

**Tennessee Town NIA General Membership Meeting**  
**6:30 p.m., Monday; September 14, 2020**  
**Multipurpose Room, Faith Temple Church, 1162 SW Lincoln**

***The wearing of facial masks will be required for this meeting to help to prevent the spread of the coronavirus. Seating will be socially distanced.***

TENTATIVE AGENDA:

- I. Welcome, Recognition of 9/11
- II. Adoption of Agenda (vote)
- III. Approval of July 13, 2020 General Membership Meeting Minutes (vote; pgs. 2-3 of this meeting packet)
- IV. Treasurer's Reports (vote; pg. 4)
- V. Reminder: Fall Neighborhood Cleanup Oct. 23-25, 2020
- VI. Continuation of SORT Grant, 2021-2025 and 2021 Consolidated Plan Updates (HUD, local funds); Tennessee Town's 2017-2019 SORT Grant Assessment Report
- VII. Appointment of Topeka Housing Study Implementation Committee, First Meeting Report (pgs. 5-9)
- VIII. Grassroots Housing Initiatives Work Group Report: Karen Hiller
- IX. Cornerstone of Topeka Duplexes on Lane Street, Nearby Habitat Houses Update (pg. 9)
- X. City Council, Property Maintenance (Code Compliance), Citizens Advisory Council (Ass'n of City's NIAs) Reports; International Academy, Topeka JUMP, Momentum 2022 Updates
- XI. Old Business:
  - A. Grocery Oasis Update (pgs. 10-11)
  - B. Lane Garden Update
  - C. 12th Street Update, Lane Chapel Tree Removals
- XII. New Business:
  - A. Abandoned Tires Collection Update: Pat DeLapp
  - B. Citywide Discussions on Police Reforms Update
  - C. CDC's National COVID-19 Renter Eviction Moratorium Report (pg. 11)
  - D. Cancellation of 2020 National Night Out Against Crime Event Report
  - E. Topeka Public Works Director Jason Peek Resigns Report
- XIII. Kudos:
  - A. The Power of Grassroots Organizing (NIAs, Grocery Oasis, Housing Initiatives Work Group), Grandparents Day Sep. 13
  - B. Kudos from Attendees
- XIV. Announcements:
  - A. Neighborhood Relations Programs: (1) *Emergency Program*: Intended to help homeowners make repairs to immediate health or safety hazards, (2) *Accessibility Program*: Provides modifications to residential homes for owners or tenants with disabilities. For more info. or to apply, please call 785-368-3711.
  - B. TOTO first-time homebuyers' assistance program: The program helps low-income families purchase their first home through HUD funding. The program helps Topeka residents become homeowners by providing education, financing, and home rehabilitation by partnering with Housing and Credit Counseling Inc. For more info., please call 785-234-0217, ext. 317.
  - C. Habitat's Aging in Place Program: Available to individuals living in Shawnee County, age 60 or older, living at or below 60% of the area median income. Must be the home's owner and currently residing in the home. Addresses basic repairs on homes, which reduces the need for critical repairs and enables seniors to live autonomously and with dignity in their homes. Shawnee County Advocacy Council on Aging partnership, business partners and community donors make program possible. To apply, please call Habitat at 785-234-4322.
  - D. Next Meeting: 6:30 p.m., Mon., November 9, 2020, Location to be Announced
- XV. Adjournment

Tennessee Town on the Internet! Website: <http://tenntownnia.weebly.com> (all NIA meetings, activities posted) ●  
Nextdoor Tennessee Town: [https://tennesseetown.nextdoor.com/news\\_feed/](https://tennesseetown.nextdoor.com/news_feed/) ● E-Mail: [tenntown@yahoo.com](mailto:tenntown@yahoo.com)

Tennessee Town NIA General Membership Meeting  
6:30 p.m., Monday, September 14, 2020  
Multipurpose Room, Faith Temple Church, 1162 SW Lincoln

Minutes of July 13, 2020 General Membership Meeting

Attendees: President Michael Bell, Vice President Pat DeLapp, Secretary-Treasurer Sandy Lassiter, Don Fortin, Tracy Horacek, Rachelle Jones, Kristen O'Shea, Gabriel O'Shea, Chris Perry, Leroy Wedeking, Karen Hiller.

Bell called the meeting to order at 6:44 p.m.

