

Neighborhood Revitalization Program

Presented By:

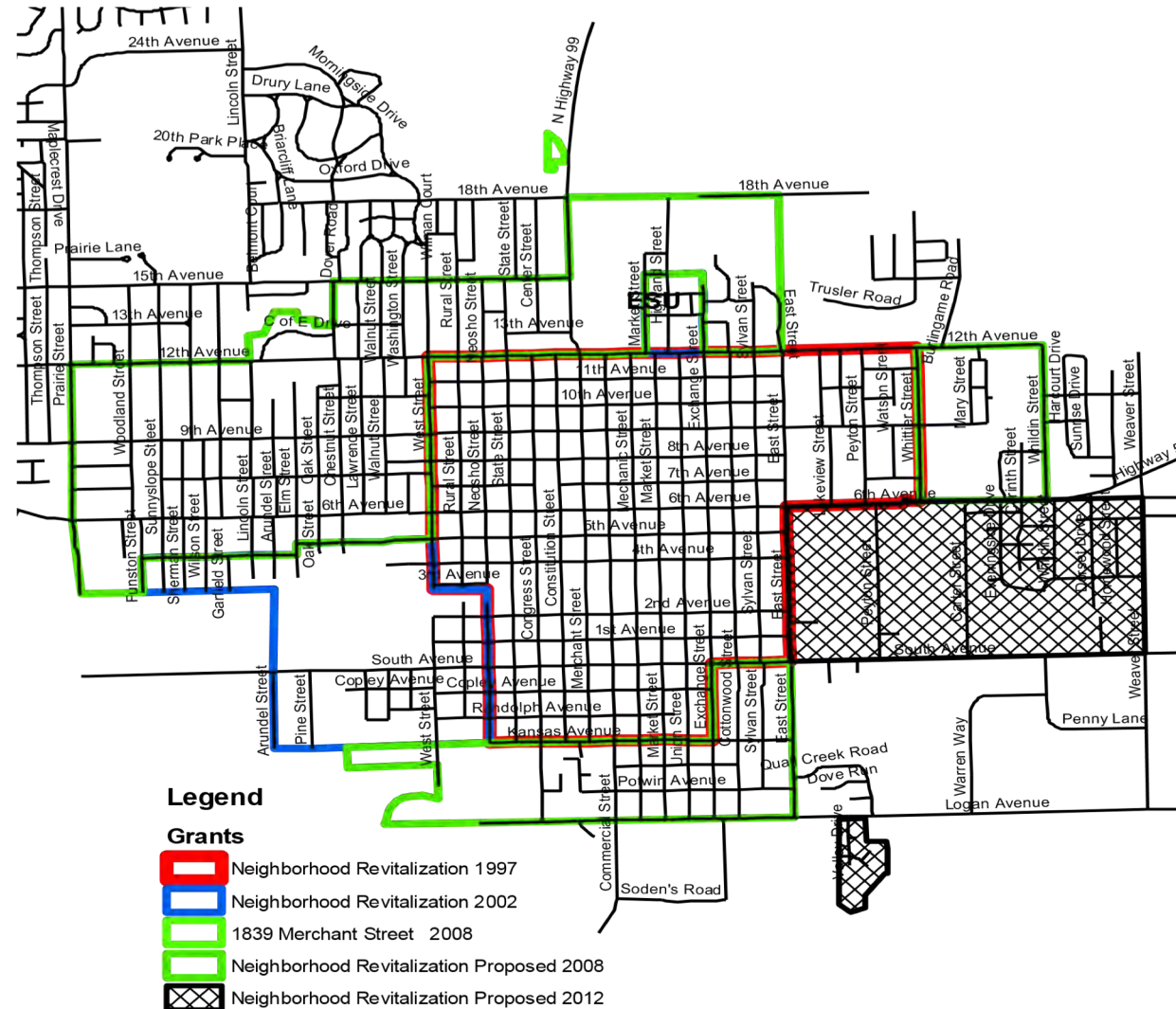
Jeff Lynch, Community Development Coordinator

