

Form Name: LaGrange County READI Proposal
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LaGrange County READI Proposal

Project or Program Contact Information

Project/Program Name Topeka Housing Development Project

Project/Program Contact Ryan Chasey

Project/Program Contact Email ryan@yourhousingresource.org

Project/Program Contact Phone (260) 466-9737

Relationship to Project/Program Co-Developer

Project or Program Location

Address 335 E North St.
Topeka, IN 46571

County LaGrange

Project or Program Details

What type of project/program? Capital

What is the duration of the project/program? 5 years

Is this a hybrid project and program? No

**Select project/program focus areas.
(You can select multiple)** Grow the Workforce
Downtown Vibrancy

Share a description of the project/program.

The Housing Resource Hub (HUB) is conducting a Housing Strategy in the Town of Topeka in efforts to process identified barriers to successful implementation, including: 1) Lack of internal capacity of governments and nonprofits to develop housing, 2) Need for an integrated development finance model to overcome financing gaps, 3) Insufficient access to experienced developers with capital stacking abilities, 4) Lack of market potential analyses, policy research and economic analysis to understand workforce housing development in rural areas, and 5) Lack of housing-related resources to support talent attraction effort.

This Strategy is designed to put the workforce into the "workforce housing" initiative by enhancing local capacity to implement direct housing programs that remove barriers to participation of the local workforce and residents. The scope of work within conducting the Housing Strategy is distinct from, but complimentary to, the development of catalyst projects that the Hub is completing in partnership with the Town of Topeka and the LaGrange County EDC. The development of catalyst projects is intended to address the above-listed barriers as they relate to the production of new housing units identified in the Housing Market Potential Analysis.

Specifically, The Hub is focusing on two sites that collectively provide 51.56 acres for production and a land value of 1.1 million dollars. Eager to improve its community, the Town has decided to champion the construction of 163 total units to help create a resilient community through workforce housing and town attraction.

Optimization of local housing market potential is the cornerstone of the Hub's approach and begins with understanding the role of market rate buyers and renters in the context of an overall mixed-income workforce Housing Strategy. Allowing the private market to set the stage for development means available subsidies can be more efficiently and effectively used to infuse affordability into otherwise marketable housing developments. The Hub will co-develop the site with The Biggs Group, an experienced developer from Northeast Indiana.

Why is this project/program regionally significant?

According to the Indiana Regional Housing Market Potential Analysis, NEIndiana can absorb upwards of 15,000 housing units over the next 5 years if it's going to keep up with its own market potential. The Housing Strategy for Topeka, IN is working to fulfill a portion of the region's goal and potential.

How does this project/program relate to the identified focus area(s)?

Each project that emanates from a Housing Strategy is designed for the purpose of generating more housing construction in the community. This means the community selects catalyst sites that are sites that create communities of choice within the existing community, ideally close to downtown if not in downtown.

What is the project/program timeline? Completion of the phased development should take approximately five (5) years.

List the partners involved in this project/program. LaGrange County EDC
Town of Topeka
Housing Resource Hub
Biggs

Project or Program Finances

What is the total amount of READI program funds requested? \$2128000

Upload a file with project/program finances. <https://www.formstack.com/admin/download/file/10990797814>

What is the sustainability of the project/program? Share your 3-year plan.

Investments in this project will result in sustainability on several levels. First, investment of the funds in the development will be invested as patient capital. This means a cash flow loan will be made to the project and any funds that may be recaptured will be invested into another catalyst project in the community. Also, sustainability from the standpoint of materials used on the site will be managed from a standpoint of both affordability to the buyer or renter and availability of high quality and sustainable materials. Finally, the engagement of employers within the workforce Housing Strategy is a long term investment in time, talent and treasures to create a stronger linkage between local units of government, the EDC and the employer community.

In the next three years, several phases of the workforce housing development process will take place. In year one, we will begin the Housing Strategy process through conducting a Market Potential Analysis and completing an employee housing needs assessment with the community. Year two will include execution of the Pre - Development phase on selected catalyst sites. By year three, construction should be underway and need completion.

Describe the return on investment for this project/program.

The return on investment is actually threefold for projects that are related to Housing Strategies. First, there is ROI related to jobs created and retained. Employers have voiced concerns across the region about their ability to attract and retain talent, mostly due to the lack of available affordable housing stock. This workforce housing initiative is designed to ensure that not only the housing that's needed is being built but also directly engages the workforce through relationships with the employers. EDC's are a key point of contact in working through understanding what employees' housing needs are. As employees share about their housing needs, programs are actually designed to assist them to be able to live closer to where they work. The program's target employees who are commuting more than 15 min to work as this is an indicator of a potential retention risk for an employer. In addition to benefits related to employee retention and attraction, the initiative is designed for building enough of the housing that can be bought or rented in the community and therefore taxes generated are a key factor in terms of houses built and the taxes that will be generated from the real estate investment. Moreover, income tax for the tax based period is generated from employees living closer to where they work, moving perhaps from outside to within the county.