Guest: Kristen O'Shea. She spoke about her running to represent Tennessee Town in the Kansas House of Representatives.

Adoption of Agenda: *Don Fortin moved approval of the agenda as presented. Leroy Wedeking seconded the motion. The motion was approved.*

Approval of March 9, 2020 NIA General Membership Meeting Minutes: *Fortin moved approval of the March 9, 2020 NIA general membership meeting minutes with the amendment that the names of all presenters be included in future minutes. Pat DeLapp seconded the amended motion. The amended motion was approved.*

Treasurer's Reports: There were no reports. Bell said there were issues with the NIA's operations/communications budget as provided by Neighborhood Relations. He also said he hadn't had the chance to check with the Envista Credit Union regarding the balance of the NIA's free-will donation account.

Fall Neighborhood Clean Up: Discussion occurred about the clean up. *Fortin moved to hold the fall clean up from Fri., Oct. 23 through Sun., Oct. 25, 2020 and to place a 40-yard dumpster at the alley entrance of 1153 SW Lane and at the alley entrance of the Asbury-Mt. Olive properties on the northwest corner of SW 12th and Clay. DeLapp seconded the motion. The motion was approved.*

Future of Neighborhood Relations, Property Maintenance Departments; 2021 SORT, 2020 Neighborhood Empowerment Grants; 2020 Coronavirus/COVID-19 Funds Updates; SORT Celebration Funds: Regarding neighborhood relations and its property maintenance division, Bell said City Manager Brent Trout had eliminated the position of neighborhood relations director (also eliminated the positions of deputy city manager and emergency services director) to save money.

Karen Hiller said the 3 divisions that had been at neighborhood relations would be split up, with community engagement now within the city manager's office, housing services within the planning department, and property maintenance within the Topeka Police Department. Bell said he didn't understand why the department had been split up or the connection to the elimination of the neighborhood relations director to the splitting up of the department, if there was one. Hiller said Trout had talked about gaining efficiencies through breaking up the department.

Bell said the deadline for 2021 SORT applications was Sep. 9. Tennessee Town had already decided not to apply for this cycle.

Regarding the Neighborhood Empowerment Grant, Bell said Trout had eliminated the grant and that about \$70,000 of the \$130,000+ dollars allocated to the NEG would go to weatherization programming. The balance of the funds, he said, would be divided between 3 new programs (2 of which are directed to SORT NIAs).

Regarding 2020 coronavirus/COVID-19 funds, Bell and Hiller both said funds would be available. Bell said he thought \$3.1 million might be available, but he wasn't sure of the amount.

Regarding SORT celebration funds, Bell said neighborhood relations had allocated \$500 for the NIA to hold a celebration event to mark the completion of its 2017-2019 SORT grant.

Cornerstone of Topeka, Stormont Vail, Habitat for Humanity Housing Project Update: Bell said the work on the 1st Cornerstone of Topeka duplex had started in the 1st 1100 block of SW Lane. He reminded attendees of the agreement in

place where the NIA agreed to give Cornerstone \$75,000 of its 2017-2019 SORT grant money to develop 2 duplexes on land donated by Stormont-Vail while other lots donated by Stormont would be developed as single-family housing by Habitat.

1016, 1109/1111 SW Lincoln Reports (demolitions set): Bell said the planning department had notified him via email about an impending demolition at 1016 SW Lincoln. He said there had been a fire at the house on March 29 and a demo hearing had been scheduled. Bell said he had asked NIA Vice President Pat DeLapp to take a look at the house to see if it might be rehab worthy. DeLapp said he thought it might be. Hiller disagreed.

Regarding 1109/1111 SW Lincoln (later determined to be 1109), Bell said it also suffered a fire on March 29 and a demo hearing had been set. Bell said he had been told that the owner was interested in rehabbing the house.

City Council: Hiller gave the report. See previous discussions on neighborhood relations. Hiller said COVID-related monies are being directed to Kansas specifically earmarked for small businesses that hire low-income employees.

Property Maintenance: There was no report.

Citizens Advisory Council: Fortin gave the report. He said CAC Chair James Prout was retained. He also said there had been discussion about City Manager Brent Trout's proposal for weatherization.

International Academy: Sandy Lassiter gave the report. She said things were going well. The kid were out for the summer, she said, and that classes would resume on Aug. 17. Lassiter also said that COVID precautions were being taken.

