



Monday, September 12, 2022
USD #333 USD333 Board of Education Regular Meeting

AGENDA FOR UNIFIED SCHOOL DISTRICT NO. 333
CLOUD COUNTY, KANSAS
6:00 PM

USD #333 Board of Education Administrative Offices, 217 W. 7th St., Concordia, KS 66901

A. OPENING ITEMS

1. Call To Order
2. Pledge of Allegiance
3. Members Present

B. CONSENT ITEMS

1. Adopt Agenda for Meeting
2. Approval of Minutes
3. Accept Gifts and Donations
4. Approval of Encumbrances as listed in the Superintendent's Report
5. Approval of Financial/Treasurer's Report/CapitalOne
6. Administrator/Building Reports
7. Vote on Consent Items

C. PUBLIC COMMENTS

D. REVENUE NEUTRAL RATE

1. **Motion to Open RNR Hearing**
Approve RNR Resolution 22-9 with roll call vote
Close RNR Hearing
Resolution 22-9 RNR
Code 99
Code 62
Code 5

3
4
6
7

E. BUDGET HEARING

1. **Motion to Open Budget Hearing**
Approve LOB Resolution 22-10
Approve 2022-2023 Budget
Close Budget Hearing
Resolution 22-10 LOB
Code 99
Code 62
Code 5

8
9
11
12

F. STUDENT/PATRON PARTICIPATION/RECOGNITION

1. CES School Marathon Presenters
CES Marathon Powerpoint.pptx

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G. INFORMATION/UPDATE/COMMUNICATION

1.	KASB Convention - November 11, 12, 13 Appoint Delegate https://www.kasb.org/breakoutsessions	
2.	Homecoming - Sept. 16 Early Release	
H.	EXECUTIVE SESSION	
I.	BOARD ACTION ITEMS	
1.	City of Concordia - Amy Lange STG3	
	COVER MEMO - Resolution of Support RHID - 9-12-22 - BOE	36
	RHID - Resolution of Support - USD 333 BOE - 9-12-2022	37
	City of Concordia Rural Housing	39
	City of Concordia Rural Housing2	45
	618-Rural Housing Incentive District Guidelines-Summary_rev 7.1.21	49
	Intergovernmental Meeting Slideshow - 9-6-22	54
	RHID_Information_v3_Mark-III	60
	618-Rural Housing Incentive District Guidelines-Summary_rev 7.1.21	63
2.	District Needs Assessment LTG2	
3.	Early Graduation Requests LTG2	
	Rebekah Brown	
	Gunnar Hale	
	Katria Kindscher	
	Michael Lindsay	
	Braden Wachsnicht	
4.	Update Navigating Change LTG1	
5.	LCNCK Early Head Start	
J.	CERTIFIED and CLASSIFIED PERSONNEL	
1.	1. New Hires/Transfers/Resignations/Terminations of CERTIFIED STAFF for 2022-2023 School Year (if needed) Certified August 2022 LIST	68
2.	New Hires/Transfers/Resignations/Terminations of CLASSIFIED STAFF for 2022-2023 School Year (if needed) Classified August 2022 LIST	70
K.	ADJOURN	

RESOLUTION NO. 22-9

A resolution expressing the property taxation policy of USD333 Concordia with respect to exceeding the **Revenue Neutral Tax Rate** for financing the annual budget for 2022-2023.

Whereas, 2022 HB 2239 amending K.S.A. 79-2988, provides that a levy of property taxes to finance the 2022-2023 budget of USD333 exceeds the **Revenue Neutral Tax Rate** to finance the 2022-2023 budget of USD 333, be authorized by a resolution.

NOW, THEREFORE, BE IT RESOLVED by USD 333 that the 2022-2023 budget with a levy of property taxes exceeding the **Revenue Neutral Tax Rates** calculated for 2022-2023, as adjusted pursuant to 2022 HB 2239 amending K.S.A. 79-2988 is hereby adopted

Adopted this 12th day of September, 2022 by USD 333 Concordia in Cloud County, Kansas.

USD 333 Board Clerk

USD333 Board President

Tracey Holmes

Bryan Bombardier

Board Member Vote:

Yes

No

Brad Berk

Bryan Bombardier

John Culley

Tony Miller

Mark Nordell

Nancy Owen

Kevin Pounds

Notice of Hearing 2022-2023 Budget

The governing body of Unified School District 333 will meet on the 12th day of September 2022 at 6:05 PM at 217 W. 7th , Concordia, KS 66901 for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of tax to be levied. Detailed budget information, including budget profile, building needs assessment and Board state assessments review is available at District Office 217 W. 7th Concordia, Kansas 66901 on the district website and will be available at this hearing.

The Amount of 2022 Tax to be Levied and Expenditures (published below) establish the maximum limits of the 2022-2023 Budget. The 'Est. Tax Rate' (column 7), shown for comparative purposes, is subject to slight change depending on final assessed valuation.

	Code 99 Line	2020-2021 Actual		2021-2022 Actual		2022-2023 Proposed Budget		
		Actual Expenditures (1)	Actual Tax Rate* (2)	Actual Expenditures (3)	Actual Tax Rate* (4)	Budgeted Expenditures (5)	Amount of 2022 Tax to be Levied (6)	Est. Tax Rate* (7)
OPERATING								
General	06	8,934,432	20.000	8,742,055	20.000	9,191,893	1,380,246	20.000
Supplemental General (LOB)	08	2,896,129	16.138	2,846,048	16.649	3,088,038	1,275,013	15.853
SPECIAL REVENUE								
Federal Funds	07	1,059,887		1,231,901		769,379		
Adult Education	10	0	0.000	0	0.000	0	0	0.000
Preschool-Aged At-Risk	11	108,442		113,316		233,000		
Adult Supplemental Education	12	0		0		0		
At Risk (K-12)	13	994,046		1,311,500		1,501,411		
Bilingual Education	14	25,276		39,470		49,500		
Virtual Education	15	0		0		0		
Capital Outlay	16	863,938	8.000	1,580,271	7.994	2,474,194	643,425	8.000
Driver Training	18	13,555		26,329		42,485		
Declining Enrollment	19	0	0.000	0	0.000	0	0	0.000
Extraordinary School Program	22	0		0		0		
Food Service	24	760,155		1,035,518		1,040,498		
Professional Development	26	20,907		71,767		116,537		
Parent Education Program	28	156,085		157,102		201,068		
Summer School	29	0		0		0		
Special Education	30	1,840,279		1,857,730		2,465,226		
Cost of Living	33	0	0.000	0	0.000	0	0	0.000
Career and Postsecondary Education	34	253,654		175,624		379,859		
Gifts and Grants	35	51,517		82,241		232,651		
Special Liability Expense Fund	42	0	0.000	0	0.000	0	0	0.000
School Retirement	44	0	0.000	0	0.000	0	0	0.000
Extraordinary Growth Facilities	45	0	0.000	0	0.000	0	0	0.000
Special Reserve Fund	47	0		0		0		
KPERS Special Retirement Contribution	51	1,351,944		1,405,899		1,476,194		
Contingency Reserve	53	25,110		0		0		
Textbook & Student Material Revolving	55	16,107		12,726		0		
Activity Fund	56	232,364		205,234		0		
DEBT SERVICE								
Bond and Interest #1	62	404,053	2.613	380,489	2.591	946,641	222,887	2.771
Bond and Interest #2	63	0	0.000	0	0.000	0	0	0.000
No-Fund Warrant	66	0	0.000	0	0.000	0	0	0.000
Special Assessment	67	0	0.000	0	0.000	0	0	0.000
Temporary Note	68	0	0.000	0	0.000	0	0	0.000
COOPERATIVES								
Special Education	78	4,636,231		4,549,359		7,507,765		
TOTAL USD EXPENDITURES	100	24,644,111	46.751	25,824,579	47.234	31,716,339	3,521,571	46.624
Less: Transfers	105	4,129,392		4,071,614		4,107,500		
NET USD EXPENDITURES	110	20,514,719		21,752,965		27,608,839		
TOTAL USD TAXES LEVIED	115	3,409,859		3,430,486		3,521,571		

1. Sponsoring District Only

*Tax Rates are expressed in Mills

Notice of Hearing 2022-2023 Budget

Code 99 Line	2020-2021 Actual		2021-2022 Actual		2022-2023 Proposed Budget			
	Actual Expenditures (1)	Actual Tax Rate* (2)	Actual Expenditures (3)	Actual Tax Rate* (4)	Budgeted Expenditures (5)	Amount of 2022 Tax to be Levied (6)	Est. Tax Rate* (7)	
OTHER								
Historical Museum	80	0	0.000	0	0.000	0	0	0.000
Public Library Board	82	0	0.000	0	0.000	0	0	0.000
Public Library Board Employee Benefits	83	0	0.000	0	0.000	0	0	0.000
Recreation Commission	84	0	0.000	0	0.000	0	0	0.000
Rec Comm Emp Benefits & Spec Liab	86	0	0.000	0	0.000	0	0	0.000
TOTAL OTHER	120	0	0.000	0	0.000	0	0	0.000
TOTAL TAXES LEVIED	125	\$3,409,859		\$3,430,486		\$3,521,571		
Assessed Valuation - General Fund	128	\$69,390,605		\$69,051,816		\$69,012,310		
Assessed Valuation - All Other Funds	130	\$75,587,620		\$75,253,325		\$80,428,175		
Assessed Valuation - Capital Outlay	129	\$75,095,498		\$74,574,670		\$80,428,175		
Outstanding Indebtedness, July 1								
		2020		2021		2022		
General Obligation Bonds	135	4,850,000		4,585,000		4,325,000		
Capital Outlay Bonds	140	0		0		0		
Temporary Note	145	0		0		0		
No-Fund Warrant	150	0		0		0		
Lease Purchase Principal	153	0		0		0		
TOTAL USD DEBT	155	4,850,000		4,585,000		4,325,000		
<i>*Tax Rates are expressed in Mills</i>								
Board President				Clerk of the Board				

Exceeding the Revenue Neutral Tax Rate for the 2022-2023 School Year

The governing body of Unified School District 333 will meet on the 12th day of September 2022 at 6:00 PM at 217 W. 7th Street, Concordia, KS 66901 for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of tax to be levied. Detailed budget information, including budget profile, is available at District Office 217 W. 7th Concordia, Kansas 66901 and will be available at this hearing.

