RESOLUTION NO. 9438

A RESOLUTION introduced by Acting City Manager Richard U. Nienstedt making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the Resolution and advise the Governing Body

WHEREAS, K.S.A. 12-5241 et seq. (“the Act”) authorizes the City of Topeka (“City”) to establish a Reinvestment Housing Incentive District (“RHID”), the first step of which is to conduct a housing needs analysis to determine what housing needs exist within the community; and

WHEREAS, after conducting such analysis, the Governing Body may adopt a resolution making certain findings regarding the establishment of a RHID and providing the legal description of the proposed RHID and a map depicting the existing parcels in the proposed RHID; and

WHEREAS, after publishing such resolution, the Governing Body shall send a copy to the Secretary of Commerce (“Secretary”) requesting that the Secretary review the resolution and advise the Governing Body whether the Secretary concurs with the findings; and

WHEREAS, the City has performed a housing needs analysis (“the Analysis”); and

WHEREAS, based upon the Analysis, the Governing Body proposes to commence proceedings necessary to create an RHID, in accordance with the Act.
NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, AS FOLLOWS:

Section 1. The Governing Body adopts and incorporates by reference the Analysis, a copy of which is on file in the office of the City Clerk and accessible on the City’s website https://www.topeka.org/finance/rhid and based on a review of the Analysis makes the following findings and determinations.

Section 2. The Governing Body finds that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body finds that this shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body finds that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body finds that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based upon the findings and determinations contained herein, the Governing Body proposes to establish an RHID pursuant to the Act, within the boundaries of the real estate legally described in Exhibit A, attached hereto and incorporated by reference, and as shown on the map depicting the existing parcels of land attached hereto and incorporated by reference as Exhibit B.
Section 7. The City Clerk is directed to publish this resolution one time in the Topeka Metro News and to send a certified copy of this resolution to the Secretary for the latter’s review and concurrence with the findings herein.

Section 8. This resolution shall take effect after its adoption and publication once in the Topeka Metro News.

PASSED and APPROVED by the Governing Body on July 11, 2023.

CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

ATTEST:

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Brenda Younger, City Clerk
EXHIBIT A

LEGAL DESCRIPTION OF THE PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICT

Tract I:

A tract of land in the Southwest Quarter of Section 12, Township 12, Range 14 East of the 6th P.M., Shawnee County, Kansas described as follows:

Current Phase –

   Lots 1-7 Blk A
   Lots 1-11 Blk B

Future Phase –

   Lots 12-38 Blk B
   Lots 1-12 Blk C
   Lots 1-14 Blk D
   Lots 3-10 Blk E
   Lots 1-10 Blk F

Tract II:

A tract in the Southeast Quarter of Section 10, Township 12 South, Range 16 East of the 6th P.M. in the City of Topeka, Shawnee County, Kansas described as:

Current Phase

   Lot 2-5 Blk F
   Lots 10-15 Blk E
   Lots 2-7 Blk I

Future Phases

   Lots 8-15 Blk I
   Lots 3-9 & 17-27 & 33-42 Blk
EXHIBIT B
MAP OF PROPOSED RHID DISTRICT