Topeka JUMP, Momentum 2022 Updates: Joyce Revely was unable to attend the meeting.

Lane Garden Update: Bell said Shawnee County Parks and Recreation Director Tim Laurent thought it prudent right now, with COVID dominating the county commission's business, not to pursue asking them to bring Lane Garden under the county's umbrella.

Grocery Oasis Update: Bell said negotiations were ongoing with the GraceMed Health Clinic to acquire the vacant lot it owns at the southeast corner of SW 12th and Washburn for a new store.

12th Street Update: Bell said as far as he knew, despite objections and the unknown amount of sales tax contributions to the project because of COVID, the project was still on.

Topeka Housing Study Update: Bell said the city council was set to vote on its approval on July 21. He said his major objection to the study was the process in which it had been developed, largely excluding the neighborhood people it was supposed to help. He also said it read like a consultant's report and was missing the personal stories of people experiencing the challenges contained in the study.

New Business: There was no new business.

Kudos: Bell recognized the collective perseverance of everyone in the midst of a global pandemic while simultaneously dealing with inequality in our nation.

Tennessee Town Basketball Tournament: Lassiter said the tournament still was scheduled to be held on Aug. 8 at the Kings' Court complex, SW Lincoln and Munson Sts.

Announcements: Neighborhood Relations' programming listed.

Next Meeting: 6:30 p.m., Sep. 14, 2020, multipurpose room, Faith Temple Church, 1162 SW Lincoln.

Adjournment: *DeLapp moved adjournment. Rachelle Jones seconded the motion. The motion was approved.*

The meeting adjourned at 9:02 p.m.

Tennessee Town NIA General Membership Meeting; 6:30 p.m., Monday, September 14, 2020  
 Buchanan Center Conference Room, 1195 SW Buchanan

Treasurer's Report for September 14, 2020 General Membership Meeting:

2020 Operations/Communications Budget

<b>Tennessee Town NIA 2019 Operations and Communications Budget:</b>				
<b>Date</b>	<b>Piece Count</b>	<b>Transaction Type</b>	<b>Withdrawal</b>	<b>Balance</b>
1-1-20	▶	▶	▶	<b>\$983.02</b>
6-1-20	1	State Nonprofit Fee	\$40.00	<b>\$943.02</b>
6-22-20	302	Printing of Meeting Notice Cards	\$28.10	<b>\$914.92</b>
6-22-20	302	Postage for Meeting Notice Cards	\$78.52	<b>\$836.40</b>
8-24-20	302	Printing of Meeting Notice Cards	\$28.10	<b>\$808.30</b>
8-24-20	302	Postage for Meeting Notice Cards	\$78.52	<b>\$729.78</b>
<b>TOTALS:</b>	▶	▶	<b>\$253.24</b>	<b>\$729.78**</b>

\*\*FYI: The 2020 allocation is down \$95.92 from the 2019 allocation of \$1,078.94 and down from the 2014 allocation of \$2,000.

Treasurer's Report for September 14, 2020 General Membership Meeting: Envista Account

<b>Tennessee Town NIA 2016-2019 Envista Account:</b>			
<b>Date</b>	<b>Transaction Type</b>	<b>Deposit/Withdrawal</b>	<b>Balance</b>
11-12-18	Balance Check	None	\$139.47
11-1-18, 12-1-18, 1-1-19, 2-1-19, 3-1-19, 4-1-19, 5-1-19, 6-1-19, 7-1-19, 8-1-19, 9-1-19, 10-1-19, 11-1-19, 12-1-19, 1-1-20, 2-1-20, 3-1-20, 4-1-20, 5-1-20, 6-1-20, 7-1-20, 8-1-20, 9-1-20	Balance Checks: Dividend of \$0.01 paid each time	Deposit	\$139.70
1-15-20	Cash Donation: Michael Bell (to keep account open)	Deposit	\$5.00
<b>TOTALS:</b>	▶	▶	<b>\$144.70**</b>

\*\*FYI: The total here DOES NOT reflect the \$320.00 donated through the Facebook fundraiser as of April 17, 2020. A glitch in the FB system blocked the donations from being credited to the account.

