

The background features a dense field of 3D house icons. Most are dark grey, but one icon in the center is a vibrant red, standing out from the rest. The houses are scattered across the frame, creating a sense of a neighborhood or community. At the top, there are two horizontal bars: a pink one on the left and a white one on the right. At the bottom, there is a wide, semi-transparent pink bar.

REINVESTMENT INCENTIVE HOUSING DISTRICTS (RHID) ANNUAL HOUSING UPDATE

ECONOMIC DEVELOPMENT TOOLS

- **Reinvestment Incentive Housing District (RHID)**
- Special Assessments
- Moderate Income Housing (MIH)
- Tax Credit Programs (KHITC and LIHTC)
- Neighborhood Revitalization Program (NRP)
- Community Improvement District (CID)
- Tax Increment Financing (TIF)
- Sales Tax and Revenue Bonds (STAR)

*Assumes 2% Annual Growth Rate

HOUSING NEEDS*

2024 CHAT: 3,912 units
needed by 2035

Average units needed per
year: 390

Governing Body Goals:
4,000 units by 2030

	2030	2035	2030-2035
Total Need	1,846	2,066	3,912
Total Owner Occupied	923	1,033	1,956
Affordable < \$200,000	435	487	921
Moderate Market: \$200,000-250,000	127	142	268
Market: \$250,000-350,000	247	277	524
HighMarket: > \$350,000	114	128	242
Total Renter Occupied	923	1,033	1,956
Low: Less than 500	217	243	461
Affordable: 500-1,000	266	298	564
Market: 1,000-1,500	281	314	594
High Market: \$1,500+	159	178	337