City of Emporia, KS

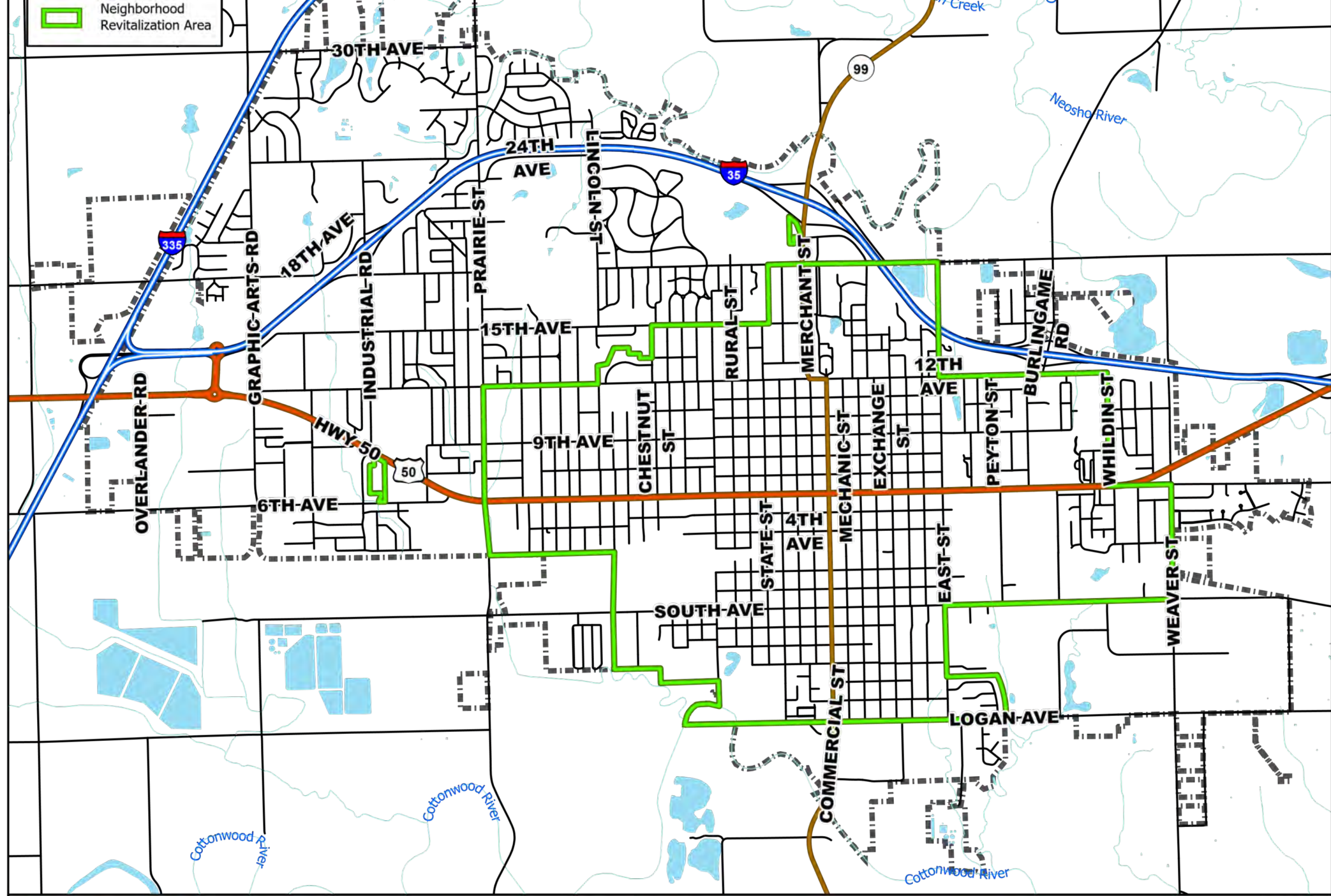
NRP Background & Goals

- Started in Emporia in 1997
- Downtown and surrounding neighborhoods
- Incentive for developers and all property owners to invest in older areas of the city where blight was present
- Promote both renovation and new development
- Utilize current infrastructure
- Improve overall appearance of the community
- Stabilize the declining tax base
- Restore pride

Target Area Expansion 1997 - Current



Neighborhood
Revitalization Area



Facts and Figures

- It is a real estate tax rebate based on the increase in tax due to the improvements on the property;
- Since January, 2001, 220 applications have been received and over \$48.5M invested.
- Since January, 2013...
- 58 applications were received with over \$11M invested;
- Of the \$11M, \$5,672,789 (51%) NOT invested without the program;
- Projects included 17 new structures and 35 renovation projects.
- Total Rebates in 2018 = \$112,009

How does it work?

