
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: November 7, 2024
SUBJECT: Adoption of Reinvestment Housing Incentive District Policy

Overview: The proposed Reinvestment Housing Incentive Districts (RHID) Policy establish guidelines and requirements for creating Reinvestment Housing Incentive Districts within the City of Lansing. Housing projects developed with City partnership through the RHID will be required to meet this policy. The policy aims to facilitate attainable housing development through tax incentives in designated areas, contingent upon approval by the City Council and the Kansas Secretary of Commerce.

Policy Consideration:

1. **Applicability:** RHID financing is applicable for developments meeting specific criteria, including a minimum of 1,600 square feet for units, a mix of unit styles, and rental affordability relative to the area's median family income.
2. **Application Requirements:** Developers seeking RHID funding must submit comprehensive documentation, including project pro forma, feasibility analysis, legal descriptions, and an application fee.
3. **Development Agreement:** All RHID projects require a development agreement approved by the City administration and relevant authorities before City Council review.
4. **Governing Body Authority:** The Council reserves the right to modify or deny RHID applications based on exceptional circumstances or if the proposed development does not align with city interests.

Financial Consideration: This program is designed to reduce housing costs for new developments by allowing property taxes generated within the district to be used toward eligible development costs, similar to the structure of a Tax Increment Financing (TIF) district. By redirecting these property tax revenues to cover infrastructure and other approved expenses, the RHID program helps alleviate financial barriers for developers, supporting the creation of affordable housing options in Lansing.

Action: A motion to approve and adopt the Reinvestment Housing Incentive District Policy.