

Neighborhood Revitalization Plans Neighborhoods and Downtown

City of Lawrence

NRA Goals: K.S.A. 12-17,114 et seq.

- **Create a revitalization area – must meet statutory requirements, determined by the legislative bodies**
- **Provide incentives for capital investment**
- **Goal is to promote the revitalization of residential and commercial properties**

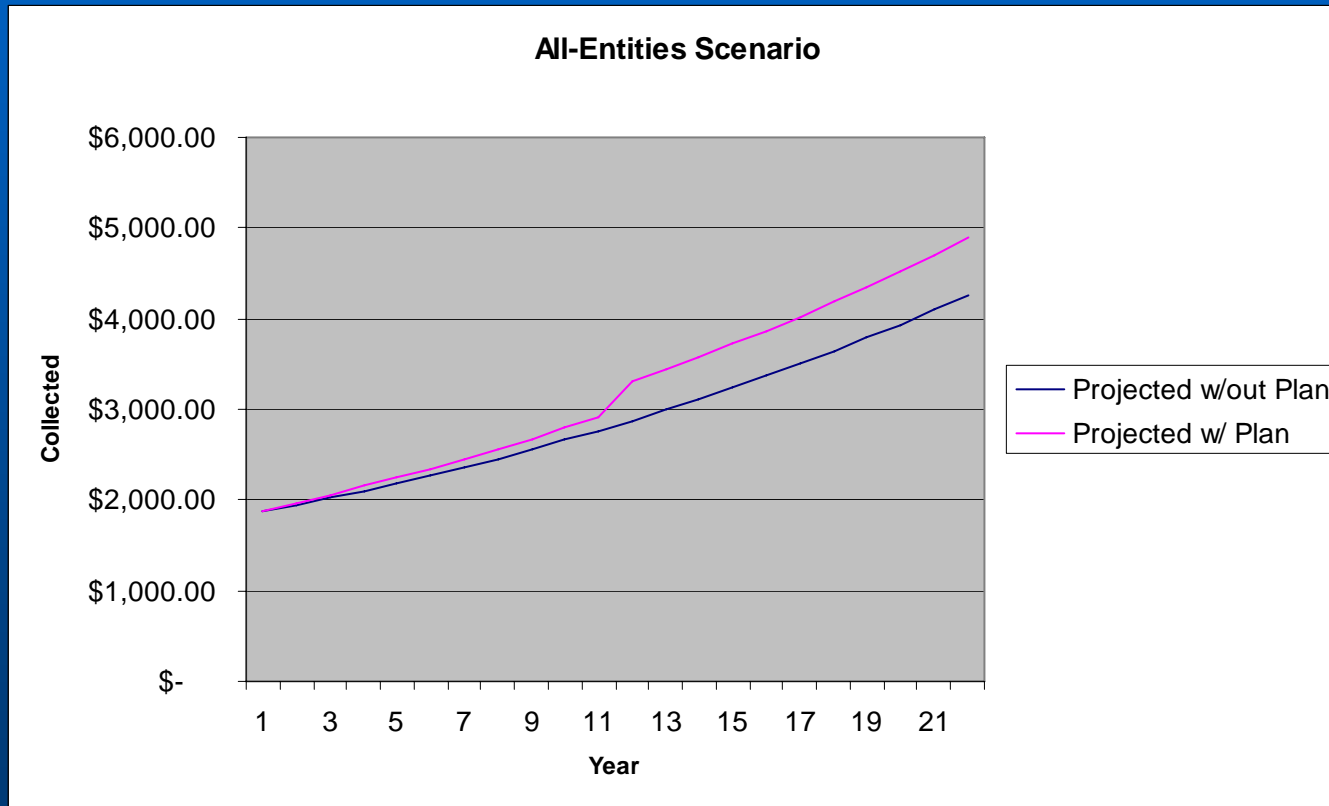
How does the NRA work?

- **Property tax rebates for improvements that increase appraised value – fixed rebate on the incremental increase**
- **Two year initial program period; \$500,000/year rebate cap. \$50,000 individual project cap.**
- **Projects must meet plan requirements and codes**
 - **Eligibility criteria**
- **Rebate is based upon the taxing entities that have adopted the plan – works best if City, County and School District are all participants**

How does the NRA work? (cont.)

