

**City of Sedgwick  
City Council Meeting  
November 6, 2024**

**TO:** Mayor and City Council

**SUBJECT:** Housing Incentive Program

**INITIATED BY:** Administration

**AGENDA:** New Business

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**Recommendation:** Approve Housing Incentive Program

**Background:** The City's Strategic Plan called for the development of housing incentives to make the city competitive in the housing market for future homeowners. The proposed housing incentive program would offer a three (3) year, 100% City tax abatement to the first-time occupants of all new single-family residences in the city. This plan is similar to neighboring communities' programs such as Valley Center and Park City who offer a five (5) year 100% abatement and a five (5) year 75% abatement program respectively. Research revealed that Hesston was the only other municipality in Harvey County offering an incentive for qualified homebuyers, which was \$1,000 in downpayment assistance.

**Financial Considerations:** Dependent upon utilization of the program, the City could see a reduction in the amount of ad valorem taxes collected. This program is only eligible for new construction homes and cannot be utilized with existing homes.

**Recommendations/Actions:** It is recommended that the City Council approve resolution 11062024C as presented.

**RESOLUTION NO. 11062024\_**

**A RESOLUTION OF THE CITY OF SEDGWICK, KANSAS ESTABLISHING INCENTIVES FOR RESIDENTS TO PURCHASE AND/OR BUILD NEW SINGLE FAMILY RESIDENCES.**

**WHEREAS**, the Governing Body of Sedgwick, Kansas recognizes that population growth and the addition of new single family residences has stagnated in recent years as compared to neighboring communities; and

**WHEREAS**, the Governing Body has performed its due diligence by investigating the housing incentives offered by neighboring communities; and

**WHEREAS**, the Governing Body seeks to stimulate growth, and recognizes the importance of continued planned, inclusive growth in the City of Sedgwick.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SEDGWICK, KANSAS, THAT:**

**Section 1.** The City of Sedgwick shall implement a Housing Incentive Program, which will be overseen the by City Administration.

**Section 2.** The City of Sedgwick will offer a three (3) year, 100% City tax abatement to the first time occupants of all new single-family residences.

**Section 3.** Only the portion of real estate taxes attributed to the City of Sedgwick will be abated.

**Section 4.** The City tax abatement will only apply to the original owner. It is non-transferable.

**Section 5.** For individuals purchasing lots upon which to build single-family residences, such tax abatement will commence upon issuance of the Certificate of Occupancy. Construction on a lot must begin within six (6) months of purchasing the lot to qualify for the abatement.

**Section 6.** The tax abatement will be paid by the City of Sedgwick in the form of a refund. The anticipated refund will be paid by the City Clerk no later than July 31<sup>st</sup> of each eligible year.

**Section 7.** To be eligible for the Housing Incentive, a resident must meet the following requirements:

- A. Complete an application from the City Administrator
- B. Certify that they have purchased a residence within the City limits of Sedgwick, Kansas between January 1, 2025 and December 31, 2027.
- C. Certify that they are the first-time occupant of the residence, and that the structure is being used as their primary residence.
- D. Remain current on their property taxes due.

**Section 8.** Unless modified by the Governing Body of Sedgwick, Kansas, this Housing Incentive Program will expire on December 31, 2027.

**Section 9.** This resolution shall be in full force and effect from and after its adoption.

**ADOPTED** by the Governing Body of the City of Sedgwick, Kansas on.

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Bryan Chapman, Mayor

(Seal)

ATTEST:

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Shelia Agee, City Clerk