Project or Program Assets

Share an image of the project/program. (Option 1) <https://www.formstack.com/admin/download/file/10990797818>

Share an image of the project/program. (Option 2) <https://www.formstack.com/admin/download/file/10990797819>

Share an image of the project/program. (Option 3) <https://www.formstack.com/admin/download/file/10990797820>



44-11-30-000-008

44-11-30-300-000-087-006

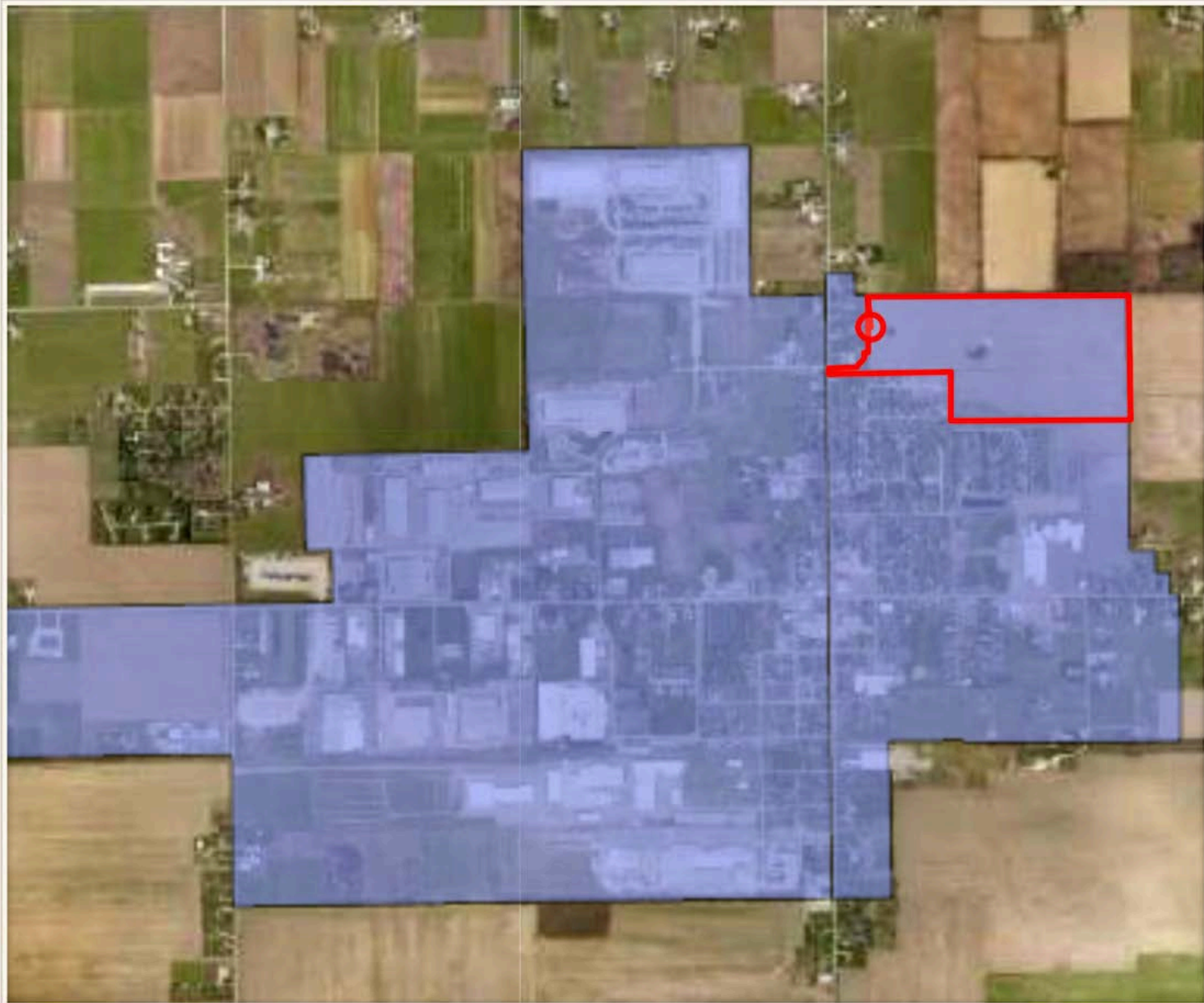
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POWERED BY



44-25-200-003-001-007

N AVE

N MAIN ST

ROY ST

JAY ST

TODD ST

GOLDEN DR N

MEADOW LN

PRIVATE DR

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44-11-30-300-001.079-006

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Topeka Housing Development Project

Project Cost/Budget – Construction Projects (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense		\$ -	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000	3%
Design/Inspection Expense		\$ -	\$ 191,250	\$ 205,594	\$ 221,013	\$ 617,857	1%
Legal/Financial Expense		\$ -	\$ 14,025	\$ 15,077	\$ 16,208	\$ 45,310	0%
Infrastructure Construction Cost		\$ -	\$ 2,466,972	\$ 2,651,995	\$ 2,850,895	\$ 7,969,861	16%
Building Construction Cost		\$ -	\$ 11,184,861	\$ 12,023,726	\$ 12,925,505	\$ 36,134,092	71%
Other Construction Costs	Includes 6% commission to developer	\$ -	\$ 1,422,900	\$ 1,529,618	\$ 1,644,339	\$ 4,596,856	9%
Project Construction Expenses Totals per year		\$ -	\$16,580,008	\$16,426,009	\$17,657,959		
Total Construction Expenses Project Cost (all fiscal years)		\$				50,663,976	
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
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Project Program Expense Totals per year		\$ -	\$ -	\$ -	\$ -		
Total Program Expenses Project Cost (all fiscal years)		\$				-	
Funding Source							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
READI		\$ -	\$ 1,417,754	\$ 995,000	\$ 1,250,000	\$ 3,662,754	7%
Other Funds \$	Private Mortgages	\$ -	\$ 13,744,500	\$ 14,431,725	\$ 15,153,311	\$ 43,329,536	86%
Private/Philanthropic Funds \$		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Local Government Funds \$	EDIT, Residential TIF (25 years)	\$ -	\$ 1,417,754	\$ 999,284	\$ 1,254,648	\$ 3,671,686	7%
Project Income Totals per year		\$ -	\$16,580,008	\$16,426,009	\$17,657,959	\$50,663,976	
Total Project Income (all fiscal years)		\$				50,663,976	
Total Project Cost (all fiscal years; Construction Expenses + Program Expenses)		\$				50,663,976	