



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 2, 2026

DATE: June 2, 2026
CONTACT PERSON: Leigha Boling, Economic Development Director
SECOND PARTY/SUBJECT: Woodward Estates RHID PROJECT #: Public Hearing & Ordinance
CIP PROJECT: No
ACTION OF COUNCIL: **JOURNAL #:**
PAGE #:

DOCUMENT DESCRIPTION:

PUBLIC HEARING to consider the establishment of the Woodward Estates Reinvestment Housing Incentive District (RHID) and the adoption of the housing and public facilities development plan.

ORDINANCE introduced by City Manager Dr. Robert M. Perez, establishing a Reinvestment Housing Incentive District (RHID) for the Woodward Estates District; and adopting a plan for the development of housing and public facilities in the RHID.

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

(Approval would establish the Woodward Estates Reinvestment Housing Incentive District (RHID) and adopt the housing development plan for infrastructure in the RHID located at the southwest corner of SE 45th Street and SE California Avenue.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to establish the Woodward Estates RHID and adopt the proposed housing development plan.

STAFF RECOMMENDATION:

Staff recommends the Governing Body conduct the public hearing and adopt the ordinance and approve the housing plan.

BACKGROUND:

Woodward Estates, LLC, a Kansas limited liability company, has applied for reinvestment housing incentives pursuant to the Reinvestment Housing Incentive District Act, K.S.A. 12-5241 et seq. The Secretary of

Commerce has authorized the City to proceed with considering the establishment of the RHID and adopting a plan for housing facilities.

The developer and affiliated entities have no outstanding fines or fees with City utilities, permitting and zoning, or Code Enforcement. 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.

After the public hearing is concluded, the Governing Body may take action to establish the RHID and adopt the housing development plan or may defer the ordinance to a date certain.

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: \$2,655,822

SOURCE OF FUNDING:

Developer: Pay-as-you-go RHID

ATTACHMENTS:

[Public Hearing Notice \(Resolution 9795 approved April 21, 2026\)](#)
[Ordinance Windward Estates RHID](#)
[Presentation Windward Estates RHID](#)
[Development Agreement - Windward Estates RHID](#)
[Windward Estates RHID Review Team Minutes \(March 16, 2026\)](#)
[Financial Analysis - Windward Estates RHID Project Plan \(March 20, 2026\)](#)
[RHID Housing Development Plan Application - Windward Estates, LLC \(January 21, 2026\)](#)
[Contract No. 53437 - Windward Estates, LLC Funding Agreement \(January 29, 2026\)](#)
[Resolution No. 9721 - SOC Review Windward Estates LLC](#)
[Department of Commerce Approval \(Resolution No. 9721 \(October 30, 2025\)](#)
[Application for creation of RHID - Windward Estates, LLC \(August 26, 2025\)](#)