*Assumes 1.28% Annual Growth Rate

HOUSING NEEDS*

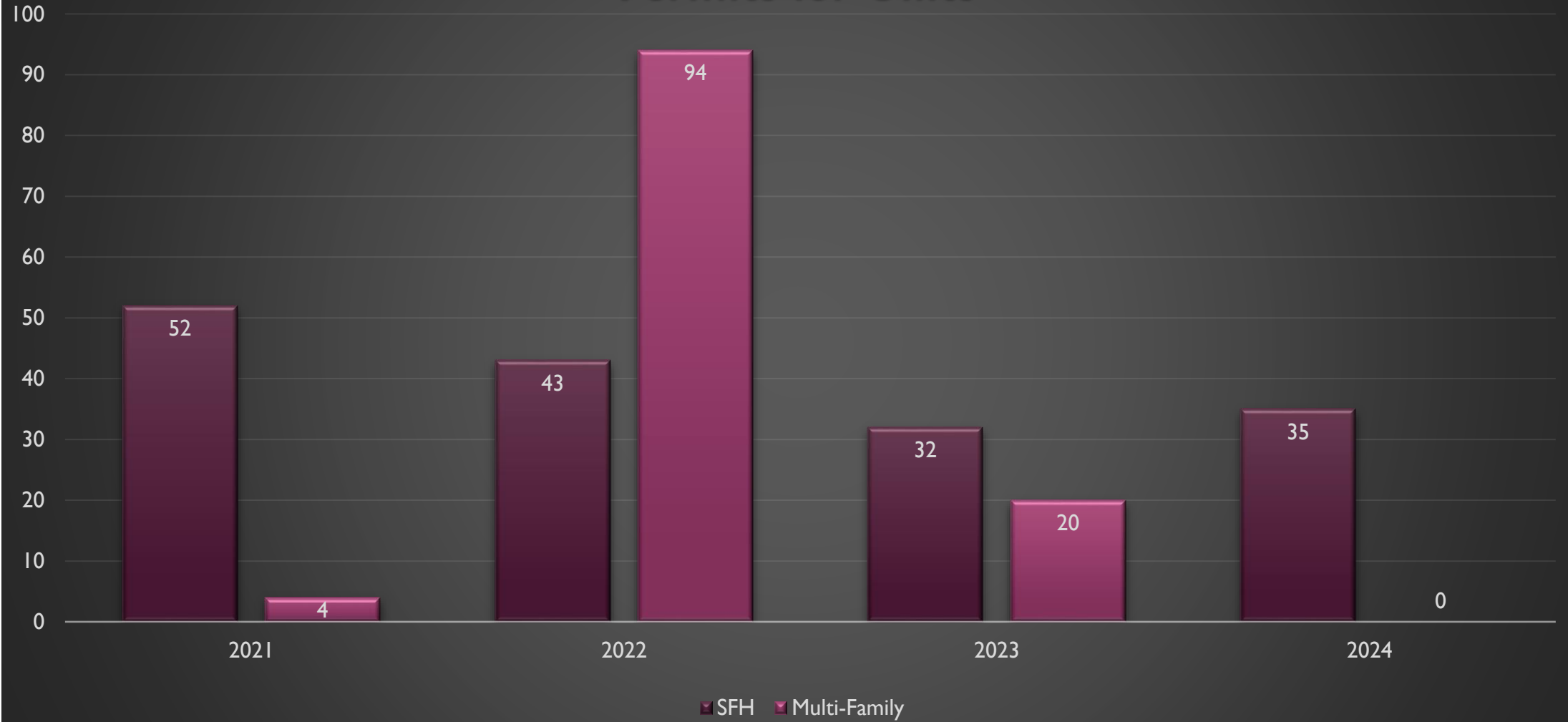
2024 CHAT: 2,391 units needed by 2035

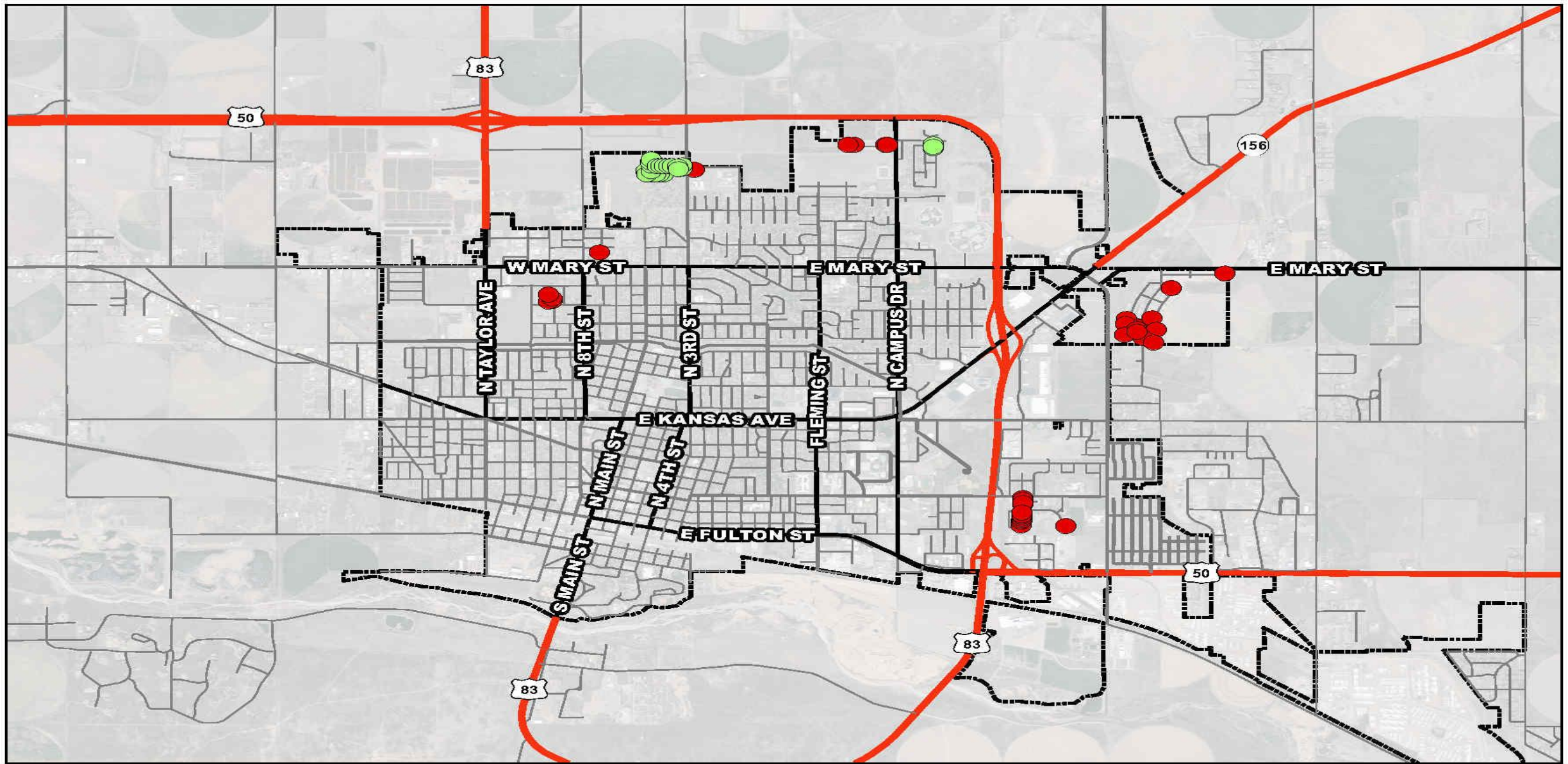
Average units needed per year: 240

Governing Body Goals: 4,000 units by 2030

	2030	2035	2030-2035
Total Need	1,157	1,234	2,391
Total Owner Occupied	579	617	1,195
Affordable < \$200,000	272	291	563
Moderate Market: \$200,000-250,000	79	85	164
Market: \$250,000-350,000	155	165	320
HighMarket: > \$350,000	72	76	148
Total Renter Occupied	579	617	1,195
Low: Less than 500	136	145	282
Affordable: 500-1,000	167	178	344
Market: 1,000-1,500	176	187	363
High Market: \$1,500+	100	106	206

Permits for Units

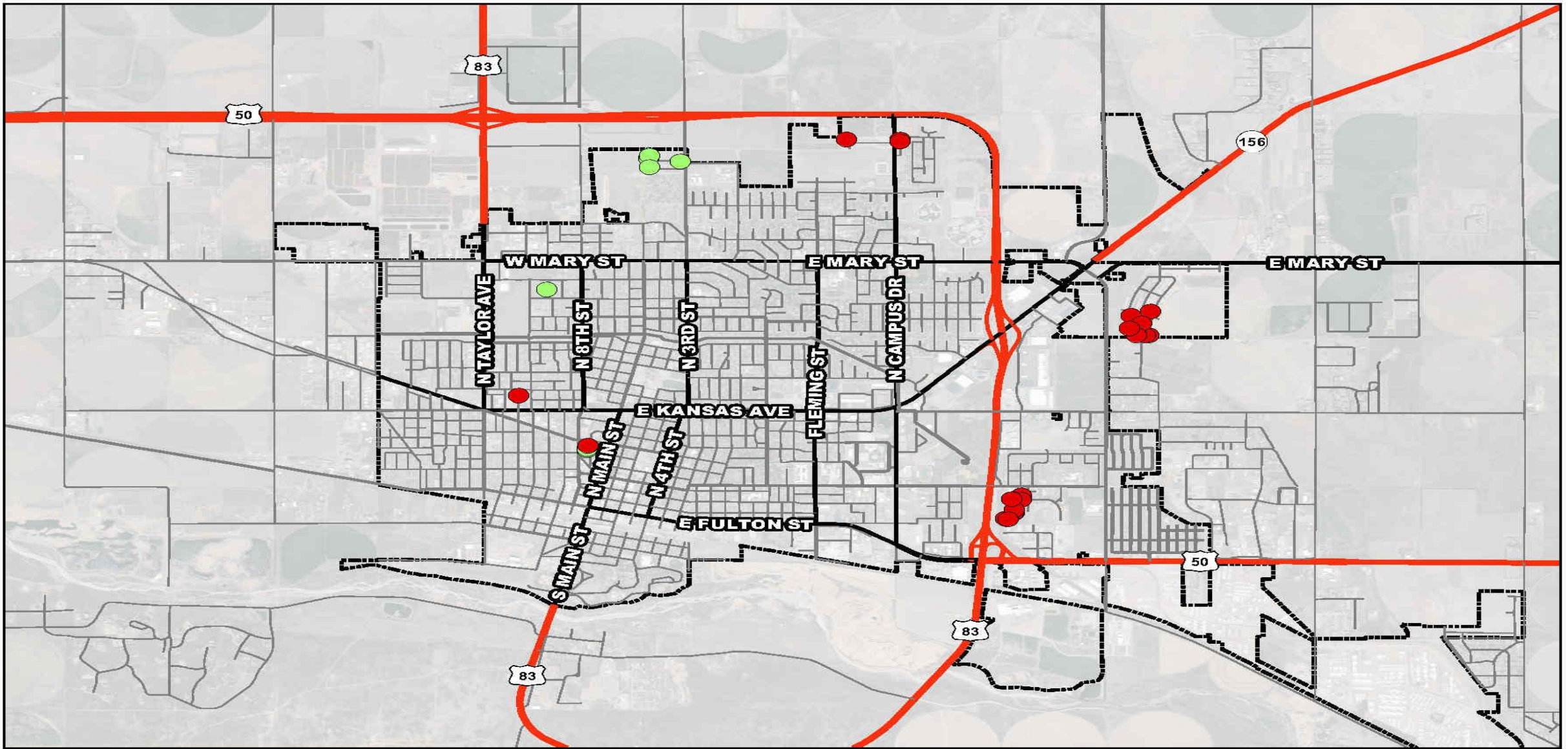




Garden City

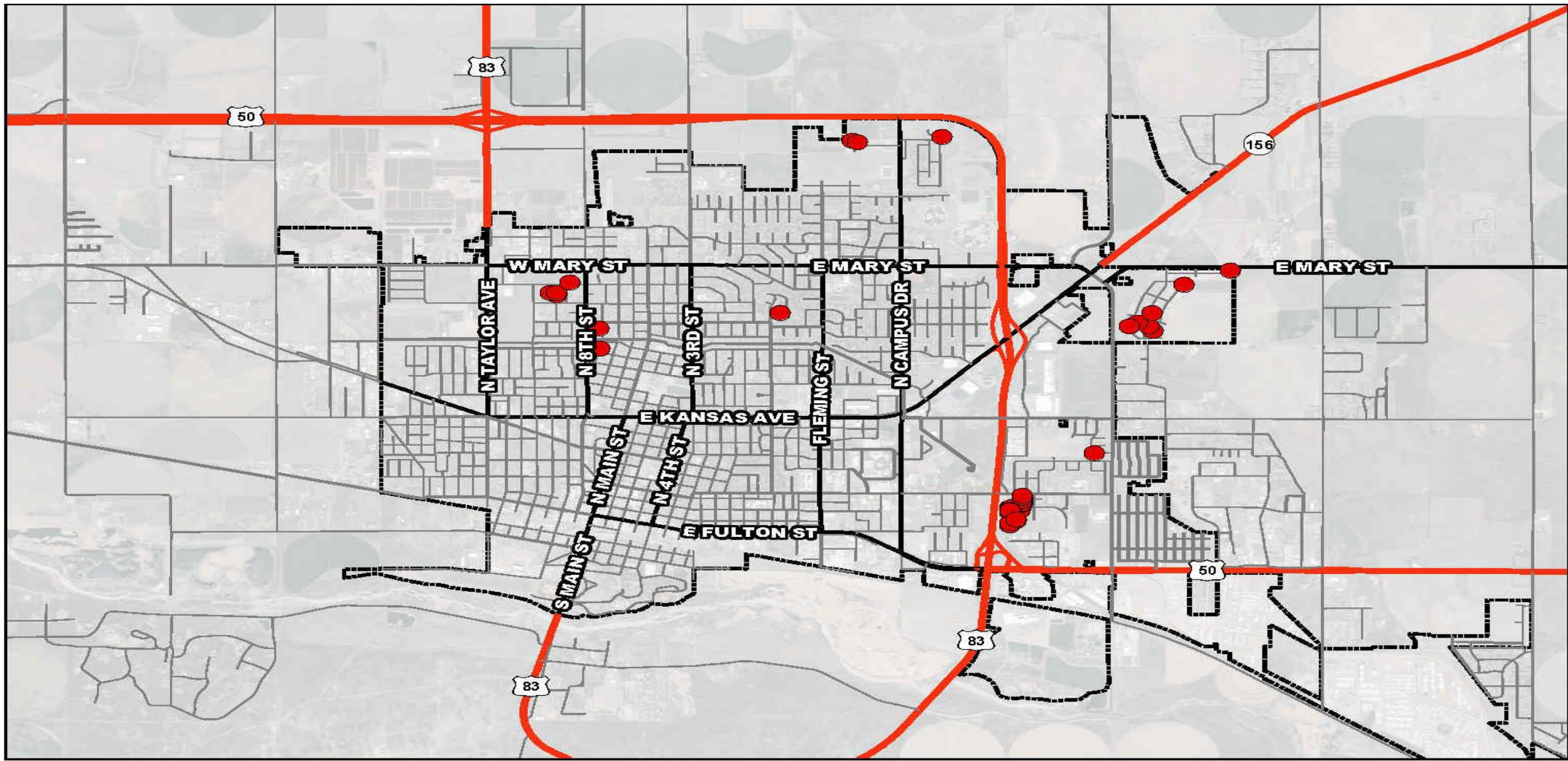
Permit Types
2022

- | | | |
|---|---|--|
|  New Industrial |  Residential Remodel |  Municipal Boundaries |
|  New Commercial |  SF Manufactured (HUD Standards) | |
|  Commercial/Industrial Remodel |  SF Residential Includes Modular | |
|  Multi-Family |  Misc | |