Revenue Neutral Tax Rate

	2021-2022			2022-2023	
	Actual Tax Levied	Actual Tax Rate	Neutral Tax Rate	Estimated Tax Levied	Est. Tax Rate
General	\$1,381,036	20.000	19.819	\$1,380,246	20.000
Capital Outlay	\$0	0.000		\$0	0.000
Bond and Interest #2	\$0	0.000		\$0	0.000
ALL OTHER FUNDS					
Supplemental General (LOB)	\$1,252,893	16.649		\$1,275,013	15.853
Adult Education	\$0	0.000		\$0	0.000
Capital Outlay	\$601,576	7.994		\$643,425	8.000
Cost of Living	\$0	0.000		\$0	0.000
Special Liability Expense Fund	\$0	0.000		\$0	0.000
Extraordinary Growth Facilities	\$0	0.000		\$0	0.000
Bond and Interest #1	\$194,981	2.591		\$222,887	2.771
No-Fund Warrant	\$0	0.000		\$0	0.000
Special Assessment	\$0	0.000		\$0	0.000
Temporary Note	\$0	0.000		\$0	0.000
Historical Museum	\$0	0.000		\$0	0.000
Public Library Board	\$0	0.000		\$0	0.000
Public Library Board Employee Benefits	\$0	0.000		\$0	0.000
Sub Total - All Other Funds	\$2,049,450	27.234	25.250	\$2,141,325	26.624
Board President				Clerk of the Board	

BOND & INTEREST #1	Code 62 Line	12 mo.	12 mo.	12 mo.	18 mo.
		2020-2021 Actual (1)	2021-2022 Actual (2)	2022-2023 Budget (3)	Financing Required (4)
UNENCUMBERED CASH BALANCE JULY 1	01	666,928	671,023	651,153	651,153
REVENUES					
1000 LOCAL SOURCES					
1110 Ad Valorem Tax Levied					
2019 \$	05	9,736			
2020 \$	10	187,456	6,742		
2021 \$	15		186,135	3,296	3,296
2022 \$	20			208,399	
1140 Delinquent Tax	25	3,529	2,556	1,951	2,925
1510 Interest on Idle Funds	30				0
July - December Estimate	35				
1900 Other Revenue From Local Source	40	1,425	5		0
July - December Estimate	45				
2000 COUNTY SOURCES					
2400 Motor Vehicle Tax (Includes 16/20M Tax)	55	22,365	20,942	16,543	16,543
July - December Estimate	60				8,272
2450 Recreational Vehicle Tax	65	338	388	290	290
July - December Estimate	66				145
2460 Commercial Vehicle Tax	67	1,471	1,122	1,041	1,041
July - December Estimate	68				521
2800 In Lieu of Taxes IRBs/Rental Excise	70	4	12	0	0
July - December Estimate	72				0
3000 STATE SOURCES					
3217 State Aid (prior July 1, 2015)	76	181,824	142,717	463,854	463,854
July - December Estimate*	77				
3217 State Aid (after 7/1/15 and prior 6/30/17)	78			0	0
July - December Estimate*	79				
3217 State Aid (after 7/1/17 and before 6/30/22)	83			0	0
July - December Estimate*	84				
3217 State Aid (after 7/1/22)	86			0	0
July - December Estimate*	87				
5000 OTHER FINANCING SOURCES					
5140 Federal Tax Credit	80			0	0
July - December Estimate*	81				
RESOURCES AVAILABLE	82	1,075,076	1,031,642	1,346,527	1,148,040
EXPENDITURES					
5100 DEBT SERVICE					
832 Interest	85	139,053	120,489	101,641	
890 Bond Fees	90				
831 Principal	95	265,000	260,000	845,000	
TOTAL EXPENDITURES	100	404,053	380,489	946,641	946,641
832 Interest Due July-December	105				40,194
890 Bond Fees July-December	110				
831 Principal Due July-December	115				30,000
990 Cash Basis Reserve	120				347,600
TOTAL OPERATING EXPENDITURE (18 MO)	185				1,364,435
UNENCUMBERED CASH BALANCE JUNE 30	190	671,023	651,153	399,886	~~~~~
	195				216,395
	200				6,492
	205				222,887

Budget Line 30: Interest on Bond Proceeds only. Interest earned from the ad valorem must be deposited to any categorical fund.

*July - December estimate must be entered manually.

STATEMENT OF INDEBTEDNESS

Note: If Bond and Interest levies are based on different assessed valuations due to territory changes, show such bond issues as a separate group. Use Bond and Interest #2 (C063) for these bond issues.

Bond Elections	Purpose of Debt	1	2	3	4	5		6	7	8	9	10
		Date of Issue	Interest Rate	Amount of Bonds Issued	Principal Outstanding 7/1/2022	Date Due		Due in 2022-2023		Due July-Dec. 2023		
						Interest	Principal	Interest	Principal	Interest	Principal	
prior to July 1, 2015	Original CES	12/23/2013	3.79%	5,500,000	815,000	3/1/2023	9/1/2022	20,906	815,000			
	Refinance	11/1/2019	2.43%	3,550,000	3,510,000	3/1/2023	9/1/2022	80,735	30,000	40,194	30,000	
		Total				4,325,000			101,641	845,000	40,194	30,000
after July 1, 2015 & prior to June 30, 2017												
								0	0	0	0	0
after July 1, 2017 & prior to June 30, 2022												
								0	0	0	0	0
after July 1, 2022												
								0	0	0	0	0
Grand Total					4,325,000			101,641	845,000	40,194	30,000	

RESOLUTION 22-10

Be It Resolved that:

The board of education of the above-named school district shall be authorized to adopt a local option budget in each school year in an amount not to exceed 33 % of the amount of total foundation aid. The local option budget authorized by this resolution may be adopted, unless a petition in opposition to the same, signed by not less than 10% of the qualified electors of the school district, is filed with the county election officer of the home county of the school district within 40 days after publication of this resolution. If a petition is filed, the county election officer shall submit the question of whether adoption of the local option budget shall be authorized to the electors in the school district at an election called for the purpose or at the next general election, as is specified by the board of education of the school district.

CERTIFICATE

This is to certify that the above resolution was duly adopted by the board of education of Unified School District No. 333, Cloud County, Kansas, on the 12th day of September, 2022.

Clerk of the Board of Education

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SPECIAL REVENUE								
Federal Funds	07	1,059,887		1,231,901		769,379		
Adult Education	10	0	0.000	0	0.000	0	0	0.000
Preschool-Aged At-Risk	11	108,442		113,316		233,000		
Adult Supplemental Education	12	0		0		0		
At Risk (K-12)	13	994,046		1,311,500		1,501,411		
Bilingual Education	14	25,276		39,470		49,500		
Virtual Education	15	0		0		0		
Capital Outlay	16	863,938	8.000	1,580,271	7.994	2,474,194	643,425	8.000
Driver Training	18	13,555		26,329		42,485		
Declining Enrollment	19	0	0.000	0	0.000	0	0	0.000
Extraordinary School Program	22	0		0		0		
Food Service	24	760,155		1,035,518		1,040,498		
Professional Development	26	20,907		71,767		116,537		
Parent Education Program	28	156,085		157,102		201,068		
Summer School	29	0		0		0		
Special Education	30	1,840,279		1,857,730		2,465,226		
Cost of Living	33	0	0.000	0	0.000	0	0	0.000
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Gifts and Grants	35	51,517		82,241		232,651		
Special Liability Expense Fund	42	0	0.000	0	0.000	0	0	0.000
School Retirement	44	0	0.000	0	0.000	0	0	0.000
Extraordinary Growth Facilities	45	0	0.000	0	0.000	0	0	0.000
Special Reserve Fund	47	0		0		0		
KPERs Special Retirement Contribution	51	1,351,944		1,405,899		1,476,194		
Contingency Reserve	53	25,110		0		0		
Textbook & Student Material Revolving	55	16,107		12,726		0		
Activity Fund	56	232,364		205,234		0		
DEBT SERVICE								
Bond and Interest #1	62	404,053	2.613	380,489	2.591	946,641	222,887	2.771
Bond and Interest #2	63	0	0.000	0	0.000	0	0	0.000
No-Fund Warrant	66	0	0.000	0	0.000	0	0	0.000
Special Assessment	67	0	0.000	0	0.000	0	0	0.000
Temporary Note	68	0	0.000	0	0.000	0	0	0.000
COOPERATIVES								
Special Education	78	4,636,231		4,549,359		7,507,765		
TOTAL USD EXPENDITURES	100	24,644,111	46.751	25,824,579	47.234	31,716,339	3,521,571	46.624
Less: Transfers	105	4,129,392		4,071,614		4,107,500		
NET USD EXPENDITURES	110	20,514,719		21,752,965		27,608,839		
TOTAL USD TAXES LEVIED	115	3,409,859		3,430,486		3,521,571		

