

## **New Construction Housing Incentive Program**

The City of Liberal, Kansas has identified the need and the actions surrounding housing issues within its bounds. The City of Liberal has identified the fact that economic issues related to the lack of housing has a large impact on the community. The New Construction Housing Incentive Program is intended to develop and expand the local economy by promoting and encouraging development projects that enhance the City's economic base and that may also diversify and expand job opportunities. The availability of quality housing stock encourages the relocation of businesses and attracts new business enterprises, as well as the expansion of existing business enterprises within the City, which in turn stimulates growth, creates jobs and increases property tax base and sales tax revenues. The promotion of the housing stock is a major contributing factor to the growth of the City, which in turn stimulates trade and commerce and reduces unemployment. Housing development will attract and encourage business relocation and expansion since business will look to the available housing stock to meet the needs of management and the work force. The well-being and economic growth of the Liberal community benefits all its citizens.

The City Commission hereby approves the policies and procedures related to the New Construction Housing Incentive Program which will provide a seven thousand five hundred-dollar (\$7,500) incentive per new single-family home built in Liberal and a five thousand-dollar (\$5000) incentive per unit for Multi-Family construction.

### **PROGRAM GUIDELINES**

Applicant must apply with the City of Liberal Building Department and complete a Form W-9.

**Single-family Owner-occupied dwelling:** The homeowner of any new single-family residence or developer of a speculative home may apply for \$7,500 upon final inspection of the home when the property is finalized and ready for occupancy.

**Multi-Family Dwelling:** Developer may apply for \$5,000 per unit upon final inspection and the property is finalized and ready for occupancy.

Mobile homes may qualify, but must meet the following criteria:

- Owner applies for a permit and demolishes a mobile home more than 20 years old.
- Owner applies for permit to place a mobile home less than 5 years old back on the same location.

Proposed project must be located within Liberal's city limits.

Development and construction must comply with existing Zoning Regulations and Building Codes.

Funds are dispersed on a first come first serve basis until funds have been depleted.

The program is subject to budget restrictions, available funding and yearly commission approval.

#### **DEFINITIONS:**

***Dwelling, Single-family:*** *New construction or Residential Design Manufactured Homes, never before occupied or previously placed as a dwelling on a permanent foundation. No connected or common walls; must include purchase of lot. The developer/builder is under contract to produce a specific home for the property owners of the finished home.*

***Dwelling, Speculative Single-family:*** *A single-family home constructed with no formal commitment from the purchaser of the finished home. A speculative single-family home is contrast with a custom-built single-family home, where the developer/builder is under contract to produce a specific single-family home for the property owners of the finished home. The developer/builder is the original purchaser of the lot. A speculative single-family home may be sold prior to completion.*

***Dwelling, Multiple-Family:*** *A building having separate accommodations (Duplex, Triplex, etc.) for and occupied exclusively by more than one family. For the purpose of this incentive, the multiple-family dwelling must be constructed on a permanent foundation and not a mobile home.*

***Apartment:*** *A room or suite of rooms designed as a residence and generally located in a building occupied by more than one household. For the purpose of this incentive, the apartment must be constructed on a permanent foundation and not a mobile home.*

***Rental Property:*** *A property from which the owner receives payments from the occupants(s), known as tenants, in return for occupying or using the property. For the purpose of this incentive, the rental property must be on a permanent foundation and not a mobile hom*