- 95% rebate on incremental increase over 10 years
- 95% rebate on incremental increase over 15 years for qualified historic properties
- .5% of the rebate allocated for administration
- 4.5% of the rebate allocated to Neighborhood Revitalization Fund
- Rebate stays with property
- Modeled after the 8th and Penn Plan

Impact on Taxing Entities



Neighborhood Revitalization Fund

- **Used for infrastructure and other redevelopment improvements.**
- **Allocated by joint City/County/USD committee.**

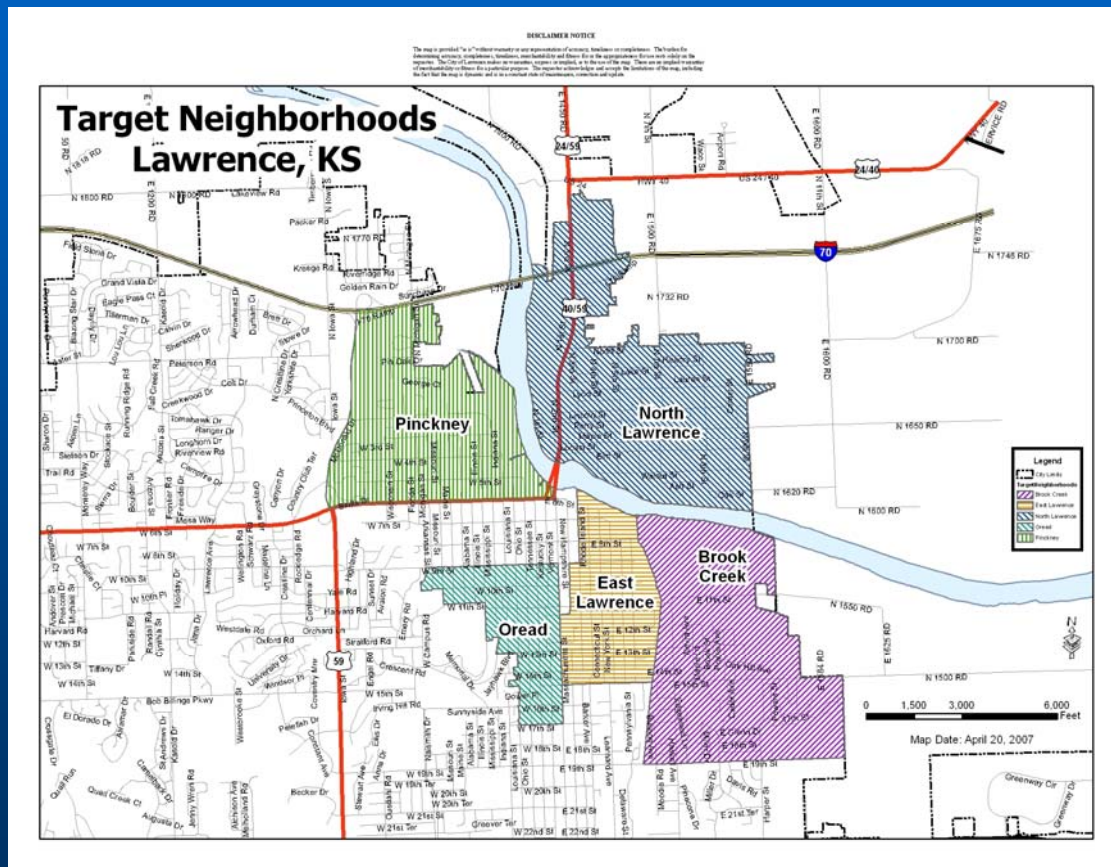
Criteria for Participation

- **Property located in designated district**
- **Improve existing buildings or new construction including vacant parcels**
- **Residential, commercial, mixed-use**
- **Minimum appraised valuation increase of \$10,000 for neighborhoods and \$5,000 for downtown**