Tennessee Town NIA General Membership Meeting  
6:30 p.m., Monday, September 14, 2020  
Buchanan Center Conference Room, 1195 SW Buchanan

Appointment of Topeka Housing Study Implementation Committee, First Meeting Report:

S C O P E 8/24/2020

Topeka Housing Study Implementation Plan Governing Body motion ...adopt the study as an invaluable collection of data and strategy options, and request the City Manager work with citizens, staff, providers and Council to draft a starting implementation plan in 120 days

Purpose Develop an action plan for 2021 that kick-starts recommendations of the adopted “Citywide Housing Market Study and Strategy” in time to report back to the Governing Body by November 17, 2020.

Scope

- Time period => Jan-Dec 2021
- Primary Focus => Affordable Housing actions that implement Study
- Secondary Focus => Market Rate Housing actions that implement Study
- Process o Committee meetings
  - #1 – determine scope, tactics, and metric types
  - #2 – determine tactic action plans, and overall metrics
  - #3 – review final document o Public engagement o Survey/Data collection

Which short-term tactics should be activated in the next 12 months? (Tier A)

Actions/Timelines

- Who is accountable? Lead? Supp Support?

Which short-term tactics should we be planning for activation in the next 12 months? (Tier B)

Actions/Timelines

- Who is accountable? Lead? Support?

How do we track and evaluate progress of action plan?

- Type of Metrics/Targets
  - Investment
  - Basic
  - Advanced

Who Provides Oversight?

When do we update?

Committee Make-Up

- Housing Study Steering Committee
- Housing Study Sponsors
- Affordable Housing Providers
- Housing Partners
- Neighborhood Representatives
- City Council City Staff

P R I O R I T I Z A T I O N: 8/24/2020

New and Expanded Efforts: Short Term: 1-3 yrs.

- Fund Affordable Housing Trust Fund
- Establish Strategic Land Banking

- 2nd Chance Tenancy
- Host CDC Training
- Aging in Place
- Weatherization
- Rehab Assistance

New and Expanded Efforts: Mid Term: 4-6 yrs.

- Housing CDFI
- Housing Near Employers
- Landlord Licensing
- Expanding Homeownership Supports

New and Expanded Efforts: Long Term: 7+ yrs.

- Alternative Transportation
- Tenant Legal Council

Continued Efforts

- Market Topeka's Housing
- Shelter Plus Care
- Emergency Assistance
- Code Enforcement
- THA Units
- THA Vouchers
- Demolition Program
- Leverage Assets
- SORT
- Revise Zoning Code
- Utilize Foreclosure/Vacant Property Registry
- Support Downtown Development

Topeka Housing Study Implementation Plan Committee Meeting #1, Monday August 24, 2020 1:00 PM:

Zoom meeting Present: Michael Bell, Linda Briden, Janice Watkins, Katrina Ringler, Marsha Pope, Jeanette Spurgin, Lloyd Ränge, Teresa Baker, Steve Schiffelbein, Charlene Robuck, Margo Rangel, Tawny Stottlemire, Ivan Weichert, Kathy Smith, Chris Palmer, Steve Vogel, Trey George, Nicki Ramirez-Jennings, Bill Fiander, Dan Warner, Corrie Wright, Brent Trout, Karen Hiller, Spencer Duncan, Christina Valdivia-Alcala Meeting

#1 Objective: Consensus on scope, first year tactics (Tier A, Tier B, etc.), and metric types

1. Welcome and Intro

Mr. Fiander – task of this committee is to develop a one-year implementation plan for the Topeka Housing Study in roughly 60 days. The committee builds upon the work of the Housing Study's steering committee.

2. Housing Study Overview

- Mr. Warner provided an overview of the Topeka Housing Study. Takeaways include
- 30 percent of Topeka households are cost burdened showing a need for quality affordable housing. There has been a lack of reinvestment in core neighborhoods, specifically, in the existing housing stock.
- Topeka has a high rate of homelessness and evictions for a city of its size.
- In target areas analyzed, minority households have a higher instance of being cost burdened (paying greater than 30 percent of income on rent and utilities).
- The Housing Study outlines the future demand of affordable housing (4,000 units), work force (3,650 units), market rate (4,700 units) and senior housing (2,250 units).

