9 Amendments submitted through Topeka Human Relations Commission

Title 9 Matter Referred to Committee on: October 8, 2019

Committee Meeting Held on: November 15, 2019

Background: In June of 2010, City Manager Norton Bonaparte, Jr. submitted an agenda item for consideration relation to the Human Relations Commission and the Topeka Human Relations Department. More specifically, the policy issue presented was whether to retain the Human Relations Commission and abolish the Topeka Human Relations Department and its Staff positions. The reason this policy issue was presented was because the investigation of complaints of discrimination in the areas of employment, public accommodation and housing can be filed and investigated by state and federal agencies (depending on the type of discrimination being alleged). Eliminating this duplication of service was done as part of comprehensive cost-saving measures, which indicated that taking the action described in the paragraph below would result in budgetary savings in the range of \$234,000 over a two-year period.

Ordinance No. 19433 *amended* TMC Sections 2.135.010, 2.135.130, 2.55.010, 2.55.040 and 9.20.020 and *repealed* TMC Sections 2.55.020, 9.20.010, 9.20.030, 9.20.050 through 9.20.150 and 9.25.040 through 9.25.240. The effect was to eliminate the Topeka Human Relations Department; and, although the Topeka Human Relations Commission (THRC) was retained, to restructure the duties and responsibilities of the THRC. More specifically, instead of having the authority to administer/enforce specified provisions of the TMC, draft regulations, receive/investigate complaints and/or hold public hearings, the THRC's efforts were refocused to:

- (1) Promoting efforts to eliminate prejudice and encourage goodwill, cooperation and conciliation within the City;
- (2) Promoting and facilitating Town Hall meetings and public forums on issued of interest and concern to City residents;
- (3) Participating in outreach activities and public education;
- (4) Partnering with groups that share similar goals; and
- (5) Preparing/submitting an annual report identifying issued and problem areas within the community.

Overview of Discussions:

The Policy and Finance Committee was asked to review this issue due to a recent discussion of the THRC, which would involve applying Title 9 to private businesses, primarily to: (i) add gender identity and sexual orientation to the list of protected classes; and (ii) provide the THRC with the ability to receive, initiate, investigate, seek to conciliate, hold hearings on and pass upon complaints alleging violations. (Revisions to TMC Sections 9.20.020, and 9.20.040 through 9.20.090 were proposed.)

Will Naeger, representing the THRC, indicated during the October 8th Governing Body meeting that the THRC had recently discussed updates to Title 9, (which applies to private businesses); primarily to add gender identity and sexual orientation to the list of protected classes. Councilmember Hiller confirmed that the referral related to a review of definitions only; and not to a request to establish a City of Topeka Human Relations Department, or to review the THRC's authoritative role in the community.

During the November 15th Committee meeting, Mr. Naeger relayed that adding gender identity and sexual orientation as protected classes within Title 9 would provide legal protection to persons within those classes who are discriminated against by businesses and employers within the City.

No public comment in favor of adding protected classes was received. Approximately fourteen individuals spoke against adding a local law protecting individuals based on their sexual orientation or gender identity. Opinions expressed by individuals speaking in opposition included the following:

- (i) there is no documented need to add these additional protected classes;
- (ii) adding these protected classes would interfere and conflict with sincerely held religious beliefs of others;
- (iii) current laws are sufficient and sex discrimination should be limited to biological sex; and
- (iv) the potential for abuse exists within schools and bathrooms.

The specific question as to whether the current Title VII prohibition against sex discrimination includes discrimination on the basis of sexual orientation and gender identity is now pending before the U.S. Supreme Court. There was some discussion about whether the City should await the federal court ruling prior to making a decision at the local level.

Staff relayed that if the Supreme Court decides Title VII *does* cover discrimination on the basis of sexual orientation and gender identity, then federal employment discrimination law would apply to employers covered by Title VII (generally those with 15 or more employees). However, regardless of how the Supreme Court decides this issue, the City could proceed with enacting a local law that provides greater protection than that provided by the federal statute.

There were questions posed during the November 15th Committee meeting over what specific activities would be covered (i.e., limit to employment and housing discrimination; or include access to business services and/or places of public accommodation). There were also unanswered questions over what level of

enforcement/control the THRC was requesting. Without answers to these questions, there was an inability to intelligently discuss focused exemptions based on religious beliefs or any associated budgetary impact tied to the requested changes.

Members of Committee:

Councilmembers Jeff Coen (chair), Tony Emerson and Brendan Jensen

Committee Action:

Motion by Councilmember Jensen, seconded by Councilmember Emerson, recommending that the Governing Body refer the subject matter back to the Topeka Human Relations Commission for further research, review and evaluation Motion passed with a vote of 2-1.

