



Project Name: Pioneer Adams Towne Homes

Project Location: Topeka, Kansas

Completion Date: Aug. 2008

### *Project Description:*

Pioneer Adams Towne Homes is a multi-family, affordable housing development located in east Topeka and is a continuation of our goal of bringing clean, safe, modern, and affordable family housing to areas of Topeka that are severely lacking in such residential rental properties. The complex includes four one-bedroom apartment units, four two-bedroom apartment units, and 39 three-bedroom townhomes, plus a Management / Maintenance / Community Room building. The complex also has a large "tot lot" with professionally constructed play equipment and an abundance of green space. The townhomes are patterned after the corresponding buildings at our Pioneer Curtis complex, with attached garages instead of basements but we are eliminating the basements and adding a garage for each unit. As evidenced by the fact the units were fully leased within one month after completion of construction, the units are as popular with the eastern Topeka community as they have been with the north Topeka residents.

With regard to the townhome units, each unit has 1,414 square feet with an attached garage. The first floor contains the kitchen with base and wall cabinets and a full set of appliances, the dining room, the living room, a bathroom, washer / dryer hookups, a front porch, and a rear patio. The second floor consists of three bedrooms, and a full bathroom with shower / tub.

The one- and two-bedroom apartment units are 640 and 912 square feet in size, and have similar furnishings as the townhomes.

Twenty percent (20%) of the units are reserved for those residents earning 50% or less of AMI, with the balance being reserved for those earning 60% or less. Two units of each type were constructed as handicap units and one unit is being set aside to provide temporary or transitional housing for the homeless. The centrally located management office building also contains a laundry facility, a community meeting room, an exercise room, a library, the maintenance office, and a "safe room" providing storm protection for our residents. The grounds include a security fence along 21st Street, picnic tables, bike racks, barbeque grills, and seating surrounding an area set aside for resident gardens.

In addition to bringing these beautiful new units into its neighborhood, the complex replaced what had been a deteriorated trailer park that had become, at a minimum, an "eye-sore" for the community, and utilized a vacant lot that had been overgrown with all types of vegetation. The overall benefit to the neighborhood and to the entire eastern portion of the Topeka community is outstanding.

This undertaking represents an investment in excess of \$6,600,000 funded primarily by the Low Income Housing Tax Credits issued by the Kansas Housing Resources Corporation.