1. Sponsoring District Only

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Notice of Hearing 2022-2023 Budget

Code 99 Line	2020-2021 Actual		2021-2022 Actual		2022-2023 Proposed Budget			
	Actual Expenditures (1)	Actual Tax Rate* (2)	Actual Expenditures (3)	Actual Tax Rate* (4)	Budgeted Expenditures (5)	Amount of 2022 Tax to be Levied (6)	Est. Tax Rate* (7)	
OTHER								
Historical Museum	80	0	0.000	0	0.000	0	0	0.000
Public Library Board	82	0	0.000	0	0.000	0	0	0.000
Public Library Board Employee Benefits	83	0	0.000	0	0.000	0	0	0.000
Recreation Commission	84	0	0.000	0	0.000	0	0	0.000
Rec Comm Emp Benefits & Spec Liab	86	0	0.000	0	0.000	0	0	0.000
TOTAL OTHER	120	0	0.000	0	0.000	0	0	0.000
TOTAL TAXES LEVIED	125	\$3,409,859		\$3,430,486		\$3,521,571		
Assessed Valuation - General Fund	128	\$69,390,605		\$69,051,816		\$69,012,310		
Assessed Valuation - All Other Funds	130	\$75,587,620		\$75,253,325		\$80,428,175		
Assessed Valuation - Capital Outlay	129	\$75,095,498		\$74,574,670		\$80,428,175		
Outstanding Indebtedness, July 1								
		2020		2021		2022		
General Obligation Bonds	135	4,850,000		4,585,000		4,325,000		
Capital Outlay Bonds	140	0		0		0		
Temporary Note	145	0		0		0		
No-Fund Warrant	150	0		0		0		
Lease Purchase Principal	153	0		0		0		
TOTAL USD DEBT	155	4,850,000		4,585,000		4,325,000		
<i>*Tax Rates are expressed in Mills</i>								
Board President				Clerk of the Board				

Exceeding the Revenue Neutral Tax Rate for the 2022-2023 School Year

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Revenue Neutral Tax Rate

	2021-2022			2022-2023	
	Actual Tax Levied	Actual Tax Rate	Neutral Tax Rate	Estimated Tax Levied	Est. Tax Rate
General	\$1,381,036	20.000	19.819	\$1,380,246	20.000
Capital Outlay	\$0	0.000		\$0	0.000
Bond and Interest #2	\$0	0.000		\$0	0.000
ALL OTHER FUNDS					
Supplemental General (LOB)	\$1,252,893	16.649		\$1,275,013	15.853
Adult Education	\$0	0.000		\$0	0.000
Capital Outlay	\$601,576	7.994		\$643,425	8.000
Cost of Living	\$0	0.000		\$0	0.000
Special Liability Expense Fund	\$0	0.000		\$0	0.000
Extraordinary Growth Facilities	\$0	0.000		\$0	0.000
Bond and Interest #1	\$194,981	2.591		\$222,887	2.771
No-Fund Warrant	\$0	0.000		\$0	0.000
Special Assessment	\$0	0.000		\$0	0.000
Temporary Note	\$0	0.000		\$0	0.000
Historical Museum	\$0	0.000		\$0	0.000
Public Library Board	\$0	0.000		\$0	0.000
Public Library Board Employee Benefits	\$0	0.000		\$0	0.000
Sub Total - All Other Funds	\$2,049,450	27.234	25.250	\$2,141,325	26.624

Board President

Clerk of the Board

BOND & INTEREST #1	Code 62 Line	12 mo.	12 mo.	12 mo.	18 mo.
		2020-2021 Actual (1)	2021-2022 Actual (2)	2022-2023 Budget (3)	Financing Required (4)
UNENCUMBERED CASH BALANCE JULY 1	01	666,928	671,023	651,153	651,153
REVENUES					
1000 LOCAL SOURCES					
1110 Ad Valorem Tax Levied					
2019 \$	05	9,736			
2020 \$	10	187,456	6,742		
2021 \$	15		186,135	3,296	3,296
2022 \$	20			208,399	
1140 Delinquent Tax	25	3,529	2,556	1,951	2,925
1510 Interest on Idle Funds	30				0
July - December Estimate	35				
1900 Other Revenue From Local Source	40	1,425	5		0
July - December Estimate	45				
2000 COUNTY SOURCES					
2400 Motor Vehicle Tax (Includes 16/20M Tax)	55	22,365	20,942	16,543	16,543
July - December Estimate	60				8,272
2450 Recreational Vehicle Tax	65	338	388	290	290
July - December Estimate	66				145
2460 Commercial Vehicle Tax	67	1,471	1,122	1,041	1,041
July - December Estimate	68				521
2800 In Lieu of Taxes IRBs/Rental Excise	70	4	12	0	0
July - December Estimate	72				0
3000 STATE SOURCES					
3217 State Aid (prior July 1, 2015)	76	181,824	142,717	463,854	463,854
July - December Estimate*	77				
3217 State Aid (after 7/1/15 and prior 6/30/17)	78			0	0
July - December Estimate*	79				
3217 State Aid (after 7/1/17 and before 6/30/22)	83			0	0
July - December Estimate*	84				
3217 State Aid (after 7/1/22)	86			0	0
July - December Estimate*	87				
5000 OTHER FINANCING SOURCES					
5140 Federal Tax Credit	80			0	0
July - December Estimate*	81				
RESOURCES AVAILABLE	82	1,075,076	1,031,642	1,346,527	1,148,040
EXPENDITURES					
5100 DEBT SERVICE					
832 Interest	85	139,053	120,489	101,641	
890 Bond Fees	90				
831 Principal	95	265,000	260,000	845,000	
TOTAL EXPENDITURES	100	404,053	380,489	946,641	946,641
832 Interest Due July-December	105				40,194
890 Bond Fees July-December	110				
831 Principal Due July-December	115				30,000
990 Cash Basis Reserve	120				347,600
TOTAL OPERATING EXPENDITURE (18 MO)	185				1,364,435
UNENCUMBERED CASH BALANCE JUNE 30	190	671,023	651,153	399,886	~~~~~
	195				216,395
	200				6,492
	205				222,887

Budget Line 30: Interest on Bond Proceeds only. Interest earned from the ad valorem must be deposited to any categorical fund.

*July - December estimate must be entered manually.

**SCHOOL
MARATHON®**



Mile-By-Mile, Step-By-Step
www.schoolmarathon.org

Arrive at 7:20 am daily
 Weather cancelations posted by 7:00 am @ usd333.com and thru
 School Messenger
 Questions call Rick Haden 785.243.8853
 ** SPECIAL DAYS ARE SUBJECT TO CHANGE

August

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	22 Marathon Starts Mile 1	23 Mile 2	24 Mile 3	25 Mile 4	26 Mile 5 CHS Athlete Day	27
28	29 Mile 6	30 Mile 7	31 Mile 8			

September

				1 Mile 9	2 Mile 10	3
4	5 No School Labor Day	6 Mile 11	7 Mile 12	8 Mile 13	9 Mile 14 Favorite Team T-Shirt Day	10
11	12 Mile 15 Music Monday	13 Mile 16	14 No Marathon School Pictures	15 Mile 17	16 Mile 18 CCCC Athlete Day	17
18	19 Mile 19	20 Mile 20 Hat Day	21 No School Inservice	22 Mile 21	23 Mile 22 KU/KSU Day	24
25	26 Mile 23	27 Mile 24	28 Mile 25	29 Make Up Mile Day	30 Mile 26.2 Final Celebration	















Concordia SCHOOL
School Marathon
START







Run as fast as you can!

★ AKA
Go Like
Panthers

RUN LIKE
THE WILDEST
WILL BE
SILENT

CONCORDIA

CONCORDIA

CONCORDIA

CONCORDIA

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UN
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ILL
GO

GEORGIA
13

Sun as
as tall as

Lets
go
Panthers!

Lets go
Little Panthers!!

GEORGIA
6

GEORGIA
8

GEORGIA
TU

GEORGIA
4

GEORGIA
3

Troy

13
15

You can
do this



Concordia SCHOOL MARATHON
School Marathon
START

STOP

Concordia
FINISH







701 Washington • P.O. Box 603
Concordia, KS 66901
785-243-2670 • Fax: 785-243-3328

To: Board of Education, Concordia USD 333
From: Amy Lange, City Manager
Date: September 12, 2022
Re: Resolution of Support for an RHID in Concordia to Support Housing Development

The City of Concordia and CloudCorp teamed up to procure a housing study and market analysis in 2021. The results of the 2022 Concordia Housing Study and Market Analysis are posted on the City's website at www.concordiakansas.org for public viewing. These results were presented by FIVE RULE Rural Planning to the City Commission and CloudCorp Board of Directors on August 3, 2022. Notably, the study revealed a need for 245 additional moderate income homes and 12 additional high income homes.