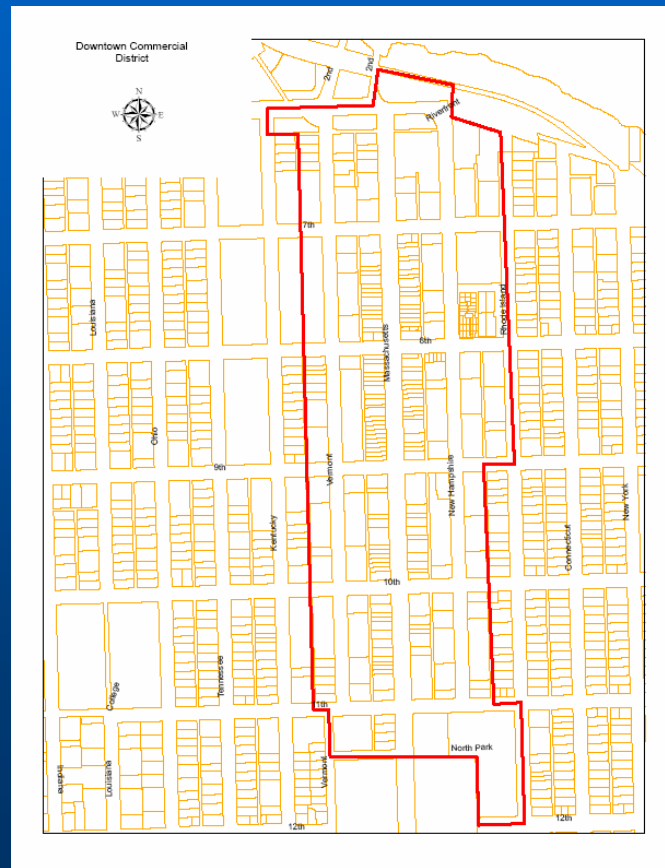
Criteria for Participation (cont.)

- Conform to existing codes/plans
- Property taxes current
- TIF district is not eligible
- Owner-occupied and rental properties