- Some tactics covered in the Housing Study are to improve the quality of existing housing stock, address abandoned and vacant properties, expand resources and encourage housing stability, support development of a diverse mix of housing types, and expand the production of affordable housing.
- The four priority recommendations include – fund the affordable housing trust fund, establish a strategic land bank, expand community development ecosystem, and expand key programs (weatherization and rehabilitation). These different programs require an incremental approach with goals requiring partners to help seed funding and implement the plan.

### 3. Scope of Work

- Mr. Fiander – The draft scope was developed following a motion from the Governing Body to draft starting implementation in 120 days (July). Based upon this motion this committee needs to develop an action plan for the year 2021 by November 17th. The three main questions outlined in the scope focus on what short term tactics should be activated in the next 12 months (Tier A)? , which short term tactics should we be planning for activation in the next 12 months (Tier B)? , and how should we track and evaluate the progress of the action plan? Secondly, we should consider who will provide oversight of this action plan? And how often should it be updated?
- Councilwoman Hiller – We need to define how many units we need and how fast will we create/preserve housing units. The Consolidated Plan’s adoption has been delayed to coincide with the adoption of the Housing Study Action Plan. Specifically, for the implementation plan we need to set measures and what data we collect first, with a goal to improve our quality affordable housing.
- Mr. Fiander – Would you propose changing the scope?
- Councilwoman Hiller – Defers to Mr. Fiander on the changing of the scope, but clarifies that if the volume of units created should dictate the necessity of something such as a Community Development Corporation (CDC). Additionally, we should define the populations we want to serve and how this plan will serve them. Raises the question is there any focus within this implementation plan that address quality of life?
- Mr. Fiander clarifies that while the primary focus of the Housing Study Implementation Plan is affordable housing, it is okay to consider more if the group wants.
- Mr. Vogel suggests that recommendations in the Implementation Plan should be very specific and detail who will lead each tactic, who the partners for implementation are and how we address barriers to implementation.
- Ms. Briden – The discussions started from the Housing Study have opened up communication between housing entities but seconds the question of what barriers are there to implementation.
- Ms. Ringler – Suggests assessment of the implementation matrix to identify projects that don’t require significant work and can be addressed with solutions like a policy change. Recommends a focus on the items which can be “easy wins” while continuously working on the larger issues that will require more time and effort.
- Mr. Schiffelbein – Has Coronavirus limited what is accomplishable in this time frame?

Year One Tactics – Top 4 priorities (Affordable Housing Trust Fund, Weatherization expansion, CDC Development and Establishing a Land Bank)

#### Weatherization

- Mr. Bell – Regarding Weatherization, Community Action already has a weatherization program. Will this program work together with the study’s recommendation?
- Ms. Stottlemire clarifies the program run through Community Action is part of a federal grant program and focus on whole home weatherization.
- Ms. Wright confirms the expanded weatherization program would address smaller projects and compliment the City’s Rehab programs as an additional tool they could offer.

#### Establish Strategic Land Bank

- Ms. Watkins believes this should be the strongest priority of the group. A strategic land bank can address vacant properties and allow for properties to be acquired before they reach a demolition state.
- Ms. Briden seconds that and states that other markets, specifically, Wyandotte County have utilized this tool to address previously dilapidated areas. Momentum 2022 had a working group that covered parts of this topic and she is willing to share that information with the group.

### CDC establishment

- Councilwoman Hiller – Before pursuing the development of a CDC we need to evaluate how many units we want to produce. If the unit goal is too low this may not be a necessary program. 4D. Are any of these other tactics worth activating?
- Ms. Baker – A second chance tenancy program may help those who do not qualify for decent housing due to credit score or rental history. Believes this program would be good to activate earlier.
- Mr. Vogel – The burden of risk falls on landlords. Would charitable groups be willing to cosign for tenants?
- Mr. Palmer states that this seems similar to a program run by Catholic Charities and Capital Federal in other areas.
- Overall support to move second chance tenancy to Tier A

### Aging in Place

- Ms. Watkins – Habitat for Humanity is probably the only group working on this in the community but is limited to low and moderate income households above the age of 55. Views this as the most sought after program besides their new builds.
- Mr. Bell – Jayhawk Area Agency on Aging should be included as a partner in this.
- Ms. Briden – Because we do not know of all of the programs that exist and resources that are in place we should not try to recreate the wheel for programs that already exist.