Garden City
Permit Types
2023

- | | | |
|---|---|----------------------|
| ● New Industrial | ● Residential Remodel | Municipal Boundaries |
| ● New Commercial | ● SF Manufactured (HUD Standards) | |
| ● Commercial/Industrial Remodel | ● SF Residential Includes Modular | |
| ● Multi-Family | ● Misc | |



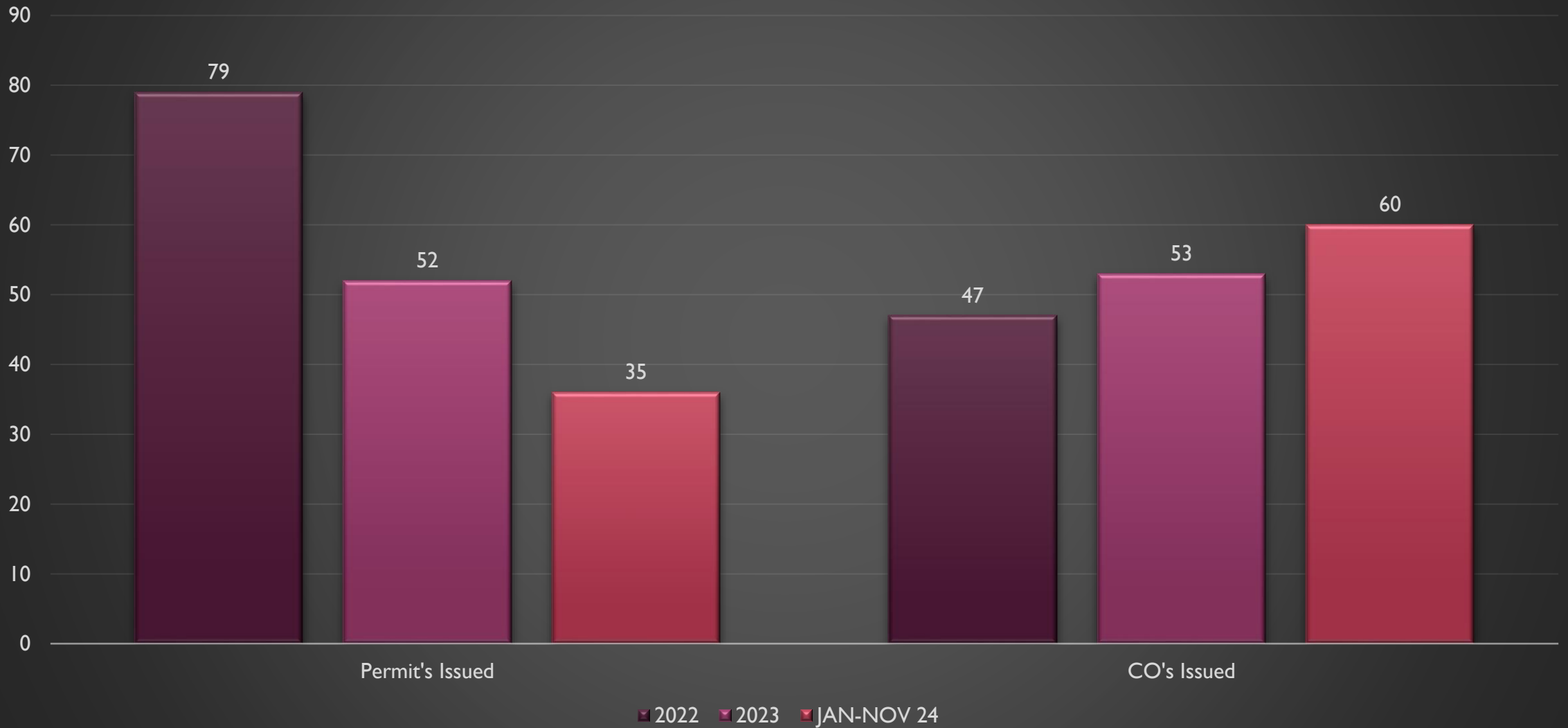
Garden City

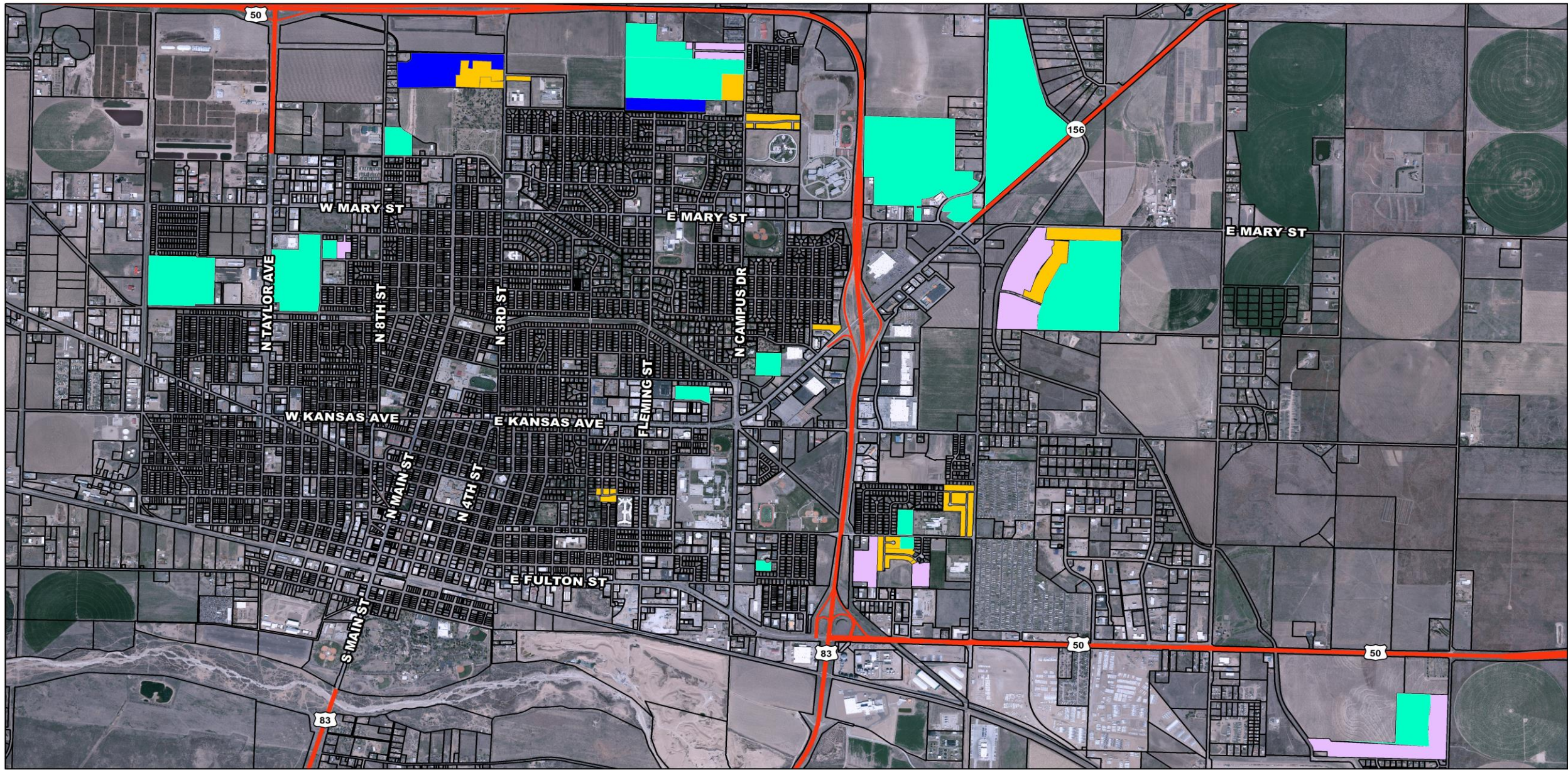
Permit Types

January - November 2024

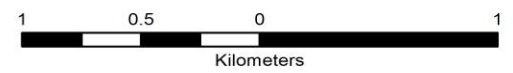
- | | | | | | |
|---|-------------------------------|---|---------------------------------|---|----------------------|
|  | New Industrial |  | Residential Remodel |  | Municipal Boundaries |
|  | New Commercial |  | SF Manufactured (HUD Standards) | | |
|  | Commercial/Industrial Remodel |  | SF Residential Includes Modular | | |
|  | Multi-Family |  | Misc | | |