- Application for NRP is submitted within 30 days after permit issued
- If approved for NRP an approval letter is sent
- 1-year time limit for completion of project
- Property owner notifies County Appraiser of completion
- Appraiser calculates amount of value increase due to project
- Ensuing property tax is paid in full (CAN STILL PAY IN HALVES)
- Property tax rebate is mailed out to property owner (usually 1 month)

How the REBATE is calculated

Example: Single Family Residence

Amount of value increase due to project	\$150,000
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<u>x Assessment Rate</u>	<u>x 11.5%</u>
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Assessed Value of increase due to project	\$17,250
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<u>x Mill Levy</u>	<u>x .167626</u>
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Tax dollar amount of value increase (excludes exemptions)	\$ 2,891.55
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2,891.55 x 95% x 7 yrs. =	\$19,228.81
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2,891.55 x 50% x 3 yrs. =	<u>4,337.33</u>
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Total Rebate	\$23,566.14
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Total Appraised Value Added (2018) Emporia

<u>Project</u>	<u>Appraised Value Added</u>
1	0
2	96,770
3	373,880
4	606,520
5	51,200
6	44,720
7	47,600
8	25,500
9	<u>70,520</u>
TOTAL	\$1,453,990

Basic Program Rules

- Property must be in target area
- Submit application within 30 days after issuance of building permit
- Minimum investment: 5k for single-family; 10k all other classes
- Project has to include improvements on main structure
- Project to be completed within one year of approval
- Pay taxes on time: late once- suspended; late twice- canceled
- Tax rebate is transferrable to new owners

NRP WORKS WITH OTHER PROGRAMS

BEFORE



AFTER



Demolition - Housing Infill - NRP

BEFORE



AFTER



Getting Started

- Review K. S. A. Ch. 12, Art. 17, Sec. 114-120
- Designate a Target Area
- Discuss and Agree to Roles of all Entities
- Program Plan (rules, rebate schedules, deadlines, etc.)
- Advertise for Public Hearing (2 consecutive weeks)
- Public Hearing, Inter-local Agreement, Resolution (same meeting)
 - Other units of government can sign at different times
- Obtain Approval from State Attorney General's Office
- PR/ Advertise

City of Emporia Neighborhood Revitalization Program

The City of Emporia is offering a Tax Rebate Program to citizens who make improvements to their property! The Program gives property owners within a designated area the opportunity to receive a rebate for ten (10) years on additional property taxes assessed as a result of property improvements or new construction.

Properties in the designated area eligible for the Revitalization Program include single-family homes, multi-family homes, commercial, and Historic-Register properties.

Applications are available at the City Community Development office, and must be submitted within thirty (30) days of receipt of a building permit. There is a one-time, non-refundable application fee of \$25.00, which must accompany the application when it is submitted for approval.

Eligible classifications for the rebate, as well as the rebate period and amount, are as follows:

CLASSIFICATION	REBATE PERIOD AND AMOUNT
Single Residential	95% for 7 years
	50% for 3 years
Multi-Family Residential	95% for 5 years
	50% for 5 years
Commercial	80% for 3 years
	65% for 3 years
	50% for 4 years
Historic- Register property*	100% for 10 years

*See program staff regarding historic property requirements.

Applications must be submitted to the Community Development office located at 521 Market Street, P.O. Box 928, Emporia, KS 66801

If you require any additional assistance or would like to have an application packet sent to you, please contact:

JEFF LYNCH

Community Development Coordinator
(620) 343-4285

jlynch@emporia-kansas.gov



EMPORIA PROPERTY OWNERS (IF YOU APPLY WITHIN 30 DAYS AFTER BUILDING PERMIT)

**YOU MAY
BE ELIGIBLE TO
RECEIVE A**



80 to 95%

PROPERTY TAX REBATE

**on the increase in taxes on
newly constructed, renovated
or improved properties!**



Q: Why did the Emporia City Commission designate the Neighborhood Revitalization target area (see map→) for the tax rebate?

