



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 7, 2026

DATE:	April 7, 2026	
CONTACT PERSON:	Leigha Boling, Economic Development Director	DOCUMENT #:
SECOND PARTY/SUBJECT:	Johnson-Betts Meadows	PROJECT #:
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Dr. Robert M. Perez providing notice that the City is considering establishing a Reinvestment Housing Incentive District ("RHID") for the Johnson-Betts Meadows development; adopting a plan for the development of housing and public facilities in the proposed RHID; and establishing the date and time of a public hearing.

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

(Approval of the resolution would set a public hearing date for May 12, 2026, to entertain public comment. Notice will be published in the Topeka Metro Newspaper.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to set a public hearing date to consider the establishment of a Reinvestment Housing Incentive District (RHID) and whether to adopt of a project plan for a total of 176-units of affordable rental housing in the Hi-Crest neighborhood.

STAFF RECOMMENDATION:

Staff recommends the Governing Body approve the Resolution.

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 in a community including a park and a community building. Topeka Housing Authority (THA), the ultimate owner, will provide lawncare, 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.

Although indicated by the developer, the Topeka Metropolitan Transit Authority (TMTA) has communicated that there are no plans to alter or modify its current bus routes or construct a new transit stop at 31st and Fremont as 31st Street is too narrow and lacks pedestrian improvements. TMTA maintains a stop at SENT, which is a block away from the south end of this development, and the entire area is also serviced by microtransit.

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

BUDGETARY IMPACT:

There is no budgetary impact to the City for setting the public hearing.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

[Resolution & Exhibits A-E](#)
[Presentation - Johnson-Betts Meadows SENT Inc. RHID](#)
[Financial Analysis - Johnson-Betts Meadows](#)
[Housing Development Plan - Johnson-Betts Meadows](#)
[RHID Review Committee Minutes \(March 13, 2026\)](#)
[Resolution No. 9706 \(August 19, 2025\)](#)
[Affidavit of Publication - Resolution 9706](#)
[KDOC Approval Letter \(September 15, 2025\)](#)
[Johnson-Betts Meadows Correspondence - Topeka Metro Transit Authority](#)