The State of Kansas also had a Statewide Housing Needs Assessment prepared in 2021, using RDG. The findings for the North Central Kansas region were similar in that aged housing stock and lack of private investment in new housing has created a shortage of quality, affordable housing. This study can be viewed at www.kshousingcorp.org. The result of this study was an infusion of funds into various state housing programs to stimulate construction of homes across the state, especially in rural areas.

At the recommendation of the Community Resources Committee of CloudCorp on August 10, and with the approval of the City Commission on August 17, staff proceeded with conversations with property owners and securing funding to support new home construction in Concordia. On August 26, the Cloud County Health Center Board voted to donate approximately 8 acres to the Concordia Land Bank for the purpose of constructing new homes in Concordia.

City staff is working with CloudCorp to prepare an MIH grant application, due September 30, which could provide up to \$650,000 toward construction of new moderate-income homes. These applications are scored more favorably when combined with an RHID. The RHID uses the incremental increase in property taxes generated by construction within the RHID to repay special obligation bonds issued for public improvements benefitting the housing development – streets, utilities, etc. Both the MIH grant and the RHID require a series of approvals and proof of support by the September 30 deadline.

An Intergovernmental Meeting was held on September 6 and provided a detailed explanation of how the RHID works to make these new homes affordable. Also during that meeting, staff shared that the County Commission and the Board of Education have the statutory authority to nullify the RHID. Additionally, the MIH grant application requires proof of support from these taxing entities. Therefore, it is imperative to a successful grant award and the affordability of the proposed new homes the RHID is successful. For this reason we ask you to approve the enclosed Resolution of Support.

RECOMMENDED ACTION: Approve the Resolution of Support for an RHID in Concordia to support new housing development.

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF EDUCATION OF CONCORDIA USD 333 OF CLOUD COUNTY, KANSAS EVIDENCING THEIR SUPPORT OF THE CITY OF CONCORDIA TO UNDERTAKE A CERTAIN PUBLIC FACILITIES PROJECT TO SUPPORT DEVELOPMENT OF HOUSING WITHIN THE CITY

WHEREAS, the 2022 Concordia Housing Study revealed the need for 245 moderate income homes and 12 high income homes in Concordia indicating the private market is not meeting the need; and

WHEREAS, existing local businesses are struggling to fill moderate- to high-income job vacancies due to lack of quality, affordable housing in the area indicating the housing shortage is a substantial deterrent to economic growth and development of Concordia; and

WHEREAS, the City of Concordia, Kansas (the “City”) intends to undertake the redevelopment of certain public improvements on tracts in Lots 1, 2, 3, 4, 5, 6 and 7, Block 2, Lost Creek Hills Addition to the City of Concordia, as well as the existing Cloud County Health Center site (commonly known as 1100 Highland Drive) located in Concordia, Cloud County Kansas; and

WHEREAS, the City anticipates the total public improvements project will be approximately \$1,622,250; and

WHEREAS, the City of Concordia, Kansas intends to fund these public improvements with special obligation bonds and other City funds; and

WHEREAS, the State of Kansas has made the Rural Housing Incentive District (RHID) program pursuant to K.S.A. 12-5241 et seq. available to cities, counties, and developers building housing in rural communities by assisting in the financing of eligible improvements by capturing the incremental increase in real property taxes created by a housing development project for up to 25 years; and

WHEREAS, the City desires to use the RHID program to repay the special obligation bonds issued for this project; and

WHEREAS, the State of Kansas has made a competitive Moderate Income Housing (MIH) grant available, for which the chances of award are enhanced when housing project is combined with an RHID; and

WHEREAS, the moderate income homes needed cannot be made affordable without the use of the RHID funding tool for the public improvements needed to make the lots suitable for building homes;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF CONCORDIA USD 333, CLOUD COUNTY, KANSAS:

The Board of Education recognizes the need for additional affordable moderate- and high-income housing to support existing businesses and the general growth and development of Concordia. And the Board fully supports the efforts of the City of Concordia to establish an RHID to assist with funding public improvements necessary to redevelop the current Cloud County Health Center site at 1100 Highland Drive and Lots 1 through 7, Block 2, Lost Creek Hills Addition into lots suitable for construction of housing in an effort to make these new homes affordable for homebuyers.

ADOPTED by the Board of Education of Concordia USD 333, Cloud County, Kansas this 12th day of September, 2022.

[SEAL]

Brian Bombardier, President

Attest:

Tracey Holmes, Clerk of the Board

KANSAS RURAL HOUSING INCENTIVE DISTRICT GUIDELINES
(Revised June 2021)

Set forth below is a summary/outline of the essential components which should be included in a "housing needs analysis" submitted to the Secretary of Commerce (the "Secretary") for approval under the Kansas Rural Housing Incentive District Act (the "Act") found at K.S.A. 12-5241 *et seq.*

Part of the process of establishing a Rural Housing Incentive District under K.S.A. 12-5244(a) requires the governing body of the city or county to conduct a "housing needs analysis" (HNA) to determine what, if any, housing needs exist within the community. That HNA must then be adopted by the governing body and is subject to the review and approval of the Secretary. The Act, in K.S.A. 12-5244(a), provides a series of four findings and determinations, which must be included in the housing needs analysis, adopted by the city or county and then approved by the Secretary. These particular criteria form the primary basis upon which the Secretary will review the housing needs analysis and consider its approval. General guidance with respect to those four (4) findings is set forth below.

I. " (1) There is a shortage of quality housing of various price ranges in the city or county despite the best efforts of public and private housing developers; "

In order to support this finding, the Kansas Department of Commerce ("Commerce") defines the terms "shortage" and "quality housing" as set forth below and requires information on the "various price ranges" for different types of housing in the community. Additionally, the HNA should contain a narrative explanation fully describing the existing efforts of public and private housing developers to provide additional housing in the community.

Quality Housing

Commerce defines "quality housing" under either of the following definitions:

1. Housing units that pass inspection under the Section VIII Housing Quality Standards (HQS) of the US Department of Housing and Urban Development, as determined by the State.
2. Households that do not have housing problems as determined by the US Census Bureau. Housing problems of households include:
 - (a) occupying units with physical defects, i.e., lacking complete kitchen or bathroom;
 - (b) occupying overcrowded units, i.e., more than one person per room; and
 - (c) carrying a cost burden of greater than 30%, i.e., housing costs, including utilities, exceed 30% of gross income.

Price Range Data

With respect to establishing price range metrics, housing price ranges may be those established by the US Census Bureau for the categories of value of owner-occupied units and the categories of gross rent for renter occupied units. As an alternative, housing price ranges may be locally established for the categories of current selling prices of owner-occupied units and the categories of current contract rents for rental units.

Housing Shortage

The following information may be used by Commerce to determine the existence of a housing shortage. One or more of the following housing market indicators may be used by Commerce for the determination of whether a housing shortage exists in the community. The Secretary retains discretion to rely on comparable alternative information that demonstrates the need for certain types of housing.

OWNER-OCCUPIED HOUSING

Housing Supply / Demand

Housing Shortage Indicator

Vacancy rate	Low (3% of stock or less)
Overcrowding	High (6% of stock or more)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (96% of stock or less)
New units (1 year old or less)	Low (1.5% of stock or less)
Old units (50 years old or more)	High (40% of stock or more)
Price: income match	Count of households in income category exceeds count of units in price category (units not to exceed 30% of gross income)

RENTAL HOUSING

<u>Housing Supply / Demand</u>	<u>Housing Shortage Indicator</u>
Vacancy rate	Low (under 5% of stock)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (95% of stock or less)
New units (1 year old or less)	Low (1.0% of stock or less)
Old units (50 years old or more)	High (40% of stock or more)
Rent: income match	Count of households in income category exceeds count of units in rent category (units not to exceed 30% of gross income)

U.S. Census data may be used to establish the above indicators of housing shortages. As an alternative, current housing market information may be collected and used for this purpose.

Beyond the present, five-year projections of population, housing supply, and housing demand may be used to anticipate future market conditions. Also, changing housing needs – trends toward an aging population, smaller households, etc. – may alter the housing market of the future and may be considered.

As required by the Act, the “best efforts of public and private housing developers” may be documented by the difficulty of the city or county in attracting new businesses and/or the difficulty of investors and lenders in financing new construction or renovation of housing. A narrative addressing these difficulties should be included in the housing needs analysis.

The best efforts of public and private housing developers may be documented by the difficulty of the city or county in attracting new businesses and/or difficulty of investors and lenders in financing new construction or renovation of housing.

- II. “(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 such city or county;”**

Shortage of Quality Housing

The persistence of a shortage in quality housing may be indicated by relatively low development activity in the housing market. One or more of the following factors may demonstrate low housing development activity:

1. The formula of new housing units constructed, minus existing housing units demolished, results in a low net gain (or loss) of residential units.
2. Existing housing units, suitable for rehabilitation, are present, but little or no rehabilitation activity is occurring.
3. Residential land is available. However, buildable lots or subdivisions have few or no new housing units in the planning or development process, i.e., units planned or approved, but without building permits.