Residential Permits vs Certificate of Occupancies' Issues



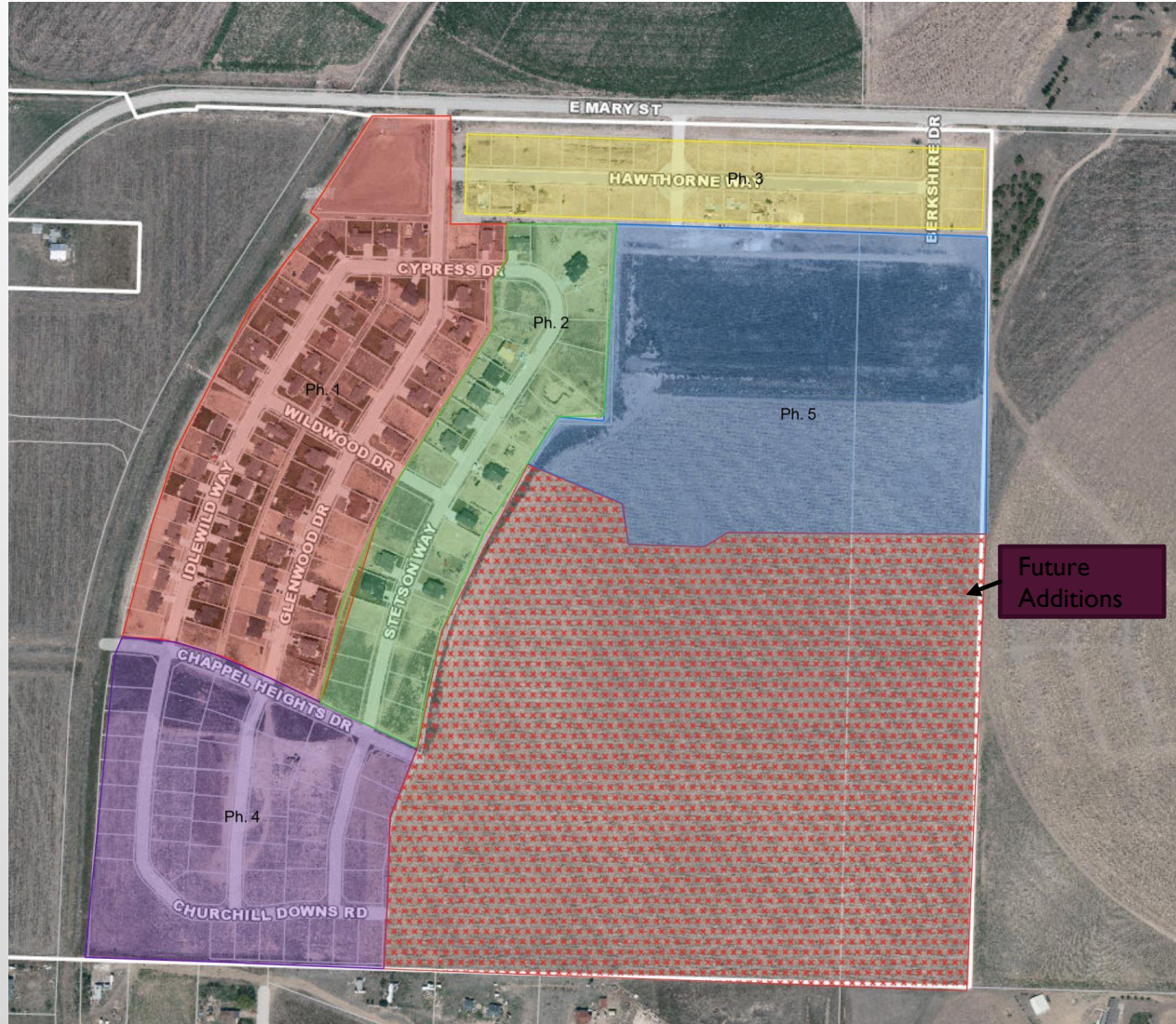


RHID Build Status



Last updated:
December 2024

ACTIVE & IN
PROGRESS
RHID'S



Chappel Heights Addition

- ▶ Phase 1 – 70 units (2 duplexes)
- ▶ Phase 2 = 37 units
- ▶ Phase 3 = 38 units
- ▶ Phase 4 = 49 units
- ▶ Phase 5 = 82 units

Total units for Phases 1 thru 5 = 276

**PRELIMINARY PLAT OF FUTURE
CHAPPEL HEIGHTS ADDITION,**
In the N/2 of Section 10, T24S, R32W,
Garden City, Finney County, KS.



- GENERAL NOTES**
1. The survey does not certify to ownership.
 2. Elevation are based on the benchmark N.A.S.A. 134'.
 3. R-1 Building Setback Lines: Front 15' Driveway 25' Garage
 4. Setbacks within to be 5'.
 5. Latest Date of Field Work was 17 January, 2022.
 6. Proposed 8" Water and Sanitary Sewer Mainlines.

- LEGEND**
- Found Monument
 - ⊕ Measurement
 - 0.00' Measured = M
 - SD Utility Sewer Utility Easement
 - PUV Public Utility Easement
 - NE Non-Acces Easement

Block	Lot	Area (sq ft)
1	1	10,000
1	2	10,000
1	3	10,000
1	4	10,000
1	5	10,000
1	6	10,000
1	7	10,000
1	8	10,000
1	9	10,000
1	10	10,000
1	11	10,000
1	12	10,000
1	13	10,000
1	14	10,000
1	15	10,000
1	16	10,000
1	17	10,000
1	18	10,000
1	19	10,000
1	20	10,000
1	21	10,000
1	22	10,000
1	23	10,000
1	24	10,000
1	25	10,000
1	26	10,000
1	27	10,000
1	28	10,000

Block	Lot	Area (sq ft)
2	1	10,000
2	2	10,000
2	3	10,000
2	4	10,000
2	5	10,000
2	6	10,000
2	7	10,000
2	8	10,000
2	9	10,000
2	10	10,000
2	11	10,000
2	12	10,000
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2	18	10,000
2	19	10,000
2	20	10,000
2	21	10,000
2	22	10,000
2	23	10,000
2	24	10,000
2	25	10,000
2	26	10,000
2	27	10,000
2	28	10,000

RECEIVED
City of Garden City, KS

Project Number: **SPGC19-07AMEND3**
Received by: **MB**
Date: **13May2022**
No. of Pages: **1 (PRELIM PLAT)**
3rd Submittal

DEVELOPER
Chappel Heights, LLC
Attn: Bernard Chappel
3170 N. Farmiana Rd.
Garden City, KS. 67846
620-521-0857

CORNERSTONE | 8996 North Shaw Circle
Garden City, KS. 67846
Professional | 816-627-7992
Services, Inc. | 12766 West 114th Street





