

**DEVELOPMENT PLAN  
SUNRISE 2ND ADDITION  
REINVESTMENT HOUSING INCENTIVE DISTRICT  
IN THE CITY OF ANTHONY KANSAS  
DECEMBER 19, 2023**

**INTRODUCTION**

On August 1, 2023, the Governing Body of the City of Anthony, Kansas (the “City”) adopted Resolution No. 1132 that found and determined that:

1. There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.
4. The future economic wellbeing of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Based on these findings and determinations, the Governing Body proposed the establishment of a Reinvestment Housing Incentive District within the City pursuant to the Kansas Reinvestment Housing Incentive District Act (K.S.A. 12-5241 *et seq.*).

Following the adoption of Resolution No. 1132, a certified copy was submitted to the Secretary of Commerce (“Secretary”) for approval of the establishment of the Reinvestment Housing Incentive District in the City, as required by K.S.A. 12-5244(c).

On August 23, 2023, the Secretary provided written approval of the foregoing findings with respect to the establishment of the Reinvestment Housing Incentive District (the “District”).

**DEVELOPMENT PLAN ADOPTION**

K.S.A. 12-5245 states that upon approval from the Secretary, the Governing Body must adopt a plan for the development or redevelopment of housing and public facilities within the proposed district.

**DEVELOPMENT PLAN**

As a result of the shortage of quality housing within the City, the City proposes this Development Plan to assist in the development of quality housing within the City.

- 1. The legal description of the District:

All of Sunrise 2nd Addition, to the City of Anthony; including all rights of way, easements, future public streets, detention areas.

The foregoing description includes the following lots and blocks:

Sunrise 2nd Addition: Lot 1, Block 1; Lots 1, 2, 3, 4, 5, Block 2; Lots 1, 2, 3, 4, Block 3; Lot 1 Block 4; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block 5

A map of the District is attached as **Exhibit A** to this document.

- 2. The assessed valuation of all real estate within the District for 2023 is approximately \$54,128.
- 3. The names and addresses of the owners of record for the real estate within the District are:

<b>Owner of Real Property:</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
City of Anthony	P.O. Box 504	Anthony	KS	67003
McDermott Wootonn FLP	436 S Jennings	Anthony	KS	67003
NOVA II Properties, LLC	271 NW 160 Rd	Harper	KS	67058
Christian Church of Anthony KS	P.O. Box 445	Anthony	KS	67003

- 4. The housing and public facility projects that are proposed to be constructed, include the following:

**Housing Facilities**

Development and construction of 16 moderate-income single-family houses (\$200,000 to \$350,000).

**Public Facilities**

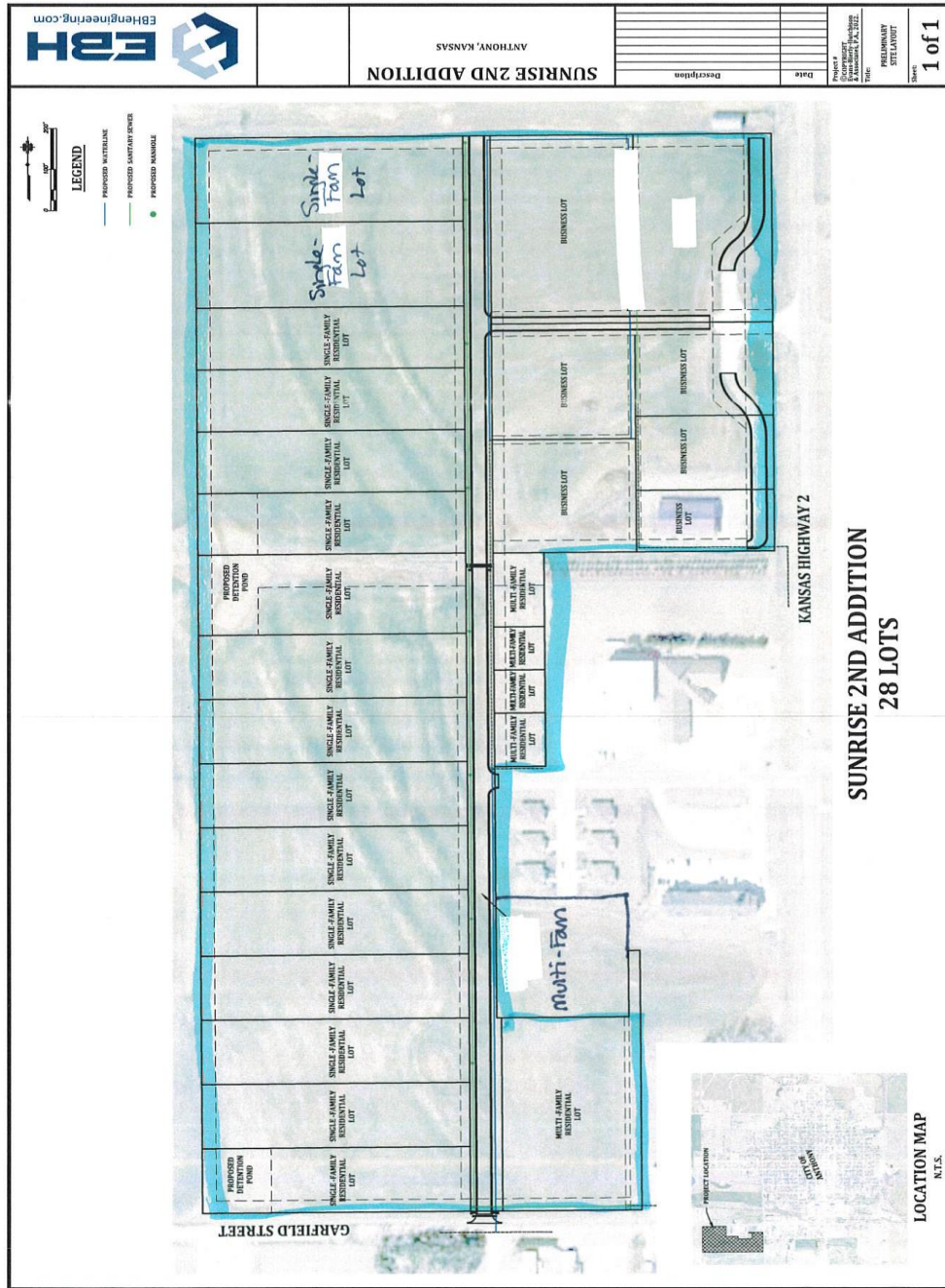
Construction and installation of public street, water, sanitary sewer, storm sewer and electric utility improvements, and other necessary infrastructure to serve new homes and housing structures within the development area.