Additional Financial Incentives Necessary

The necessity of additional financial incentives for the private sector may be documented by the current shortage of quality housing, the past (best) efforts of housing developers, and/or proformas showing that future housing projects are not financially feasible.

III. “(3) The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county;”

The key phrases in this finding are “substantial deterrent” and “economic growth and development.” Commerce has adopted the following general definitions for these terms to allow applicant communities to provide information necessary to satisfy this requirement. Generally speaking, the term “economic growth” could be defined as an increase in the city or county of the number of jobs, per capita, or median income, employment rates, retail sales levels, etc. “Economic development” is generally defined as the formation of a public/private partnership between local government community-based organizations to improve the local economy. Economic growth and development produce employment and income gains, population and household gains. An ongoing shortage of quality housing will not accommodate the corresponding increase in volume and/or level of housing demand. If persuasive, the preceding documentation will attest that the shortage of quality housing is a substantial deterrent to future economic growth and development.

IV. “(4) The future economic well being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county.”

Future Economic Well Being

In many, if not all cases, this finding requires a demonstration that a specific future project is already being planned. This requires satisfactory information establishing that, absent the potential project, the future needs will not be met. For additional construction or renovation of quality housing.

The economic well being of a city or county is defined as its ability to achieve and sustain a favorable rate of economic growth. Therefore, the city or county must provide attractive business, education, recreation and other opportunities. Economic growth brings employment growth. Quality housing attracts employees and fulfills their lifestyle needs. If persuasive, documentation satisfying the above requirements will attest that the future economic well being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing.

Conclusion

This is intended to provide a basic structure for cities and counties to use in preparing and submitting a "housing needs analysis" to the Secretary for review. The Secretary retains discretion to consider additional information in the review process and believes local units of government are best equipped to determine the housing needs of their community. Approval of a "housing needs analysis" under the Act will be predicated solely upon the information and data received by the Secretary for review.

For more information contact:

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Kansas Department of Commerce, Legal
1000 SW Jackson, Suite 100
Topeka, Kansas 66612-1354
Phone: (785) 296-1913
e-mail: rnorth@kansascommerce.com



RHID

(K.S.A. 12-5241 et seq.)

RHID IS A PROGRAM DESIGNED TO AID CITIES, COUNTIES, AND DEVELOPERS IN BUILDING HOUSING WITHIN RURAL COMMUNITIES BY ASSISTING IN THE FINANCING OF ELIGIBLE IMPROVEMENTS. RHID CAPTURES THE INCREMENTAL INCREASE IN REAL PROPERTY TAXES CREATED BY A HOUSING DEVELOPMENT PROJECT FOR UP TO 25 YEARS.

QUICK STATS:

- The Act provides a financing tool for Cities and Counties to address housing shortages within their communities.
- RHID may be utilized by any City or County with less than 60,000 residents.
- RHID works by allowing the City/County to capture the incremental gain in property tax created by the housing project.
- RHID allows Cities and Counties to address specific types of housing needs (e.g. multi-family or single family) in a variety of price ranges.
- The process involves using the property tax increase created by the new housing project to pay for or reimburse certain eligible improvements.
- The incremental increase can be used to pay debt service on bonds issued to fund the project or transferred to the developer as reimbursement for costs incurred.
- The property tax "baseline" is determined at the time the District is created.
- As the developer adds infrastructure and the housing itself, the incremental gain in property tax over the baseline may be returned to the developer as reimbursement for the infrastructure costs.
- If the City/County issued bonds to pay for the infrastructure, then the increment may be used for debt service.
- Reimbursement can be up to 25 years.
- City/County has discretion over what percentage of the increment is paid to the developer.

TWO PRIMARY FINANCING STRUCTURES

1. BOND FINANCING 2. "PAY AS YOU GO"

- The developer is reimbursed for the eligible costs incurred in developing the project.
- The difference in real property taxes between the value of the project prior to the development and after it has been built or improved, is available to fund the reimbursement process.
- This reimbursement is for a period of up to 25 years and the amount of the property tax increase returned to the developer is typically negotiated between the city and the developer.
- For example, a greenfield is categorized as "ag land" and generates \$100 a year in real property taxes. That land is developed, and houses are built, and the land now generates \$1000 in property tax. The \$900 increase is available to be used for most RHID projects.



*Most RHID projects will likely be too small to support the issuance of bonds. While bonds offer a huge advantage in having all the funds available at the beginning of a project, the Costs of Issuance and interest on the bonds may make this option a relatively inefficient financing structure for most projects.



RURAL HOUSING INCENTIVE DISTRICT

The increment can be used to reimburse costs for the following items:

- Land Acquisitions
- Site Preparation
- Sanitary/ Storm Sewers
- Drainage Conduits
- Channels and Levees
- Street Grading
- Paving
- Street Lighting Fixtures
- Connections and Facilities
- Gas, Water, Heating, Electrical Services in Public Right of Way
- Sidewalks
- Water Mains and Extensions
- Permanent improvements for upper levels in Downtown Buildings 25 years or older.



STEP 1: THE CITY/COUNTY PREPARES A HOUSING NEEDS ANALYSIS

THE HNA MUST DEMONSTRATE THE FOLLOWING:

- 1** SHORTAGE OF QUALITY HOUSING WITHIN CITY/COUNTY
- 2** SHORTAGE OF HOUSING EXPECTED TO PERSIST AND INCENTIVES ARE NEEDED
- 3** SHORTAGE OF HOUSING IS A SUBSTANTIAL DETERRENT TO FUTURE ECONOMIC GROWTH IN CITY/COUNTY
- 4** FUTURE ECONOMIC WELL-BEING OF THE CITY/ COUNTY DEPENDS ON GOVERNING BODY



This process can take up to two months...



RURAL HOUSING INCENTIVE DISTRICT

STEP TWO:

Once the HNA is completed the City/County takes action to adopt a Resolution making certain findings regarding establishment of the RHID and providing the legal description of the property to be contained within the District. After publishing the Resolution, a copy of the Resolution and the HNA are sent to the Secretary of Commerce requesting agreement with the findings in the HNA. Holding a public hearing is a requirement at this stage of the RHID process.

If the Secretary agrees with the findings, the City/ County may proceed with the establishment of the District and adopt a plan for the redevelopment or development of the housing project in the District.



THIS PROCESS CAN TAKE UP TO ONE MONTH

STEP 3: THE CITY/COUNTY MUST ADOPT A REDEVELOPMENT PLAN

- (1) Legal description and map
- (2) Existing assessed valuation
- (3) Names and addresses of all owners
- (4) Description of the housing public facilities project proposed to be constructed or improved and location
- (5) Names and addresses of developer and property owned in District
- (6) Contractual assurances of Developer
- (7) Comprehensive feasibility analysis

STEP 4: START YOUR PROJECT

Once the Secretary approves the HNA and the District is established via the redevelopment plan, the project may begin.

OTHER ATTRIBUTES

- School District and County have a veto similar to TIF
- Special Obligation Bonds may be issued
- Property tax increment diverted for up to 25 years
- Bonds or "pay as you go" increment may be used for similar purposes as TIF
- 2021 SB 90 expanded the use of RHID to include the renovation of buildings or other structures more than 25 years old primary for residential use located in a central business district. Vertical improvements are included rather than limited to infrastructure under typical RHID.

CONTACT

COMMUNITY DEVELOPMENT

RHID QUESTIONS

MEDIA REQUEST

KANSAS RURAL HOUSING INCENTIVE DISTRICT GUIDELINES
(Revised June 2021)

Set forth below is a summary/outline of the essential components which should be included in a “housing needs analysis” submitted to the Secretary of Commerce (the “Secretary”) for approval under the Kansas Rural Housing Incentive District Act (the “Act”) found at K.S.A. 12-5241 *et seq.*

Part of the process of establishing a Rural Housing Incentive District under K.S.A. 12-5244(a) requires the governing body of the city or county to conduct a “housing needs analysis” (HNA) to determine what, if any, housing needs exist within the community. That HNA must then be adopted by the governing body and is subject to the review and approval of the Secretary. The Act, in K.S.A. 12-5244(a), provides a series of four findings and determinations, which must be included in the housing needs analysis, adopted by the city or county and then approved by the Secretary. These particular criteria form the primary basis upon which the Secretary will review the housing needs analysis and consider its approval. General guidance with respect to those four (4) findings is set forth below.

I. “(1) There is a shortage of quality housing of various price ranges in the city or county despite the best efforts of public and private housing developers;”

In order to support this finding, the Kansas Department of Commerce (“Commerce”) defines the terms “shortage” and “quality housing” as set forth below and requires information on the “various price ranges” for different types of housing in the community. Additionally, the HNA should contain a narrative explanation fully describing the existing efforts of public and private housing developers to provide additional housing in the community.

Quality Housing

Commerce defines “quality housing” under either of the following definitions:

1. Housing units that pass inspection under the Section VIII Housing Quality Standards (HQS) of the US Department of Housing and Urban Development, as determined by the State.
2. Households that do not have housing problems as determined by the US Census Bureau. Housing problems of households include:
 - (a) occupying units with physical defects, i.e., lacking complete kitchen or bathroom;
 - (b) occupying overcrowded units, i.e., more than one person per room; and
 - (c) carrying a cost burden of greater than 30%, i.e., housing costs, including utilities, exceed 30% of gross income.