SUNFLOWER CROSSINGS ADDITION

SPRUCE & SARAH

SUNFLOWER CROSSING



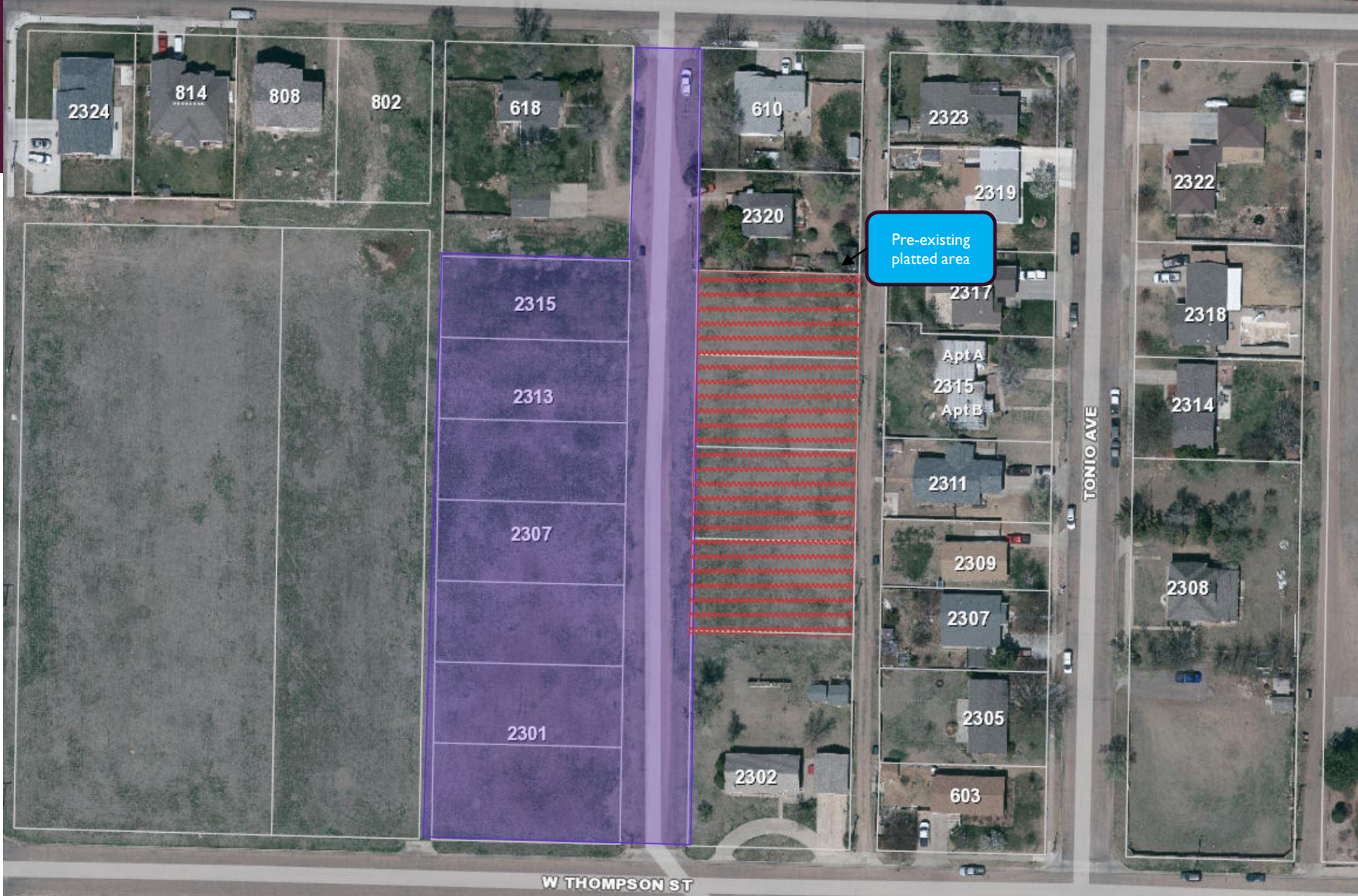
- 62 Single Family Dwellings
- PUD Overlay for 18 lots = smaller lots
- 37 Homes completed
- 25 Homes remaining to build





HAWKEYE DEVELOPMENT

W. EMERSON & 9TH STREET



Pre-existing
platted area

W THOMPSON ST

TONIO AVE

TH ST

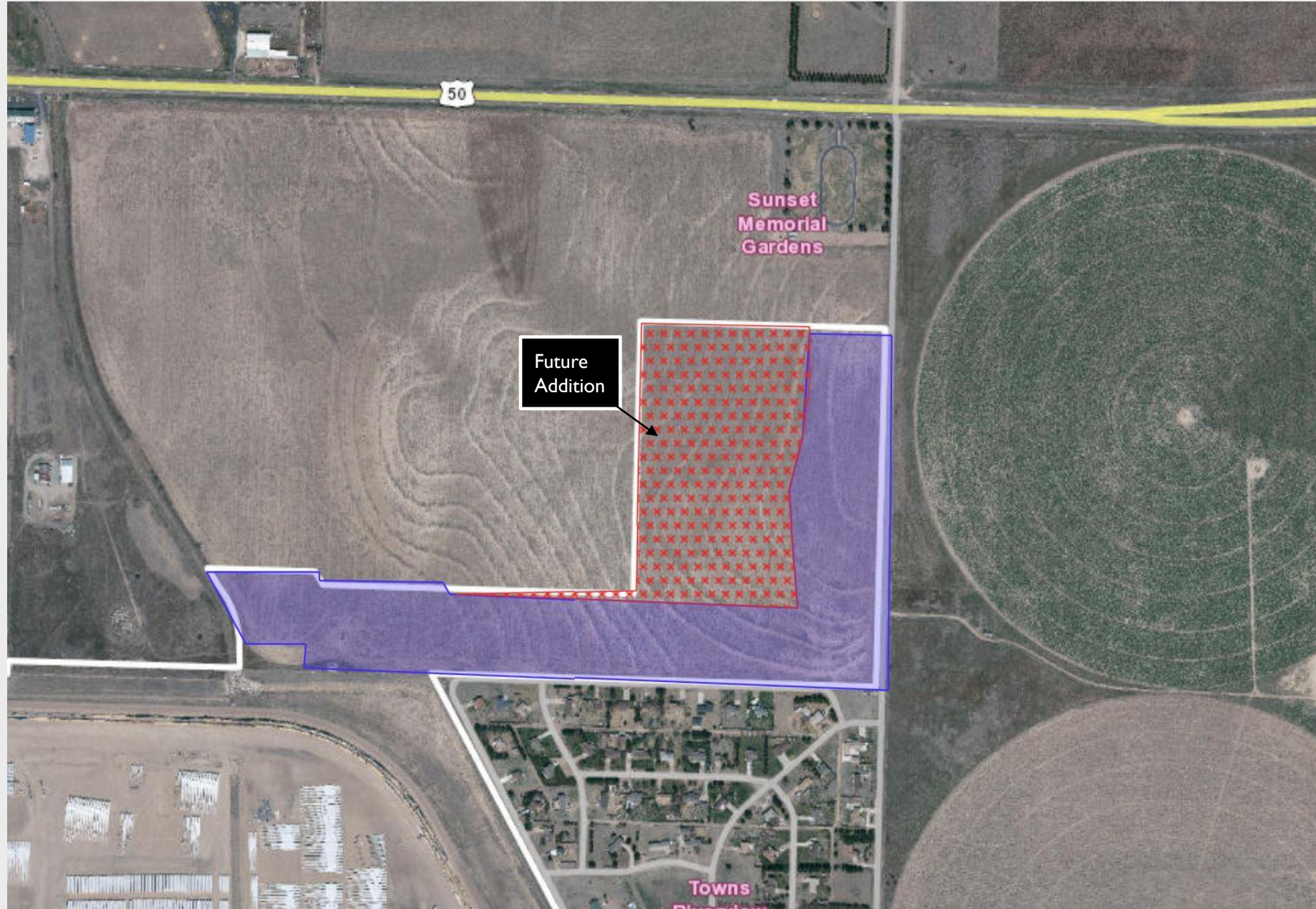




SUNSET TERRACE ESTATES PHASE 1A

WEST OF S.TOWNS ROAD

- 55 Units
- All single family detached homes





EAST CAMBRIDGE SQUARE
PHASE 3



LOST RIVER ADDITION PHASE I

- 37 Units
- All Single Family Detached Homes



LOST RIVER ADDITION - PHASE ONE

In the E/2 of Section 5, T24S, R32W, Garden City, Finney County, KS.

