



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
May 12, 2026

DATE:	May 12, 2026	
CONTACT PERSON:	Leigha Boling, Economic Development Director	DOCUMENT #:
SECOND PARTY/SUBJECT:	Johnson-Betts Meadows, LP	PROJECT #:
	LP RHID Development Agreement	
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

DEVELOPMENT AGREEMENT between Johnson-Betts Meadows, LP, a Kansas limited partnership, and the City of Topeka for the Johnson-Betts Meadows Reinvestment Housing Incentive District (RHID) project.

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would authorize the City Manager to execute the development agreement for the Johnson-Betts Meadows Reinvestment Housing Incentive District (RHID) project consisting of 176-units located north of SE 31st Street and east of SE Fremont Street.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to approve the development agreement for the Johnson-Betts Meadows Reinvestment Housing Incentive District (RHID) project consisting of 176-units located north of SE 31st Street and east of SE Fremont Street.

STAFF RECOMMENDATION:

Staff recommends that the Governing Body approve the development agreement.

BACKGROUND:

The proposed RHID project will result in the development of 176-units of affordable rental housing across nine, three-story buildings with a mix of 1, 2 and 3-bedroom units, including a park and a community building. Topeka Housing Authority (THA), the ultimate owner, will provide lawn care, snow removal, water, sewer, and trash services at its cost to the Project. The Developer reports the project will qualify for low-income housing

tax credits (LIHTC) and will be restricted for affordable housing by virtue of a land use restriction agreement (LURA), protecting the affordable nature of the housing development. The Developer reports that it has secured project-based housing vouchers from the THA for 106 of the units. Further, the Developer reports that: 61 units will be restricted to tenants earning not more than 40% of the Area Median Income ("AMI"); 27 units at not more than 30% of AMI; and 88 units at not more than 60% of AMI.

The development is in the Hi-Crest neighborhood, generally located north of SE 31st Street and east of SE Fremont Street.

According to the records of the Kansas Secretary of State, the applicant and developer are active and in good standing, certified until July 15, 2027.

BUDGETARY IMPACT:

The increase in property taxes generated by the project will be used to reimburse the developer for RHID eligible project costs, as allowable under State Statute and set forth in the development agreement.

RHID maximum reimbursement \$4,637,121

SOURCE OF FUNDING:

Developer: Pay-as-you-go RHID

ATTACHMENTS:

[Development Agreement - Johnson-Betts Meadows, LP RHID](#)
[Public Hearing Notice \(Resolution 9786 approved April 7, 2026\)](#)
[Presentation - Johnson-Betts Meadows RHID](#)
[Reinvestment Housing Incentive District \(RHID\) Review Committee Minutes - JB Meadows \(March 13, 2026\)](#)
[Financial Analysis - Johnson-Betts Meadows RHID Project Plan \(March 20, 2026\)](#)
[RHID Housing Development Plan Application - JB Meadows \(November 18, 2025\)](#)
[Contract No. 53285 - Mesner-Hoppe JV Development, LLC Funding Agreement](#)
[Resolution No. 9706 - SOC Review \(August 19, 2025\)](#)
[RHID Application - SENT Inc. - Fremont Hills](#)
[Secretary of State Good Standing - Johnson-Betts Meadows, LP \(April 3, 2026\)](#)
[Secretary of State Good Standing - Mesner-Hoppe \(April 3, 2026\)](#)
[Secretary of State Good Standing - Mesner Development Co \(April 3, 2026\)](#)
[Secretary of State Good Standing - T. George](#)
[Secretary of State Good Standing - J. Sublet](#)