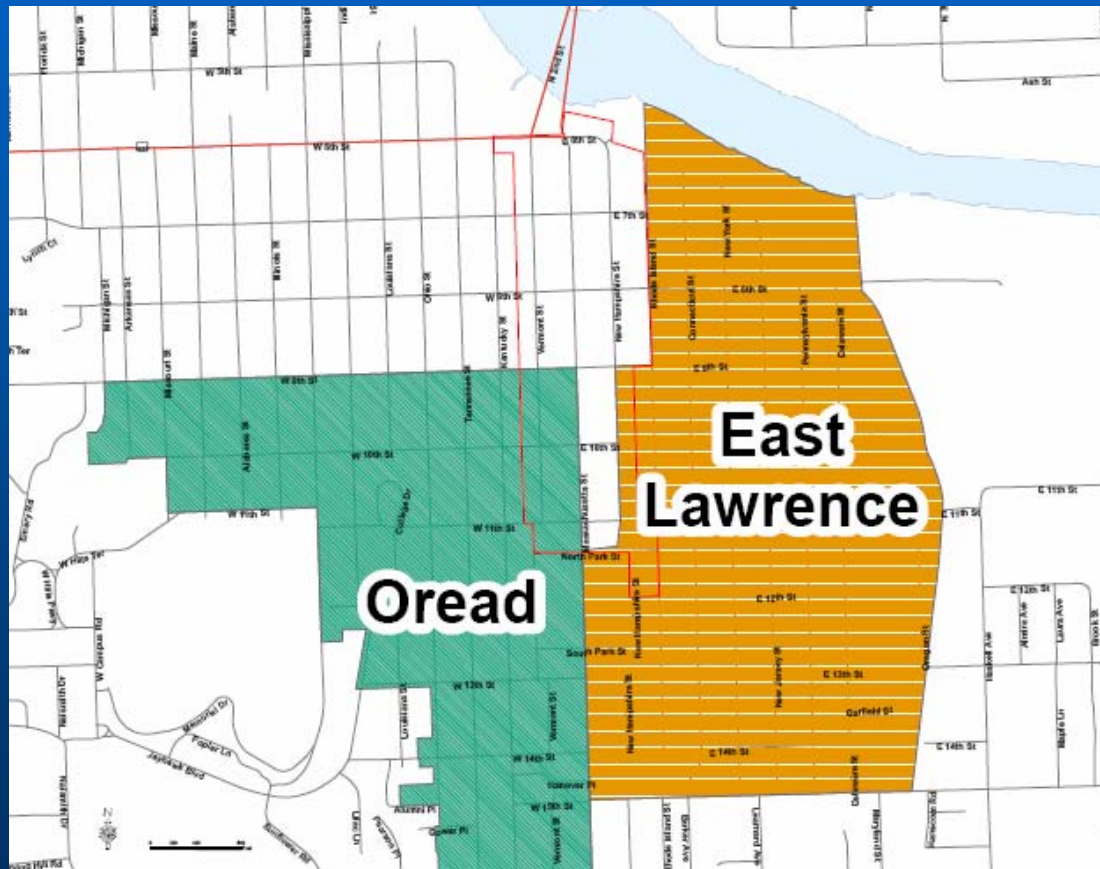
Neighborhood NRA Areas



Downtown NRA Area



Areas of Overlap with Downtown NRA



Some Rebate Examples*

- \$30,000 addition to single family residence
- Pre-construction appraised value of \$125,000
- Pre-construction assessed value (11.5% rate - residential) = \$14,375
- Post-construction appraised value of \$150,000
- Increase of \$25,000 in appraised value
- Post-construction assessed value = \$17,250 ($\$150,000 \times 11.5\%$)
- Assessed value increase $\$17,250 - \$14,375 = \$2,875$

Incremental Increase \$2,875 (assessed valuation)

Potential rebate under proposed plan:

City mill 26.358 County mill 30.013 USD 497 57.804 (total mill 114.175)

$\$2,875 \times \text{mill}/1000 = \328.25 taxes on increase

Eligible for 95% rebate = \$312 (annually for 10 years)

* Rebate examples are hypothetical and are presented for discussion purposes only

Some Rebate Examples*

- New home construction on vacant parcel single family residence
- Pre-construction appraised value of \$30,000
- Pre-construction assessed value (11.5% rate - residential) = \$3,600
- Post-construction appraised value of \$160,000
- Increase of \$130,000 in appraised value
- Post-construction assessed value = \$18,400 ($\$160,000 \times 11.5\%$)
- Assessed value increase $\$18,400 - \$3,600 = \$14,800$

Incremental Increase \$14,800 (assessed valuation)

Potential rebate under proposed plan:

City mill 26.358 County mill 30.013 USD 497 57.804 (total mill 114.175)

$\$14,800 \times \text{mill}/1000 = \$1,690$ taxes on increase

Eligible for 95% rebate = \$1,605 (annually for 10 years)

* Rebate examples are hypothetical and are presented for discussion purposes only

Some Rebate Examples*

Eldridge Renovation

2005 Appraised Value	\$1,826,600
2005 Assessed Value	\$456,645 (25% of appraised – commercial rate)
2007 Appraised Value	\$2,700,00
2007 Assessed Value	\$675,000
Incremental Increase	\$218,555 (assessed valuation)

Potential rebate under proposed plan:

City mill 26.358 County mill 30.013 USD 497 57.804 (total mill 114.175)

$\$218,555 \times \text{mill}/1000 = \$24,931$ taxes on increase

Eligible for 95% rebate = \$23,684 (annually for 15 years)

* Rebate examples are hypothetical and are presented for discussion purposes only

What the plan does not do

- Does not guarantee a set tax rebate – rebate is based on the project and its impact on appraised valuation
- Does not guarantee increased capital investment
- Does not provide up front funds for capital improvements, e.g. – sidewalk repair
- Does not address neighborhood concerns related to land use or other development issues

Other Issues for Consideration

- Increased valuation of surrounding properties
- Revitalization means different things to different people
- Potential for gentrification
- Simple, customer-friendly process
- Is plan feasible outside of 8th & Penn?

Process from Here

- Revise and update plans
- Take plans to City Commission for consideration
- If plans are approved, take to County and USD 497 for adoption prior to January 1, 2008

Stakeholder meetings

Revise & update

City, County, USD 497

FOR MORE INFO...

Contact Scott McCullough (832-3154) – Planning and Development Services

Questions? Comments?

- Draft copies available for review in the Lawrence-Douglas County Metropolitan Planning Office
- Draft plans available on-line at www.lawrenceks.org