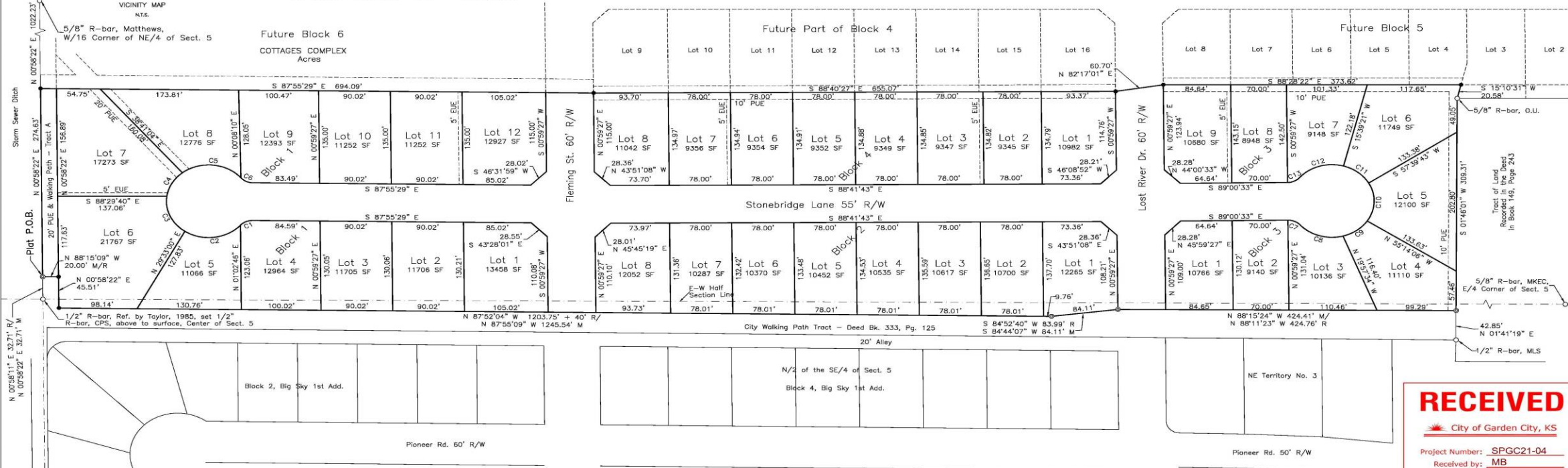
CURVE	DELTA	ANGLE	RADIUS	CHORD	LENGTH	CHORD BEARING
C1	49.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C2	89.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C3	129.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C4	169.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C5	209.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C6	249.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C7	289.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C8	329.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C9	369.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C10	409.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C11	449.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C12	489.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E
C13	529.99	100.00	100.00	100.00	100.00	N 89.99° 10.00' E

LEGEND

- Found Monument
- Found 2" x 4" Pin
- Wilson & Co.
- Lot 1/2" x 2" R-bar & CPS 0.0202" cap
- Measured Management
- Measured = M
- Public Utility Easement
- Origin Unknown

0.00" PUE
1" PUE
2" PUE

SCALE
0 10 20



PLAT LEGAL DESCRIPTION:

A Tract of Land in the East Half of Section 5, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas more particularly described as follows:

Commencing at the Center corner of said Section 5 being a found 1/2" R-bar, CPS; thence North 00°58'22" East on the West line of the Northeast Quarter of said Section 5 a distance of 32.71 feet to the Point of Beginning being a found 5/8" R-bar, Wilson;

thence continuing North 00°58'22" East on said West line a distance of 274.63 feet to a set 1/2" R-bar, CPS cap typical;

thence South 87°55'29" East a distance of 694.09 feet to a set 1/2" R-bar;

thence South 88°40'27" East a distance of 655.07 feet to a set 1/2" R-bar;

thence North 82°17'01" East a distance of 60.70 feet to a set 1/2" R-bar;

thence South 88°28'22" East a distance of 373.52 feet to a set 1/2" R-bar;

thence South 15°10'31" West a distance of 20.58 feet to a found 5/8" R-bar, origin unknown;

thence South 01°46'01" West on the West line of the Church of Christ Tract a distance of 309.31 feet to a found 5/8" R-bar, Wilson;

thence North 88°15'24" West on the North line of the City's Walking Path Tract a distance of 424.41 feet to a found 5/8" R-bar, Wilson;

thence South 84°44'07" West on said North line a distance of 84.11 feet to a found 5/8" R-bar, Wilson;

thence North 87°55'09" West on said North line a distance of 1,245.54 feet to a set 1/2" R-bar;

thence North 00°58'22" East a distance of 45.51 feet to a set 1/2" R-bar;

thence North 88°15'09" West on said North line a distance of 20.00 feet to the Point of Beginning, containing 13.2 acres, more or less.

- GENERAL NOTES**
1. Only known improvements, utilities, and easements are shown.
 2. This survey does not certify to ownership.
 3. Plat Zone is R-1. Building setback are per the latest Subdivision Zoning Regulations.
 4. All house fronts will face the narrowest lot frontage.
 5. Latest Field Work was on 19 March, 2021.

Boundary Closure Information:
 Closure Error Distance = ±0.002'
 Error Bearing = ±1.74710"
 Closure Precision = 1 in 1,799,096

SURVEYOR'S CERTIFICATION

This is to certify to the best of my knowledge that the survey of the described land division is accurately represented on this plat.

COUNTY REVIEW SURVEYOR'S CERTIFICATION

I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

KEN PARKS
LICENSED
LAND SURVEYOR
LS-1289

Ken Parks, PS No. 1289

DAVID J. MATTHEWS
LICENSED
LAND SURVEYOR
LS-1114

David J. Matthews

OWNER'S CONSENT AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, being the sole proprietor and owner of the land included within the plot shown hereon, am the only person whose consent is necessary to pass clear title to said land and I hereby consent to the making and recording of said plat. The public Right of Ways and Easements and Tract A are hereby dedicated to the public for such public uses.

IN WITNESS WHEREOF these consent and dedications are executed this day of 2021.

Danny Weipert
WVG Investments, LLC
State of Kansas ss.
Finney County

These consents and dedications were acknowledged before me, the undersigned officer, by Danny Weipert, WVG Investments, LLC this day of 2021.

Natory Public

HOLCOMB/GARDEN CITY/FINNEY COUNTY AREA PLANNING COMMISSION

State of Kansas ss.
Finney County

This plat has been reviewed and is hereby approved this day of 2021.

Vicki M. Germann, Chairman
Carol Davidson, Secretary

THE CITY OF GARDEN CITY, KANSAS

State of Kansas ss.
Finney County

The public right of ways and easements and Tract A are accepted by the Governing Body of the City of Garden City, Kansas, as shown on this plat, and are hereby dedicated this day of 2021.

Roy Cesna, Mayor

Attest: Celyn N. Hurtado, City Clerk

RECEIVED

City of Garden City, KS

Project Number: SPGC21-04
 Received by: MB
 Date: 10Jun2021
 No. of Pages: 1(PLAT)
AMEND1 1st
 Submittal

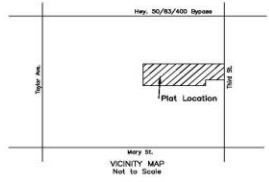
CORNERSTONE 1888 North Shore Circle
 Services, Inc. Garden City, KS 67846
 Phone: 620-272-7999
 Fax: 620-272-7999
 09 June, 2021 Copyrighted

- Consist of 4-plex & duplex
- Phase IIIA- 44 units
- Phase IIIB- 68 units

HUNTERS GLEN
PHASE IIIA & IIIB

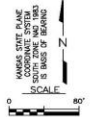
Preliminary Plat of HUNTERS GLEN

A Tract of Land in the NE/4 of Section 6, T24S, R32W,
Garden City, Finney County, KS.