A: To encourage new construction and rehabilitation of housing and commercial properties in the downtown, original town site area.

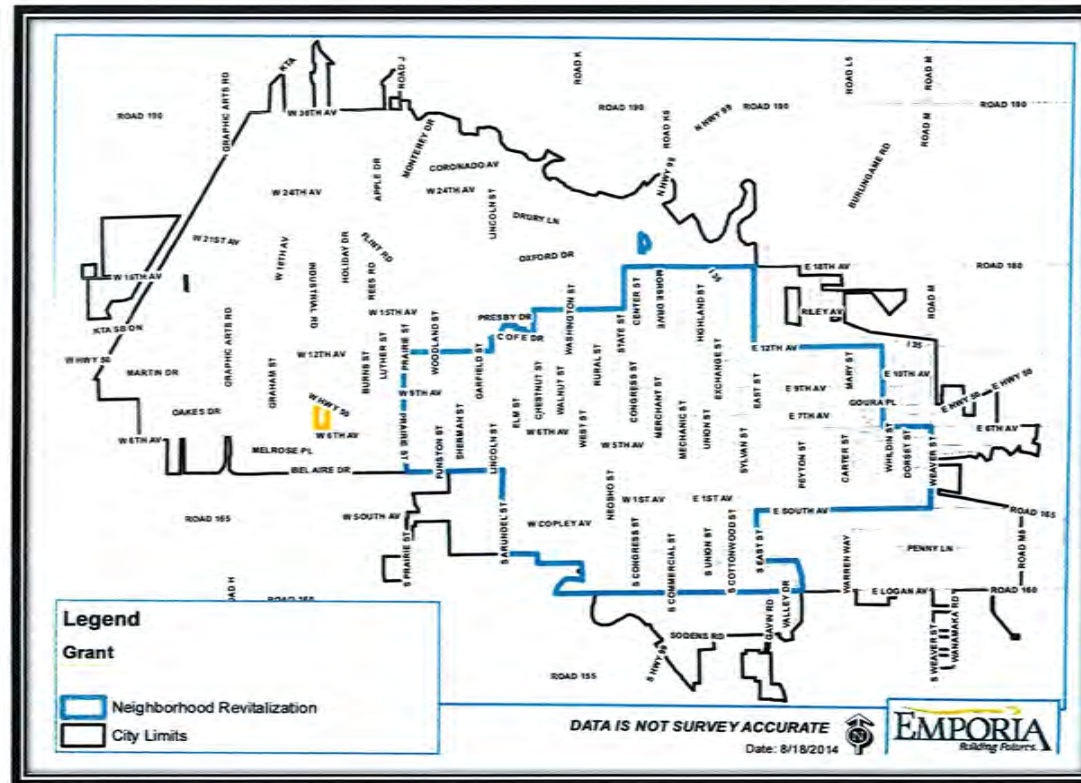
Q: How does the rebate work?

A: It is a refund of the property taxes which would otherwise be paid on the actual value added to a property due to a qualified improvement. The rebate only applies to the additional taxes resulting from the increase in assessed value on the property due to the improvement. All taxes relating to the assessed value on the property will continue to be paid to the County and the rebate will be paid back to the property owner after all taxes are collected and disbursements are made.

Q: What is a “qualified improvement?”

A: Qualified improvements include new construction, rehabilitation and additions. The improvements must be a minimum investment of \$5,000 on single-family properties and \$10,000 on multi-family and commercial properties. The improvements must conform to the City of Emporia’s land use and zoning ordinances and comply with other applicable codes, rules and regulations.

Emporia Neighborhood Revitalization Area



NOTE: In order to be eligible for the tax rebate, the property must be located in the designated revitalization area as shown on the map above.

Challenges

- Program Awareness
 - PR- media, talk shows, ads, brochures
 - Building Permit Office- brochures, applications
- Understanding of Program Rules (timely applications, project deadlines)
- Late Tax Payments
- Rebate Timing

Prairie Sage Apts.



1220 Highland- \$750,000



Kenyon Heights- \$5.4M



The Villas- \$7.4M



Whittier Place- \$4M