5. The names, addresses, and specific interests in the real estate in the District of the developers responsible for development of the housing and public facilities are City of Anthony, Kansas 124 South Bluff, P.O. Box 504, Anthony, Kansas 67003, which is the owner of Lot 1, Block 1; Lot 1, Block 4; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block 5, Sunrise 2nd Addition, in the District and is responsible for development of the housing and public facilities.
6. No contractual assurances have been currently received by the City from any developer guaranteeing the financial feasibility of housing tax incentive projects proposed in the District.
7. The City conducted a comprehensive analysis of the feasibility of providing housing tax incentives in the District, which shows that the planned development will generate approximately \$1,646,279 in incremental taxes, as described in K.S.A. 12-5250(b), on a net present value basis over a 25-year period, which, is about 37.42% of the total cost and value of the proposed housing development in the District. The feasibility study also shows that the incremental taxes, as described in K.S.A. 12-5250(b), over a 25-year period would cover all costs incurred by the City to finance public infrastructure and site preparation improvements to serve the District. The City has recently been awarded a grant it will be using in connection with the housing development planned for the District. A copy of the analysis is attached hereto as *Exhibit B*. The analysis indicates that the incremental taxes, as described in K.S.A. 12-5250(b), within the District, together with other available sources of funding, would be adequate to pay the costs of the public improvements identified above.
8. The length of this Development Plan will be for the later of (a) 15 years, or (b) until costs eligible under K.S.A. 12-5249 equal to (i) the costs of implementing the Development Plan paid from “local funds,” plus (ii) amounts rebated by the City pursuant to the Community Housing Rebate Program and Commercial Ad Valorem Tax Rebate Program in connection with projects and property in the District, have been paid and reimbursed from incremental taxes, as described in K.S.A. 12-5250(b). For purposes of this paragraph, “local funds” shall mean all funds applied to payment of eligible costs of implementing the Development Plan, less 2022 BASE Grant contributions. Notwithstanding any other provision of this paragraph, the amounts paid or reimbursed from District incremental taxes described in K.S.A. 12-5250(b) shall never exceed the total of Development Plan costs described and permissible under K.S.A. 12-5249, and the length of this Development Plan shall not exceed 25 years.
9. The City will provide an annual report by not later than December 31<sup>st</sup> of each year to each taxing subdivision levying real property taxes on territory included within the District,

which report will set forth the amount of incremental taxes paid in the District in the year of such report, and deposited in the fund described in K.S.A. 12-5250(b).

10. So long as the Community Housing Rebate Program remains in effect, the City will administer the Community Housing Rebate Program for all eligible projects and property within the District, and will fund the rebates under such program from amounts that have first been reimbursed to the City under paragraph 8 hereof

**DEVELOPMENT PLAN – EXHIBIT A  
MAP OF SUNRISE 2ND ADDITION  
REINVESTMENT HOUSING INCENTIVE DISTRICT**



SUNRISE 2ND ADDITION  
ANTHONY, KANSAS

Description	Date

SUNRISE 2ND ADDITION  
28 LOTS

Sheet  
1 of 1

**DEVELOPMENT PLAN – EXHIBIT B**  
**COMPREHENSIVE FINANCIAL FEASIBILITY ANALYSIS**