



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 21, 2026

DATE:	April 21, 2026
CONTACT PERSON:	Leigha Boling, Economic Development Director
SECOND PARTY/SUBJECT:	Windward Estates RHID - PROJECT #: Set Public Hearing
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 Windward Estates 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 June 2, 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 40 market-rate rental housing units across 20 duplex buildings located at the southwest corner of 45th Street and SE California Avenue.

STAFF RECOMMENDATION:

Staff recommends the Governing Body approve the Resolution.

BACKGROUND:

The proposed RHID project will result in the development of 40-units of market-rate rental housing across 20 buildings, each with 1,730 sqft of living space, four-bedrooms, two-bathrooms, and two-car garage in a single floorplan.

The development is located southwest of the intersection of 45th Street and SE California Avenue.

BUDGETARY IMPACT:

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

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Resolution (Set Public Hearing June 2, 2026) Windward Estates RHID
Presentation Windward Estates RHID Resolution Setting the Public Hearing June 2, 2026
Financial Analysis Windward Estates RHID
Step II RHID Housing Development Plan Application 01.21.2026 Windward Estates
RHID Review Team Minutes (03.16.2026)
Resolution No. 9721 (October 7, 2025)
Affidavit of Publication Resolution 9721 (October 13, 2025)
KDOC Approval Letter (October 30, 2025)