Price Range Data

With respect to establishing price range metrics, housing price ranges may be those established by the US Census Bureau for the categories of value of owner-occupied units and the categories of gross rent for renter occupied units. As an alternative, housing price ranges may be locally established for the categories of current selling prices of owner-occupied units and the categories of current contract rents for rental units.

Housing Shortage

The following information may be used by Commerce to determine the existence of a housing shortage. One or more of the following housing market indicators may be used by Commerce for the determination of whether a housing shortage exists in the community. The Secretary retains discretion to rely on comparable alternative information that demonstrates the need for certain types of housing.

OWNER-OCCUPIED HOUSING

Housing Supply / Demand

Housing Shortage Indicator

Vacancy rate	Low (3% of stock or less)
Overcrowding	High (6% of stock or more)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (96% of stock or less)
New units (1 year old or less)	Low (1.5% of stock or less)
Old units (50 years old or more)	High (40% of stock or more)
Price: income match	Count of households in income category exceeds count of units in price category (units not to exceed 30% of gross income)

RENTAL HOUSING

<u>Housing Supply / Demand</u>	<u>Housing Shortage Indicator</u>
Vacancy rate	Low (under 5% of stock)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (95% of stock or less)
New units (1 year old or less)	Low (1.0% of stock or less)
Old units (50 years old or more)	High (40% of stock or more)
Rent: income match	Count of households in income category exceeds count of units in rent category (units not to exceed 30% of gross income)

U.S. Census data may be used to establish the above indicators of housing shortages. As an alternative, current housing market information may be collected and used for this purpose.

Beyond the present, five-year projections of population, housing supply, and housing demand may be used to anticipate future market conditions. Also, changing housing needs – trends toward an aging population, smaller households, etc. – may alter the housing market of the future and may be considered.

As required by the Act, the “best efforts of public and private housing developers” may be documented by the difficulty of the city or county in attracting new businesses and/or the difficulty of investors and lenders in financing new construction or renovation of housing. A narrative addressing these difficulties should be included in the housing needs analysis.

The best efforts of public and private housing developers may be documented by the difficulty of the city or county in attracting new businesses and/or difficulty of investors and lenders in financing new construction or renovation of housing.

II. “(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 such city or county;”

Shortage of Quality Housing

The persistence of a shortage in quality housing may be indicated by relatively low development activity in the housing market. One or more of the following factors may demonstrate low housing development activity:

1. The formula of new housing units constructed, minus existing housing units demolished, results in a low net gain (or loss) of residential units.
2. Existing housing units, suitable for rehabilitation, are present, but little or no rehabilitation activity is occurring.
3. Residential land is available. However, buildable lots or subdivisions have few or no new housing units in the planning or development process, i.e., units planned or approved, but without building permits.

Additional Financial Incentives Necessary

The necessity of additional financial incentives for the private sector may be documented by the current shortage of quality housing, the past (best) efforts of housing developers, and/or proformas showing that future housing projects are not financially feasible.

III. “(3) The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county;”

The key phrases in this finding are “substantial deterrent” and “economic growth and development.” Commerce has adopted the following general definitions for these terms to allow applicant communities to provide information necessary to satisfy this requirement. Generally speaking, the term “economic growth” could be defined as an increase in the city or county of the number of jobs, per capita, or median income, employment rates, retail sales levels, etc. “Economic development” is generally defined as the formation of a public/private partnership between local government community-based organizations to improve the local economy. Economic growth and development produce employment and income gains, population and household gains. An ongoing shortage of quality housing will not accommodate the corresponding increase in volume and/or level of housing demand. If persuasive, the preceding documentation will attest that the shortage of quality housing is a substantial deterrent to future economic growth and development.

IV. “(4) The future economic well being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county.”

Future Economic Well Being

In many, if not all cases, this finding requires a demonstration that a specific future project is already being planned. This requires satisfactory information establishing that, absent the potential project, the future needs will not be met. For additional construction or renovation of quality housing.

The economic well being of a city or county is defined as its ability to achieve and sustain a favorable rate of economic growth. Therefore, the city or county must provide attractive business, education, recreation and other opportunities. Economic growth brings employment growth. Quality housing attracts employees and fulfills their lifestyle needs. If persuasive, documentation satisfying the above requirements will attest that the future economic well being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing.

Conclusion

This is intended to provide a basic structure for cities and counties to use in preparing and submitting a “housing needs analysis” to the Secretary for review. The Secretary retains discretion to consider additional information in the review process and believes local units of government are best equipped to determine the housing needs of their community. Approval of a “housing needs analysis” under the Act will be predicated solely upon the information and data received by the Secretary for review.

For more information contact:

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Housing in Concordia

How can we best leverage available resources to address housing needs?



Intergovernmental Meeting
Tuesday, September 6, 2022

Housing in Concordia

By The Numbers

- 1939 Average Year Built
- 8.73% Vacancy Rate
- 15+% Absorption Rate
- -245 Homes valued \$100K-\$200K
- -12 Homes valued \$200k+
- 36 Units needed annually for next 7 years
- \$64,100 Cloud County Median Household Income
- \$650K MIH Grant Available
- RHID Available
- \$1.5M City Bonding Capacity

“A lack of quality, affordable housing is widely recognized as one of the state’s biggest barriers to growth and development, particularly in rural and underserved communities.” – KHRC



Housing in Concordia

The Most Exciting Challenge to Solve!

Solutions

- Continue Demolition of Unsafe and Dangerous Structures
- Infill Development of Vacant Lots
- New Housing Subdivision Development



Data Sources

- KHRC 2021 Housing Needs Assessment
- 2022 Concordia Housing Study & Market Analysis

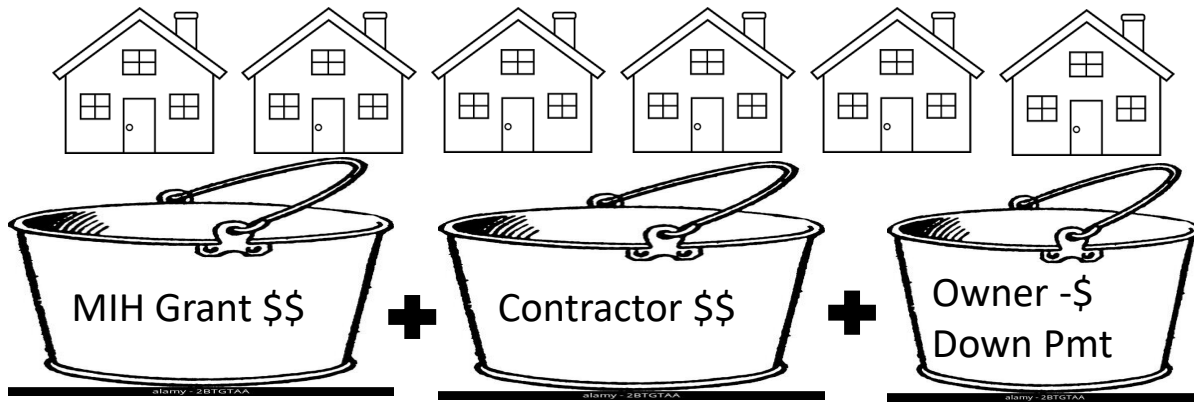
Opportunities

- Moderate Income Housing (MIH) Grant (due September 30)
- Rural Housing Incentive District (RHID)
- Tax Credits
- Neighborhood Revitalization Program (NRP)
- Available Land
- Willingness by Local Community to Participate in Solution

“Buckets of Money”

Funding Options for New Residential Subdivision

Moderate Income Housing (MIH) Grant



Mortgage

\$200,000 Moderate Income Home
-\$10,000 Owner Down Payment
\$190,000 Mortgage

Special Assessments

(\$1.622M muni bonds - \$400K MIH)/15 years /
11 MIH homes = \$7,409/year + interest

Assumptions

- 6.49% Loan Rate
- 30-Year Term
- \$100,000 Yearly Household Income
- \$1,200/Month Other Debt



Result

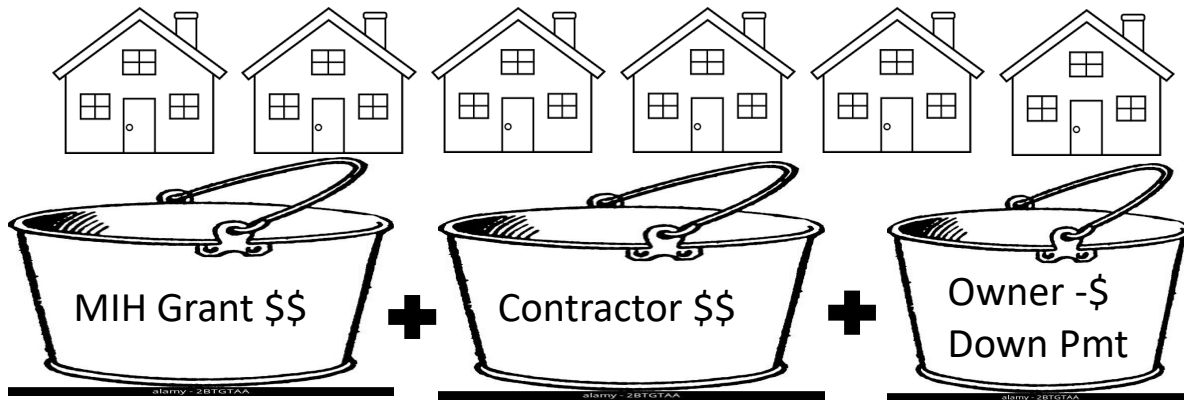
45% Debt-to-Income Ratio



“Buckets of Money”

Funding Options for New Residential Subdivision

Moderate Income Housing (MIH) Grant with Rural Housing Incentive District (RHID)



Mortgage

\$200,000 Moderate Income Home
-\$10,000 Owner Down Payment
\$190,000 Mortgage

Special Assessments

\$0

Assumptions

- 6.49% Loan Rate
- 30-Year Term
- \$100,000 Yearly Household Income
- \$1,200/Month Other Debt

Result

37% Debt-to-Income Ratio



Next Steps / Timeline

How Do We Get There From Here?