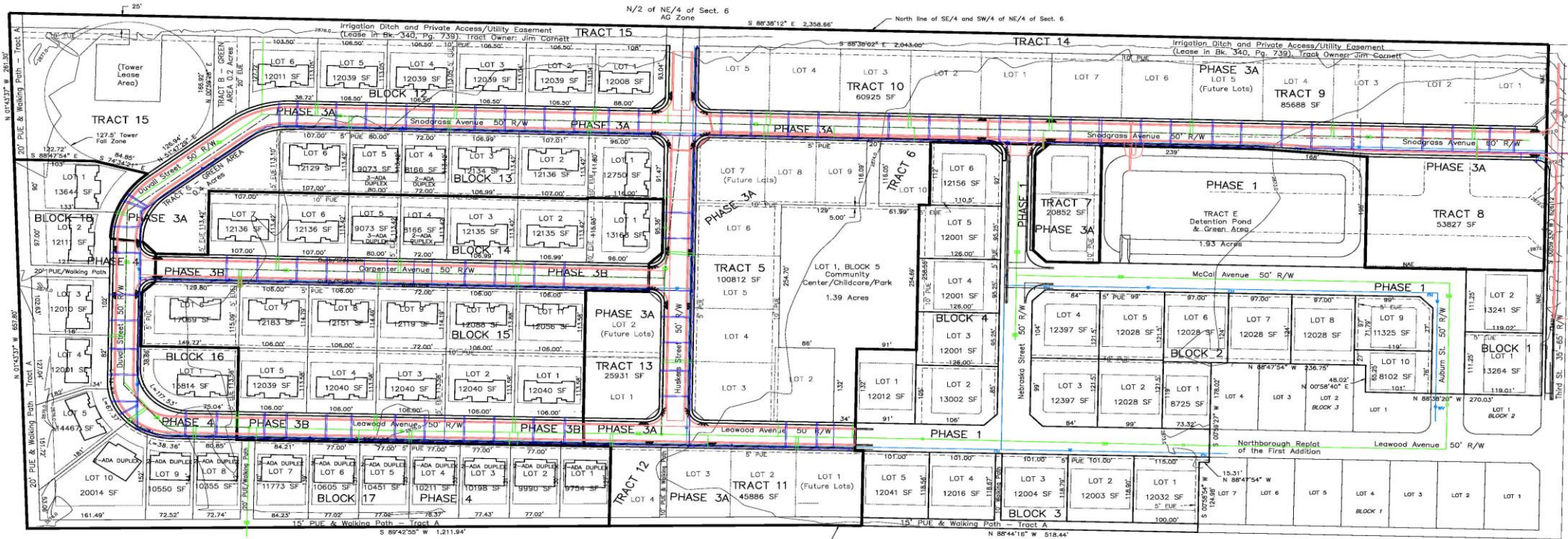


PLAT LEGAL DESCRIPTION:
A Tract of Land, surveyed by Ken Parks, PLS1289, on 30 September, 2021, in the Southwest and Southeast Quarters of the Northeast Quarter of Section 6, Township 24 South, Range 32 West of the 6th P.M., Garden City, Finney County, Kansas, more particularly described as follows:
Beginning of the Northeast Corner of Lot 1, Block 2 of the Northborough Replat of the First Addition being a found 1/2" R-bar, CPS plastic cap (typical);
thence North 88°38'20" West on the North line of said Addition a distance of 270.03 feet to a found 1/2" R-bar, Sloan;
thence North 00°58'40" East on the North line of said Addition a distance of 48.02 feet to a found 1/2" R-bar, Sloan;
thence North 88°47'54" West on the North line of said Addition a distance of 236.75 feet to a found 1/2" R-bar, Sloan;
thence South 00°58'27" West on the West line of said Addition a distance of 178.02 feet to a set 1/2" R-bar;
thence North 88°47'54" West on the West line of said Addition a distance of 15.31 feet to a set 1/2" R-bar;
thence South 00°58'54" West on the West line of said Addition a distance of 124.98 feet to a found 1/2" R-bar, Matthews;
thence North 88°48'42" West on the North line of a Cemetery Tract a distance of 518.44 feet to a found 1/2" R-bar, with unknown;
thence North 88°48'42" West continuing on said North line a distance of 82.87 feet to a found 3/8" R-bar, Garden City;
thence South 88°42'55" West a distance of 121.94 feet to a set 1/2" R-bar, Matthews;
thence North 01°43'37" West on the East line of the Howard Smith First Addition a distance of 857.80 feet to a set 1/2" R-bar;
thence South 88°47'54" East a distance of 123.72 feet to a set 1/2" R-bar;
thence South 74°34'21" East a distance of 84.85 feet to a set 1/2" R-bar;
thence North 51°43'29" East a distance of 125.84 feet to a set 1/2" R-bar;
thence North 00°59'28" East a distance of 165.92 feet to a set 1/2" R-bar;
thence South 88°36'02" East on said South East line a distance of 2,043.00 feet to a set 1/2" R-bar;
thence South 02°58'33" West on the West Third Street Right of Way line a distance of 582.61 feet to the Point of Beginning, containing an area of 41.17 acres, more or less.

- LEGEND:**
- Found Monument
 - Measurement
 - Wall
 - Electric Utility Easement
 - Sewer/Storm Utility Easement
 - Public Utility Easement
 - Non-Access Easement
 - Fourplex Building
 - Duplex Building - 2 Bedroom and 3 Bedroom



- GENERAL NOTES:**
1. This survey does not verify to ownership.
 2. R-3 Building Setback Lines:
Front 20' Dwelling
Side 5'
Rear Smaller of 25' or 20% of Lot Depth
 3. R-3 Lot Size Minimum Requirements:
Duplex - 8,000 s.f.
Fourplex - 12,000 s.f.
 4. Elevations are based on the benchmark H&A-N, Post 1311.
 5. This property does not fall within a 100 year floodplain.
 6. Latest Date of Field Work was 12 May, 2022.
 7. Tracts B and C will be owned and maintained by the Developer.
 8. Picturing is indicative of plotting only, and not necessarily of infrastructure development.
 9. Sidewalks are 5 feet wide.