Recommendation:

Refer matter back to Topeka Human Relations Commission for further research, review and evaluation.

Date Referred to Governing Body: December 17, 2019 - for Action



CITY OF TOPEKA

HUMAN RELATIONS COMMISSION

MEETING MINUTES

Date: November 2, 2020
Time: 5:30pm
Location: Virtual Online

Commissioners present:

Ms. Kim Montoya
Ms. Lorean Williams
Ms. Erica Garcia Babb

Commissioners absent:

Ms. Cynthia Hopp
Luc Bensimon

Mission Statement:

The mission of the Human Relations Commission is to conduct outreach and educational activities that promote justice and cultural understanding, and improve relationships among all people of the City of Topeka.

1. Call to order by Commissioner –Commissioner Hopp called the meeting to order at 5:44 pm.

a. Roll Call

All Commissioners present.

b. Adoption of **November 2, 2020** Agenda

Commissioner Montoya made a motion to adopt the November 2, 2020 agenda; Commissioner Babb seconded. All in favor; motion carries.

c. Adoption of **October 5, 2020** Minutes

Commissioner Montoya made a motion to approve October 5, 2020 minutes; Commissioner Babb seconded. All in favor; motion carries.

2. Bylaws Revisions

Commissioner Hopp made a motion to copy NDO lines 55-60 and insert in place of lines 18-21 in the bylaws. There was no second. Motion fails.

Commissioner Babb made a motion to replace lines 18-21 in the Bylaws with NDO lines 57-59, definitions of protected groups. Commissioner Montoya seconded. All in favor. Motion carries.

Commissioner Babb made a motion to add the definitions creed and gender expression to the NDO definition of protected groups in lines 18-21. Commissioner Hopp seconds. All in favor. Motion carries.

Commissioner Babb made a motion to edit lines 77-78, deleting remotely and replacing with teleconference or videoconference. Commissioner Montoya seconds. All in favor. Motion carries.

Commissioner Montoya made a motion to remove lines 128-131, Confidentiality section, from bylaws. Commissioner Babb seconds. All in favor. Motion carries.

Commissioner Hopp made a motion to approve bylaws with changes made today. Commissioner Babb seconded. All in favor. Motion carries.

3. NDO

Commissioner Montoya made a motion to approve the NDO ordinance as written in the 11.17.20 draft. Commissioner Babb seconds. All in favor. Motion carries.

Commissioner Hopp appointed Commissioners Montoya and Williams to represent the THRC at the November 17 and December 1 Council meetings. Commissioner Montoya will draft a statement for the Commission's approval.

4. Stephanie Mott Award

Commissioners reviewed and edited the draft presented by Commissioner Montoya. Sample logos were presented. Commissioner Babb made a motion to approve the edited draft for the Stephanie Mott award description and application. Commissioner Hopp seconds. All in favor. Motion carries. Commissioner Hopp made a motion to contact City of Topeka Communications Department to draft a logo for the Stephanie Mott plaque. Commissioner Babb seconds. All in favor. Motion carries.

5. Election of Chair and Vice Chair

Nominations for Chair

Commissioner Hopp nominated Commissioner Montoya for Chair. Commissioner Montoya accepts the nomination. Commissioner Babb nominates Commissioner Williams for Chair. Commissioner Williams accepts. Commissioner Montoya nominates Commissioner Babb for Chair. Commissioner Babb declines the nomination.

Votes cast for Commissioner Montoya: Commissioner Hopp

Votes cast for Commissioner Williams: Commissioner Babb; Commissioner Montoya

Commissioner Bensimon abstains.

Commissioner Williams is elected as Chair.

Nominations for Vice Chair

Commissioner Montoya nominates Commissioner Babb.

Commissioner Babb nominates Commissioner Montoya. Commissioner Montoya declines.

Votes cast for Commissioner Babb: Hopp, Montoya, Williams, Bensimon. All in favor. Commissioner Babb is elected Vice Chair.

6. Adjournment

Commissioner Hopp made a motion for a follow-up meeting on November 16 at 5:30 pm to discuss the remaining agenda items. Commissioner Babb seconds. All in favor. Motion carries.

Commissioner Hopp made a motion to adjourn. Commissioner Montoya seconds. All in favor. Motion carries. Meeting adjourned at 7:26 p.m.

Next Meeting

Monday, November 9, 5:30 pm – 7:00 pm

To request an ADA Accommodation, please contact 785-368-3725 between the hours of 8:00am – 5:00pm no later than 3 working days in advance of this meeting.



