



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 7, 2025

DATE:	October 7, 2025	
CONTACT PERSON:	Braxton Copley, Deputy City Manager	DOCUMENT #:
SECOND PARTY/SUBJECT:	Windward Estates, LLC Reinvestment Housing Incentive District (RHID)	PROJECT #:
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Dr. Robert M. Perez making certain findings pursuant to the Kansas Reinvestment Housing Incentive District Act with regard to an application submitted by Windward Estates LLC to establish a Reinvestment Housing Incentive District and requesting that the Secretary of Commerce review the resolution and advise the Governing Body.

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

(Approval would authorize staff to submit the RHID application to the Secretary of Commerce for review.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to consider the establishment of a reinvestment housing incentive district (RHID) for Windward Estates, LLC.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

The Developer has an option to purchase the tract of land south west of SE 45th Street and SE California Avenue. The property is platted. The proposed project is to construct 20 duplexes for 40 units of affordable housing either for sale or rental.

BUDGETARY IMPACT:

There is no budgetary impact to the City to submit the application.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

[Resolution - Windward Estates KDOC RHID Review
RHID Application Creation 08-26-25 Windward.pdf](#)