### Rehab Assistance and Technical Assistance

- Ms. Ringler - Can we come up with a single place where all of the resources are listed?
- Mr. Schifflbein – Stated that CRC has a good resource directory. 4G. Other Tactics for consideration □ Councilwoman Valdivia-Alcala – living wage and percent of household that are cost burdened need to be considered.
- Councilwoman Hiller – Many households get cited and do not know how to get the work done to correct these deficiencies.
- Ms. Watkins – Habitat for Humanity will be opening a classroom that teaches homeowners how to do their own home repair.

### Metrics and Measurements

- Mr. George- likes the baseline metrics but believes the affordable housing trust fund goal should be \$1,000,000 instead of \$500,000.
- Mr. Fiander – Generally metrics will be measured by overall investment, new units created, units preserved, households served, percent of households pay more than 30 percent of their income, investment/units by neighborhood health and unity typology mix. Are any other metrics needed to measure success?
- Mr. Weichert – clarifies that in the last few years the development process with the city has not been a barrier to new development. What he sees as the biggest issues is the cost of building materials, and that may be addressed with an affordable housing trust fund.
- Councilwoman Hiller recommends measuring first time home buyers and elderly helped.

### Moving Forward – How to engage the public

- Councilwoman Hiller recommends a meeting with the Citizens Advisory Committee.
- Mr. Bell recommends communicating about the plan with Topeka Capital Journal to reach more people and have personal stories tied to our outcomes.
- Mr. Cushinberry offered to help reach out to Topeka Capitol Journal as he sits on their advisory board

Bell met with planning department staff Bill Fiander and Dan Warner on Sep. 2 regarding including downtown-adjacent NIAs in discussions about supporting downtown development.

These are my notes from that meeting:

### What can downtown support?

- Housing huge component
- Downtown underperforming



Downtown could support at least 900 housing units (primarily market rate)

- Where could that happen?
- Old building rehabs (Mike Wilson's project at 1st and KS Ave.; Mark Burnheide and Assumption School, St. Joseph's)
- Storefronts along KS Ave.

Rents don't support new construction without subsidies

- Neighborhood Revitalization Program, TIF

Why doesn't market respond/act?

- Downtown masterplan addresses this
- 700 acres available (NOTO on the north, Topeka Blvd., on the west, 12th St. on the south, train tracks on the east)

Where are the best locations to support downtown development?

- KS Ave. north to NOTO and south through downtown
- Realtors and owners who have participated say they want to be where the action is
- Identify different subsidies

Defining downtown housing

- Could mean the area described above or
- Could mean expanding the geography to include downtown-adjacent NIAs (Casson Bldg. at 6th and Topeka, Mike Wilson's project, possibilities at old Van Buren school on 17th, East Topeka Junior High)
- DTI, GTP, realtors looking at topic
- Ripples created as downtown-adjacent NIAs can leverage downtown's assets

#### Cornerstone of Topeka Duplexes on Lane Street, Nearby Habitat Houses Update:

On Friday, September 4, 2020, 10:23:27 AM CDT, Corrie Wright wrote:

Here is the update on the Cornerstone Duplex project:

The total amount of city funds used for the duplexes on Lane include **\$218,500 (\$75,000 SORT and \$143,500 NRP)** those funds are restricted to only be spent on Lane.

#### Lane Street Duplexes

The **North building** is coming along quite well.

Exterior: It has all the windows, exterior doors, siding and roofing material installed. They are hoping to get the outside painted next week.

Interior: The electrician will have his rough-in final inspection next Tuesday along with the structural final. The plumbing rough-in and inspection has been completed. The HVAC rough-in will be completed tomorrow. After the inspections next week, the insulation can be installed.

Completion: They hope to have it ready to move in by the end of next month barring any unforeseen problems.

The **South building** has the pad built and is ready for the foundation to be dug and poured. They are expecting the concrete contractors any time. The exact completion time is unknown at this time.

**AND**

On Tuesday, September 8, 2020, 07:43:14 PM CDT, Janice Watkins <ceo@topekahabitat.org> wrote:

Yes, with an emphasis that it will also be dependent on funding and as we attempt to come out of COVID and the large impact that it has had on our agency.

On Sep 8, 2020, at 7:20 PM, Michael Bell <theanticj@yahoo.com> wrote:

You're still committed to constructing the houses, just not now because of the uncertainty of when Habitat would be able to take on the property transfers?