- September 6
 - Intergovernmental Meeting
- September 12
 - Resolution of Support by Cloud County Commissioners
 - Resolution of Support by USD 333 BOE
- September 21
 - Development Agreement for Land by City Commission
 - RHID Resolution (Findings)
- September 23
 - Development Agreement for Land by CCHC Board
 - Publish RHID Resolution (Findings)
 - Send copy of RHID Resolution to KS Dept of Commerce
- September 30
 - MIH Grant Application Due
- October 19
 - Adoption of Resolution noticing RHID Public Hearing
 - Certified copy of Resolution delivered to Concordia City Planning Commission, County Commission, and USD 333 Board of Education
- November
 - 1st Round MIH Grant Awards Announced
 - 28th – RHID Public Hearing Notice Published
- December 7
 - RHID Public Hearing
 - Adoption of RHID Redevelopment Plan
 - Adoption of Ordinance establishing RHID
- January
 - 6th – Protest Period for RHID Ends
 - 2nd Round MIH Grant Awards Announced



RHID

(K.S.A. 12-5241 et seq.)

RHID IS A PROGRAM DESIGNED TO AID CITIES, COUNTIES, AND DEVELOPERS IN BUILDING HOUSING WITHIN RURAL COMMUNITIES BY ASSISTING IN THE FINANCING OF ELIGIBLE IMPROVEMENTS. RHID CAPTURES THE INCREMENTAL INCREASE IN REAL PROPERTY TAXES CREATED BY A HOUSING DEVELOPMENT PROJECT FOR UP TO 25 YEARS.

QUICK STATS:

- The Act provides a financing tool for Cities and Counties to address housing shortages within their communities.
- RHID may be utilized by any City or County with less than 60,000 residents.
- RHID works by allowing the City/County to capture the incremental gain in property tax created by the housing project.
- RHID allows Cities and Counties to address specific types of housing needs (e.g. multi-family or single family) in a variety of price ranges.
- The process involves using the property tax increase created by the new housing project to pay for or reimburse certain eligible improvements.
- The incremental increase can be used to pay debt service on bonds issued to fund the project or transferred to the developer as reimbursement for costs incurred.
- The property tax “baseline” is determined at the time the District is created.
- As the developer adds infrastructure and the housing itself, the incremental gain in property tax over the baseline may be returned to the developer as reimbursement for the infrastructure costs.
- If the City/County issued bonds to pay for the infrastructure, then the increment may be used for debt service.
- Reimbursement can be up to 25 years.
- City/County has discretion over what percentage of the increment is paid to the developer.

TWO PRIMARY FINANCING STRUCTURES

1. BOND FINANCING 2. “PAY AS YOU GO”

- The developer is reimbursed for the eligible costs incurred in developing the project.
- The difference in real property taxes between the value of the project prior to the development and after it has been built or improved, is available to fund the reimbursement process.
- This reimbursement is for a period of up to 25 years and the amount of the property tax increase returned to the developer is typically negotiated between the city and the developer.
- For example, a greenfield is categorized as “ag land” and generates \$100 a year in real property taxes. That land is developed, and houses are built, and the land now generates \$1000 in property tax. The \$900 increase is available to be used for most RHID projects.



*Most RHID projects will likely be too small to support the issuance of bonds. While bonds offer a huge advantage in having all the funds available at the beginning of a project, the Costs of Issuance and interest on the bonds may make this option a relatively inefficient financing structure for most projects.

The increment can be used to reimburse costs for the following items:

- Land Acquisitions
- Site Preparation
- Sanitary/ Storm Sewers
- Drainage Conduits
- Channels and Levees
- Street Grading
- Paving
- Street Lighting Fixtures
- Connections and Facilities
- Gas, Water, Heating, Electrical Services in Public Right of Way
- Sidewalks
- Water Mains and Extensions
- Permanent improvements for upper levels in Downtown Buildings 25 years or older.



STEP 1: THE CITY/COUNTY PREPARES A HOUSING NEEDS ANALYSIS

THE HNA MUST DEMONSTRATE THE FOLLOWING:

- 1 SHORTAGE OF QUALITY HOUSING WITHIN CITY/COUNTY**
- 2 SHORTAGE OF HOUSING EXPECTED TO PERSIST AND INCENTIVES ARE NEEDED**
- 3 SHORTAGE OF HOUSING IS A SUBSTANTIAL DETERRENT TO FUTURE ECONOMIC GROWTH IN CITY/COUNTY**
- 4 FUTURE ECONOMIC WELL-BEING OF THE CITY/ COUNTY DEPENDS ON GOVERNING BODY**



This process can take up to two months...

STEP TWO:

Once the HNA is completed the City/County takes action to adopt a Resolution making certain findings regarding establishment of the RHID and providing the legal description of the property to be contained within the District. After publishing the Resolution, a copy of the Resolution and the HNA are sent to the Secretary of Commerce requesting agreement with the findings in the HNA. Holding a public hearing is a requirement at this stage of the RHID process.

If the Secretary agrees with the findings, the City/ County may proceed with the establishment of the District and adopt a plan for the redevelopment or development of the housing project in the District.



THIS PROCESS CAN TAKE UP TO ONE MONTH

STEP 3: THE CITY/COUNTY MUST ADOPT A REDEVELOPMENT PLAN

- (1) Legal description and map
- (2) Existing assessed valuation
- (3) Names and addresses of all owners
- (4) Description of the housing public facilities project proposed to be constructed or improved and location
- (5) Names and addresses of developer and property owned in District
- (6) Contractual assurances of Developer
- (7) Comprehensive feasibility analysis

STEP 4: START YOUR PROJECT

Once the Secretary approves the HNA and the District is established via the redevelopment plan, the project may begin.

OTHER ATTRIBUTES

- School District and County have a veto similar to TIF
- Special Obligation Bonds may be issued
- Property tax increment diverted for up to 25 years
- Bonds or “pay as you go” increment may be used for similar purposes as TIF
- 2021 SB 90 expanded the use of RHID to include the renovation of buildings or other structures more than 25 years old primary for residential use located in a central business district. Vertical improvements are included rather than limited to infrastructure under typical RHID.

CONTACT

COMMUNITY DEVELOPMENT

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RHID QUESTIONS

ROBERT NORTH
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MEDIA REQUEST

DENA SATTLER
Senior Director of Public Affairs
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KANSAS RURAL HOUSING INCENTIVE DISTRICT GUIDELINES
(Revised June 2021)

Set forth below is a summary/outline of the essential components which should be included in a “housing needs analysis” submitted to the Secretary of Commerce (the “Secretary”) for approval under the Kansas Rural Housing Incentive District Act (the “Act”) found at K.S.A. 12-5241 *et seq.*

Part of the process of establishing a Rural Housing Incentive District under K.S.A. 12-5244(a) requires the governing body of the city or county to conduct a “housing needs analysis” (HNA) to determine what, if any, housing needs exist within the community. That HNA must then be adopted by the governing body and is subject to the review and approval of the Secretary. The Act, in K.S.A. 12-5244(a), provides a series of four findings and determinations, which must be included in the housing needs analysis, adopted by the city or county and then approved by the Secretary. These particular criteria form the primary basis upon which the Secretary will review the housing needs analysis and consider its approval. General guidance with respect to those four (4) findings is set forth below.

I. “(1) There is a shortage of quality housing of various price ranges in the city or county despite the best efforts of public and private housing developers;”

In order to support this finding, the Kansas Department of Commerce (“Commerce”) defines the terms “shortage” and “quality housing” as set forth below and requires information on the “various price ranges” for different types of housing in the community. Additionally, the HNA should contain a narrative explanation fully describing the existing efforts of public and private housing developers to provide additional housing in the community.

Quality Housing

Commerce defines “quality housing” under either of the following definitions:

1. Housing units that pass inspection under the Section VIII Housing Quality Standards (HQS) of the US Department of Housing and Urban Development, as determined by the State.
2. Households that do not have housing problems as determined by the US Census Bureau. Housing problems of households include:
 - (a) occupying units with physical defects, i.e., lacking complete kitchen or bathroom;
 - (b) occupying overcrowded units, i.e., more than one person per room; and
 - (c) carrying a cost burden of greater than 30%, i.e., housing costs, including utilities, exceed 30% of gross income.