City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: Jessica Lamendola DOCUMENT #:
SECOND PARTY/SUBJECT: Jeff White - Columbia PROJECT #:
Capital
CATEGORY/SUBCATEGORY 006 Communication / 005 Other
CIP PROJECT: No
ACTION OF COUNCIL: Discussion 10-06-20. JOURNAL #:
Discussion 10-13-20.
Discussion 11-10-20.
PAGE #:

DOCUMENT DESCRIPTION:

DISCUSSION of the license and management fee proposal associated with the transition of management and operational functions at the Topeka Zoo and Conservation Center from the City to the Friends of Topeka Zoo ("FOTZ") in conjunction with a proposed Public Private Partnership.

VOTING REQUIREMENTS:

Discussion Only. No action required by the Governing Body.

POLICY ISSUE:

Determine whether to move forward with a license and management fee proposal associated with the transition of management and operational functions at the Topeka Zoo and Conservation Center from the City to FOTZ in conjunction with a public private partnership in accordance with terms and conditions set out in a corresponding License and Management Agreement.

STAFF RECOMMENDATION:

Entering into a public private partnership with FOTZ to manage and operate the Topeka Zoo and Conservation Center is a policy decision for the Governing Body.

BACKGROUND:

The subject of Zoo Governance has been discussed during multiple Governing Body meetings: June 4, 2019; December 3, 2019; March 2, 2020; October 6 and 13, 2020; and November 10, 2020. During the November 10th meeting, FOTZ made a presentation providing the reasons in support of transitioning the management and operation of the Topeka Zoo and Conservation Center to FOTZ, with specific focus on associated financial

matters. A financial analysis has been performed and various license and management fee options explored.

BUDGETARY IMPACT:

The current budget impact is unknown at this time.

SOURCE OF FUNDING:

This is under review.



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214 SE 8th Street
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December 1, 2020

DATE: December 1, 2020
CONTACT PERSON: DOCUMENT #:
SECOND PARTY/SUBJECT: Public Comment PROJECT #:
Protocol
CATEGORY/SUBCATEGORY
CIP PROJECT: No
ACTION OF COUNCIL: JOURNAL #:
PAGE #:

DOCUMENT DESCRIPTION:
PUBLIC COMMENT PROTOCOL
VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

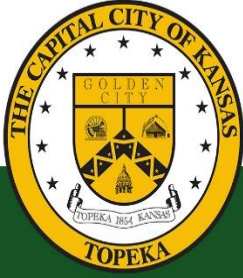
BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

Zoom Meeting Protocol - Public Comment
Procedures for Addressing the Governing Body



CITY OF TOPEKA

City Clerk
City Hall, 215 SE 7th Street, Room 166
Topeka, KS 66603
www.topeka.org

Brenda Younger, M.M.C.
785-368-3940
Email: byounger@topeka.org

Zoom Meeting Protocol Public Comment

- 1) Make sure your **Zoom name, email and/or phone number** matches what was submitted to the City Clerk when you signed up for public comment. **Any misnamed or unauthorized users will not be admitted to Zoom.**
- 2) Please keep your **mic muted** and your **camera off** until you are called by the Mayor to give your comment.
- 3) If you are cut off during your comment time due to an internet connection or technical issue, you will need to submit your comments in writing to the City Clerk at cclerk@topeka.org or 215 SE 7th Street, Room 166, Topeka, KS 66603 for attachment to the minutes.
- 4) If you break any of the public comment rules, you will receive one warning from the Mayor. If you continue any prohibited behavior, you will be removed from the Zoom meeting room and will not be allowed to rejoin.
- 5) Public comment is limited to four minutes. You may receive an extension at the discretion of the Governing Body. The timer will be visible to you in the 'City of Topeka Admin' window on the Zoom app. Call-in users will hear one beep when a minute is remaining and then another beep when time has expired.
- 6) Please **do not share the Zoom login information** with anyone. Any unauthorized users will not be admitted to the Zoom meeting room.

PROCEDURES for Addressing the Governing Body

In accordance with Governing Body Rules, the following protocols for public comment apply.

- Each person shall state his or her name and city of residence in an audible tone for the record.
- All remarks shall be addressed to the Governing Body as a whole -- not to any individual member.
- In order to provide additional time for as many individuals as possible to address the Governing Body, each individual signed up to speak will need to complete his or her comments within four minutes.
- The following behavior will not be tolerated from any speaker:
 - Uttering fighting words
 - Slander
 - Speeches invasive of the privacy of individuals (no mention of names)
 - Unreasonably loud speech
 - Repetitious speech or debate
 - Speeches so disruptive of proceedings that the legislative process is substantially interrupted

Any speaker who engages in this type of behavior will be warned once by the presiding officer (Mayor). If the behavior continues, the speaker will be ordered to cease his or her behavior. If the speaker persists in interfering with the ability of the Governing Body to carry out its function, he or she will be removed from the Zoom meeting room.

Members of the public, Governing Body and staff are expected to treat one another with respect at all times.