COMPLETED
RHID'S

Notting Hill



Reserves at Prairie Ridge I & II



Pioneer Road Estates



Clarion Estates





NORTHBOROUGH FIRST ADDITION REPLAT

- Total lots= 10
- Duplex units completed = 20

MILESTONE ADDITION





MAGGIE'S ADDITION

TOTAL UNITS: 6



CHAPPEL HEIGHTS SECOND ADDITION

37 SINGLE FAMILY UNITS





CHAPPEL HEIGHTS THIRD ADDITION

- 38 Single Family Units
- Hawthorne Way and Berkshire

HUNTERS GLEN PHASE I

- 23 lots total
- Consist of 4-plex & duplex







NON-RHID RESIDENTIAL DEVELOPMENTS

E SPRUCE ST

540
3101 3105 3109 3113

3502

541 542

539 538

529 530

523 524

517 518

512

518

502 510

505 510

409 410

SUSAN ST

EAST CAMBRIDGE
SQUARE
PHASE I

WILMINGTON LN

PH. 1

PARK VIEW DR

WILMINGTON CT

311

3221

501

3222

3302

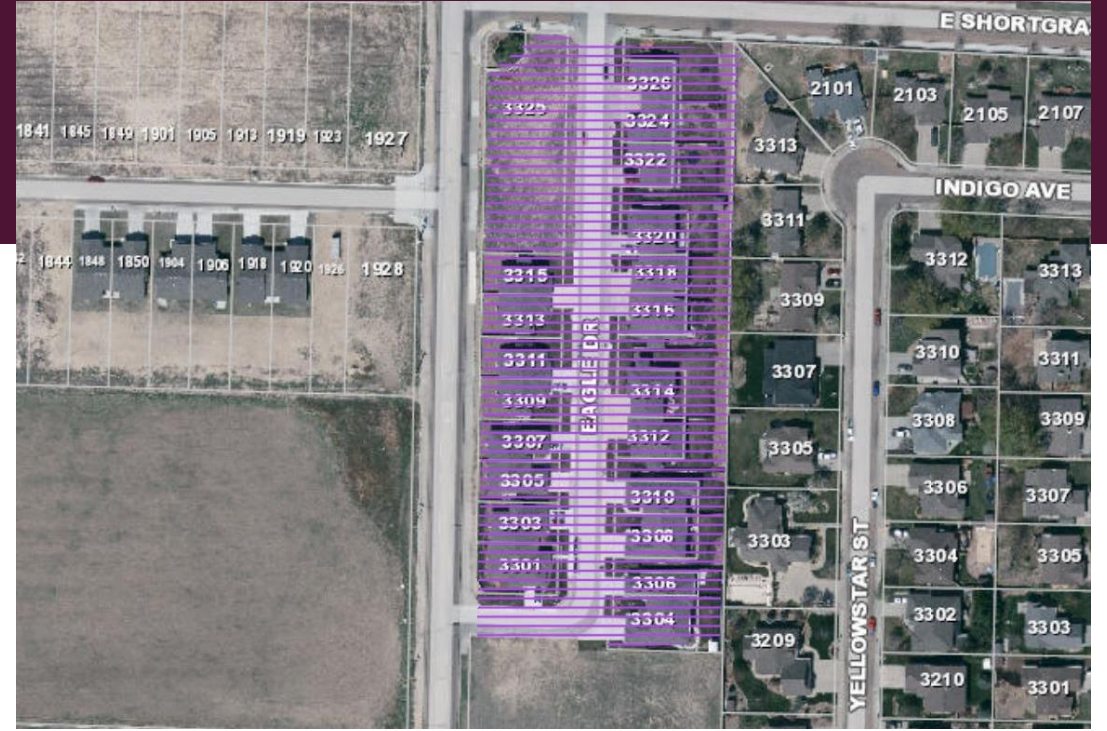
480

420

Garcia



PHEASANT VALLEY THIRD ADDITION REPLAT



EAGLE CREST ADDITION



ANTICIPATED RHID'S AND HOUSING DEVELOPMENTS



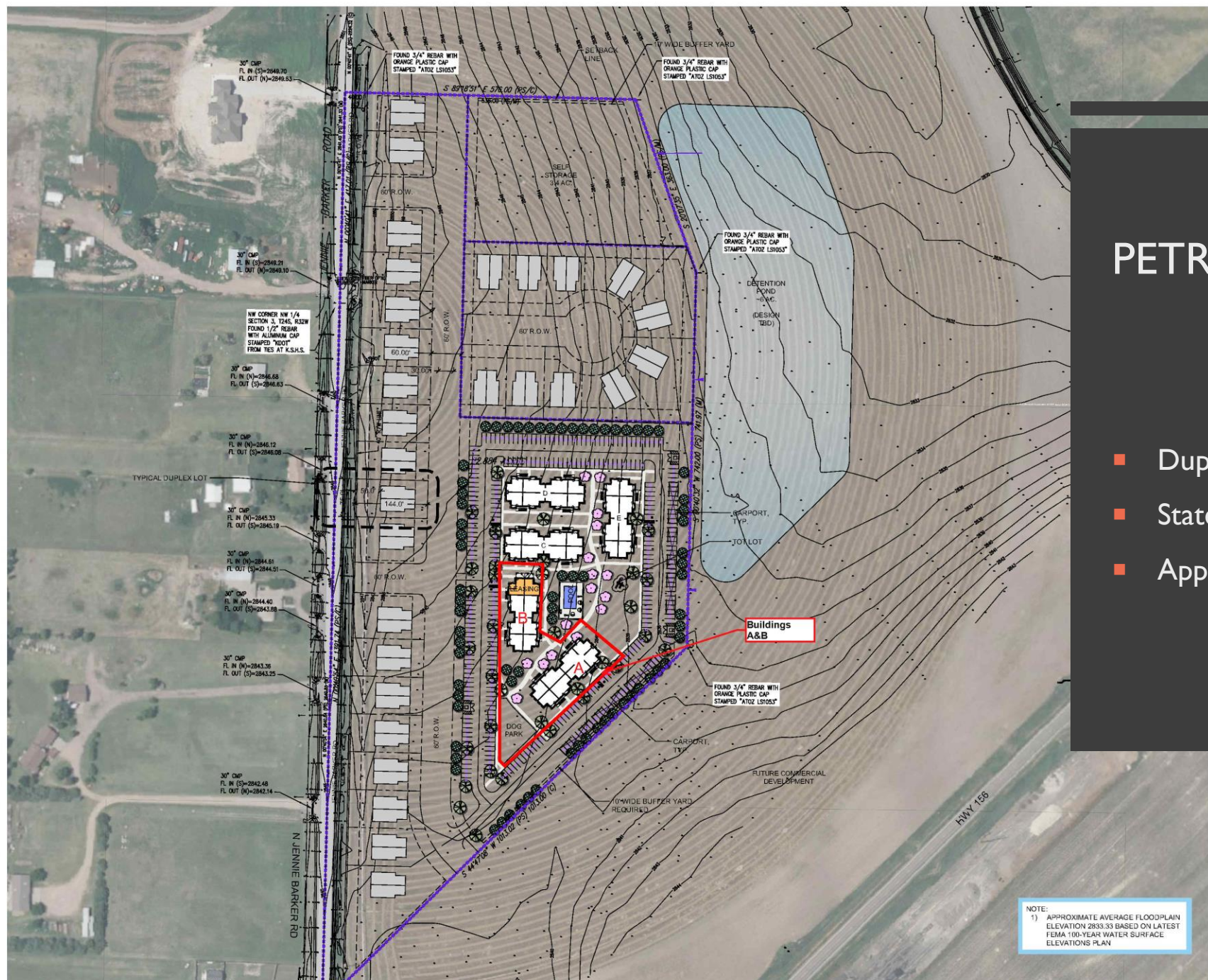
Montoya Addition

- Potential lots: 11
- Single Family homes with a PUD overlay for reduce lots sizes

MIH PROJECT

- 1801 Palace Drives
- 60 apartment units
- Received \$2 million in MIH-ARPA in 2023
- Received \$1.2M in KHITC





PETRA RESIDENCES

- Duplexes and apartments
- State approved RHID area
- Applied for MIH & KHITC

NOTE:
 1) APPROXIMATE AVERAGE FLOODPLAIN ELEVATION 2833.33 BASED ON LATEST FEMA 100-YEAR WATER SURFACE ELEVATIONS PLAN



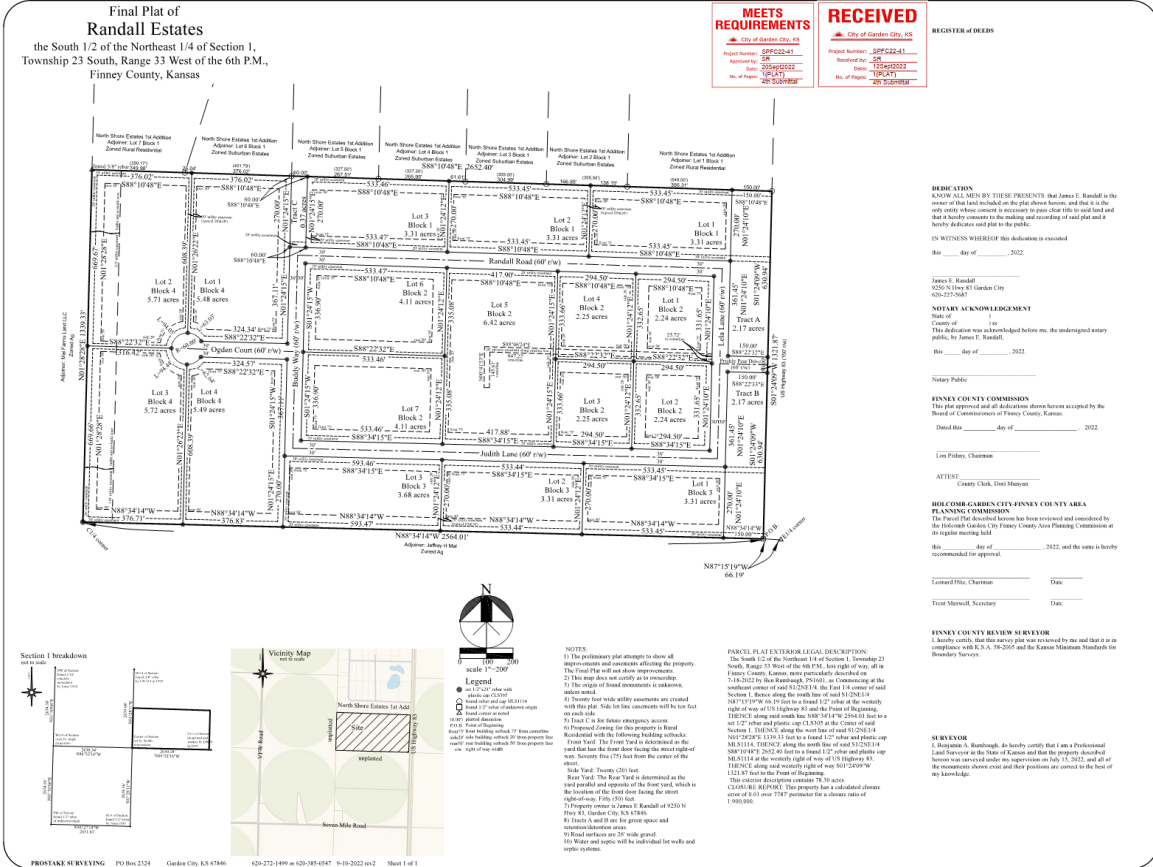
GARDEN CITY APARTMENTS

- Duplexes and apartments
- 140 studio apartments

ADDITIONAL
HOUSING
DEVELOPMENTS
WITHIN FINNEY
COUNTY &
HOLCOMB

RANDALL ESTATES

- N. Hwy 83 & south of
- North Shore Circle
- 17 Lots
- County RHID



CAMBRIDGE SQUARE PHASE 4

- South of Laura Lane
- 15 detached single-family homes
- 9 attached single-family homes
- Holcomb RHID