Price Range Data

With respect to establishing price range metrics, housing price ranges may be those established by the US Census Bureau for the categories of value of owner-occupied units and the categories of gross rent for renter occupied units. As an alternative, housing price ranges may be locally established for the categories of current selling prices of owner-occupied units and the categories of current contract rents for rental units.

Housing Shortage

The following information may be used by Commerce to determine the existence of a housing shortage. One or more of the following housing market indicators may be used by Commerce for the determination of whether a housing shortage exists in the community. The Secretary retains discretion to rely on comparable alternative information that demonstrates the need for certain types of housing.

OWNER-OCCUPIED HOUSING

Housing Supply / Demand

Housing Shortage Indicator

Vacancy rate	Low (3% of stock or less)
Overcrowding	High (6% of stock or more)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (96% of stock or less)
New units (1 year old or less)	Low (1.5% of stock or less)
Old units (50 years old or more)	High (40% of stock or more)
Price: income match	Count of households in income category exceeds count of units in price category (units not to exceed 30% of gross income)

RENTAL HOUSING

<u>Housing Supply / Demand</u>	<u>Housing Shortage Indicator</u>
Vacancy rate	Low (under 5% of stock)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (95% of stock or less)
New units (1 year old or less)	Low (1.0% of stock or less)
Old units (50 years old or more)	High (40% of stock or more)
Rent: income match	Count of households in income category exceeds count of units in rent category (units not to exceed 30% of gross income)

U.S. Census data may be used to establish the above indicators of housing shortages. As an alternative, current housing market information may be collected and used for this purpose.

Beyond the present, five-year projections of population, housing supply, and housing demand may be used to anticipate future market conditions. Also, changing housing needs – trends toward an aging population, smaller households, etc. – may alter the housing market of the future and may be considered.

As required by the Act, the “best efforts of public and private housing developers” may be documented by the difficulty of the city or county in attracting new businesses and/or the difficulty of investors and lenders in financing new construction or renovation of housing. A narrative addressing these difficulties should be included in the housing needs analysis.

The best efforts of public and private housing developers may be documented by the difficulty of the city or county in attracting new businesses and/or difficulty of investors and lenders in financing new construction or renovation of housing.

II. “(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 such city or county;”

Shortage of Quality Housing

The persistence of a shortage in quality housing may be indicated by relatively low development activity in the housing market. One or more of the following factors may demonstrate low housing development activity:

1. The formula of new housing units constructed, minus existing housing units demolished, results in a low net gain (or loss) of residential units.
2. Existing housing units, suitable for rehabilitation, are present, but little or no rehabilitation activity is occurring.
3. Residential land is available. However, buildable lots or subdivisions have few or no new housing units in the planning or development process, i.e., units planned or approved, but without building permits.

Additional Financial Incentives Necessary

The necessity of additional financial incentives for the private sector may be documented by the current shortage of quality housing, the past (best) efforts of housing developers, and/or proformas showing that future housing projects are not financially feasible.

III. “(3) The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county;”

The key phrases in this finding are “substantial deterrent” and “economic growth and development.” Commerce has adopted the following general definitions for these terms to allow applicant communities to provide information necessary to satisfy this requirement. Generally speaking, the term “economic growth” could be defined as an increase in the city or county of the number of jobs, per capita, or median income, employment rates, retail sales levels, etc. “Economic development” is generally defined as the formation of a public/private partnership between local government community-based organizations to improve the local economy. Economic growth and development produce employment and income gains, population and household gains. An ongoing shortage of quality housing will not accommodate the corresponding increase in volume and/or level of housing demand. If persuasive, the preceding documentation will attest that the shortage of quality housing is a substantial deterrent to future economic growth and development.

IV. “(4) The future economic well being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county.”

Future Economic Well Being

In many, if not all cases, this finding requires a demonstration that a specific future project is already being planned. This requires satisfactory information establishing that, absent the potential project, the future needs will not be met. For additional construction or renovation of quality housing.

The economic well being of a city or county is defined as its ability to achieve and sustain a favorable rate of economic growth. Therefore, the city or county must provide attractive business, education, recreation and other opportunities. Economic growth brings employment growth. Quality housing attracts employees and fulfills their lifestyle needs. If persuasive, documentation satisfying the above requirements will attest that the future economic well being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing.

Conclusion

This is intended to provide a basic structure for cities and counties to use in preparing and submitting a “housing needs analysis” to the Secretary for review. The Secretary retains discretion to consider additional information in the review process and believes local units of government are best equipped to determine the housing needs of their community. Approval of a “housing needs analysis” under the Act will be predicated solely upon the information and data received by the Secretary for review.

For more information contact:

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Phone: (785) 296-1913
e-mail: rnorth@kansascommerce.com

Staff Changes for 2022-2023

(Hi-lited are needing approval. All others have been approved at previous meeting)

<u>KPERS Retirees:</u>	Retirement Date:	Membership Date:
Sonia Erkenbrack	TBD	08/26/1991
Lisa Moore	TBD	01/03/1984
Cindy Peters	7/1/22	08/16/1989
Earla Jo LaBarge	06/01/2022	09/06/2000

Resignations:

Laura Barta – Certified Librarian @ CES

Michael Cyr – Mathematics Teacher @ CJSHS

Jodell Callaway – Interrelated Teacher at RCJSHS

Kathy Poore – Physical Science/Physics Teacher @CJSHS

Darlene Sipe – LCNCK CCDC Teacher @CES

Jacqueline Nutsch – 6th Grade Teacher @ CMS

Hannah Swihart – Interrelated Teacher @ Clifton Clyde Middle School

Terminations:

Delbert Jacobs – CJSHS Science Teacher

New Hires:

Krystal Richard – CES Librarian (Repl. L. Barta)

Delaney James – 5th Grade Teacher at CMS (New Position)

Charity Brown – Pre-K Teacher at CES (Repl. K. Will)

Janelle Donovan – Family and Consumer Sciences Teacher at CJSHS (New Position)

Renata Knox – CMS Vocal/Band Teacher (New Position)

Leslie Jessup – Art Teacher/Family and Consumer Sciences Teacher (New Position)

Sarah Collins – 5th-12th Grade Business/Computer Sciences Teacher (Repl. M. Loring)

Sofia Gallup – CJSHS Physical Education Teacher (New Position)

Bethany Richard - 4th Grade Teacher (Repl. M. Blazek)

Brock Hartshorn – LCNCK 9-12 Interrelated Teacher (Repl. L. McFadden)

Sarah Lacy - .5 FTE CJSHS Mathematics Teacher (New)

Amber Colby – CCDC Early Childhood Teacher (Repl. D. Sipe)

Jaelynn Sis – CES Interrelated Teacher (Repl. H. Bivens)

Kimberly Muff – USD#333 Education Foundation Director/Grant Writing (New Position)

Kevin Muff – Dean of Student Improvement/Teacher (New Position)

Transfers:

Krystin Will – X-Fer from Pre-K to 2nd Grade (Repl. L. Moore)

Mariah Blazek – X-fer from 4th Grade to 1st Grade (Repl. S. Erkenbrack)

Michelle Popelka – X-fer from 3rd Grade to 1st Grade (Additional Section)

Lisa McFadden - X-fer from Interrelated Teacher to Project Search Coordinator

Alexis Koops – X-fer from CJSHS Interrelated Teacher to 7-8th Grade Mathematics (Repl. M. Cyr)

Sarah Collins – X-fer from 5th-12th Grade Business/Computer Science to 6th Grade Teacher (Repl. M. Stiles)

Melissae Stiles – X-fer from 6th Grade to CJSHS Physical Science/Physics Science (Repl. K Poore)

Sara Niehues – X-fer to 100% School Psychologist

Stacey Scott – X-fer to 100% Interrelated Teacher @ USD#108

Heidi Bivens – X-fer to K-6 Interrelated Teacher @ USD#426

Erin Herman – X-fer from Kindergarten to Pre-K Teacher (Additional Position)

Delaney James – X-fer from 5th Grade to 6th Grade (Repl. J. Nutsch)

NAME**POSITION**

Updated 9/8/2022

LCNCK New Hires

Paula Brownell	Substitute Para (LCNCK Only)
Virginia Anderson	Substitute Teacher/Para Educator
Todd Robinson	Substitute Teacher/Para Educator
Shylah Stallbaumber	Para Educator at USD#108
Sherrie Larson	Para Educator at USD#109
Ashley Miller	Para Educator at CJSHS

LCNCK Resignations

Ashley Bonsal	Para Educator @ USD#108
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LCNCK Terminations**LCNCK Deceased**

Sondra Stroud	Para Educator @ CJSHS
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LCNCK Transfers**USD #333 New Hires**

Shawn Cassidy	CJSHS Food Service Student Worker
Virginia Anderson	Substitute Teacher/Para Educator
Leslie Girard	CAP
Samantha Dillow	CAP
Shawn Woolsey	Asst. Girls Golf Coach
John Hake	Asst. HS Football Coach
Todd Robinson	Substitute Teacher/Para Educator

USD #333 Transfers**USD #333 Resignations**

Nancy Holbert	CJSHS Registrar (Eff. 1/2/23)
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USD #333 Terminations**USD #333 Deceased**