

NORTON COUNTY NEIGHBORHOOD REVITALIZATION PLAN

At-A-Glance

The Opportunity: Home builders, developers, and those looking to invest in Kansas communities are asking for NRP's and other financial programs to incentivize investment activity and oftentimes choose those communities that offer such incentives. Norton County would help create this financial environment to generate housing construction projects from new homes to existing housing stock remodels and additions. Employers of all kinds are needing a variety of incentives to attract and retain potential employees. Most employers would agree that the current housing offering is sub-par and is a threat to filling critical job positions which support our local economy.

WHY NRP?

Economic Challenges: Norton County faces economic stress with incomes significantly below state and national averages. Many residents earn below the poverty level.

Population Decline: The county has experienced a population decrease of 6.4% from 2010 to 2020 and a 21% decline since 1980.

Aging Population: A significant portion of the population is elderly, with many living on fixed incomes.

Housing: Within the recent years, a housing study revealed significant problems in quality, affordability, and quantity of housing stock to support the current needs.

WHAT DOES NRP OFFER/PROVIDE FOR RESIDENTS? WHAT IS ELIGIBLE?

- All properties in Norton County are eligible for the program.
- Improvements must begin after the plan's effective date and be completed within a specified timeframe.
- Projects must result in at least a \$10,000 increase in the property's appraised value.
- Property owners must file an application with the County Appraiser before starting construction.
- A non-refundable application fee, based on the estimated value increase, is required.
- Approved projects receive property tax rebates based on the increase in property value due to the improvements.
 - o The rebate percentages decrease over **five years**:
 - **Year 1:** 90%; **Year 2:** 70%; **Year 3:** 50%; **Year 4:** 30%; **Year 5:** 10%
- The rebate only applies to the increased tax amount due to the improvements and does not include the state mill levy.

STIPULATIONS ON NRP:

- Owners must be current on all property taxes.
- The program does not cover properties owned by individuals or entities delinquent on any other property taxes within the county.