We have not had the land transferred to us from Stormont Vail and due to COVID and our delay in our committed construction Projects, we will not proceed with the transfer because we cannot afford/lack the manpower to maintain the lots. We will visit with Stormont Vail when we have a better idea of our schedule and it would be beneficial to transfer them.

Our rehabilitation programs are currently limited to Aging in Place and Tool Bus deployments, please let me know if you have further questions.

On Sep 8, 2020, at 6:07 PM, Michael Bell <theanticj@yahoo.com> wrote:

Hi!

Hope you are doing well. I'm contacting you to get an update on the construction of Habitat houses near SW 11th and Lane Streets on parcels acquired from Stormont-Vail. It's an agenda item at our NIA meeting scheduled for this coming Monday, Sep. 14.

Also, I'd like to speak with you on doing some rehab activities in Tennessee Town.

Thanks!

Michael Bell  
Tennessee Town NIA President

Grocery Oasis Update:

## **PRESS RELEASE:**

### **Group Organized to Reestablish a Full-Service Grocery Store in Central Topeka Announces Partnership with Respected Topeka Nonprofit**

**DATE: September 3, 2020**  
**TO: Topeka, KS Media Outlets**  
**FROM: Central Topeka Grocery Oasis**  
**EMBARGO: None**

The Central Topeka Grocery Oasis (CTGO), a group of neighbors organized to reestablish a full-service grocery store in Central Topeka, is proud and excited to announce a new partnership with the Community Resources Council (CRC), a respected and long-standing Topeka nonprofit, to create the new store.

The partnership is the next step to moving forward on the new grocery store through initiating the CTGO's nonprofit structure and to start a capital campaign to raise funds for the new grocery store. CRC Director Mary Thomas has agreed to be the CTGO's agent and is providing the group with the CRC's administration resources.

According to the CRC, the CTGO will be a second tier organization under CRC's umbrella. As a second tier organization, CRC provides business/financial/technical support to numerous not-for-profit agencies and small charitable entities within our community by providing staffing, financial management, 501(c)3 umbrella for the procurement of donations, and long-term strategic planning. Without the presence of CRC providing the above services, these agencies/entities may have not been created, let alone be provided a platform for growth to provide much-needed services in our community. The other second tier organizations include the Community Food Network, Heartland Healthy Neighborhoods, the NOTO Arts Center, and a number of the city's neighborhood improvement associations.

The CTGO also is proud and excited to announce that Glenda Washington, Go Topeka's Senior Vice President of Entrepreneurial and Minority Business Development; and Glenda DuBoise of Collective Community Development, LLC, have joined the CTGO as volunteer consultants.

The CTGO started in March 2018 with this mission: "To resolve the food desert/insecurity that exists in Central Topeka created by the closing of the Dillon's grocery store." After receiving a \$12,500 grant from the Kansas Health Foundation to conduct a market study that showed that a Central Topeka grocery store was viable, the CTGO has been busy looking at locations for a grocery store in Central Topeka. During the past two-and-a-half years the CTGO has met with and engaged area residents, City of Topeka policy and decision makers, the Shawnee County Health Department, local and state nonprofits, and other individuals and entities to achieve its mission.

For more information on the CRC or to help or donate to the CTGO, please contact the CRC at 455 Golf Park Blvd., Topeka, KS 66605. Phone: 785-233-1365. Email: [mthomas@crcnet.org](mailto:mthomas@crcnet.org). Web: <https://crcnet.org/>.

### CDC's National COVID-19 Renter Eviction Moratorium Report:

In case you have not heard, the CDC has issued a nationwide moratorium on evictions. This temporary halt will impact thousands of renters.

The moratorium is expected to be registered in the Federal Reserve on September 4, 2020, and on that date will become effective. The protections end on December 31, 2020.

Before the close of business on Thursday, September 3rd, I will compose the criteria to avoid eviction in an easy-to-understand document and send to you all. I will also post information on HCCI's Facebook page.

If interested, please find attached detailed information on the CDC's eviction moratorium. I have also attached a required declaration (CDC document) that each adult renter residing in a rental must sign to ensure protection from eviction. Note - each adult residing in one rental must sign a separate declaration and present to their landlord. Thank you.

Teresa Baker  
Program Manager, HOPE Financial Coaching & Tenant/Landlord Programs  
Counselor and Educator  
Housing and Credit Counseling, Inc.  
785-234-0217