

RESOLUTION NO. 120621

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY OF SUBLETTE, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A RURAL HOUSING INCENTIVE DISTRICT WITHIN THE CITY

WHEREAS, K.S.A. 12-5241 et seq. (the "Act") authorizes any city incorporated in accordance with the laws of the state of Kansas (the "State") with a population of less than 60,000 located in a county with a population of less than 80,000, to designate rural housing incentive districts within such city; and

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a rural housing incentive district and providing the legal description of property to be contained therein; and

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of the Kansas Department of Commerce (the "Secretary") requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a rural housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City has an estimated population of approximately 1,420 and is located in Haskell County, Kansas, which has an estimated population of approximately 3,780, and therefore constitutes a city as the term is defined in the Act; and

WHEREAS, a group of citizens authorized by the City and Haskell County conducted a survey of residents regarding housing needs and have compiled a housing needs analysis based on census data to determine whether adequate housing exists for all socio-economic groups in Haskell County and more specifically, the City. The purpose being to determine whether the residents of the City would benefit from the establishment of a Rural Housing Incentive District ("RHID"). A copy of the Housing Needs Analysis dated October 1, 2021 is on file in the office of the City Clerk; and

WHEREAS, the housing needs analysis and the surveys reflect a need for additional housing along all socio-economic groups. Based on the housing needs analysis, the City proposes to commence proceedings to create a Rural Housing Incentive District, in accordance with the provisions the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SUBLETTE, KANSAS TO THE FOLLOWING:

1. The Governing Body hereby adopts and incorporates by reference as part of this Resolution the housing needs analysis, a copy of which is on file in the office of the City Clerk, and based on a review of said housing needs analysis makes the following findings and determination:

- i. There is a shortage of quality housing of various price ranges within the City despite the best efforts of public and private housing developers;
- ii. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary to encourage the private sector to construct and renovate housing in the City;
- iii. The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City; and
- iv. The future economic well-being of the City depends on the City providing additional incentives for the construction and renovation of quality housing in the City.

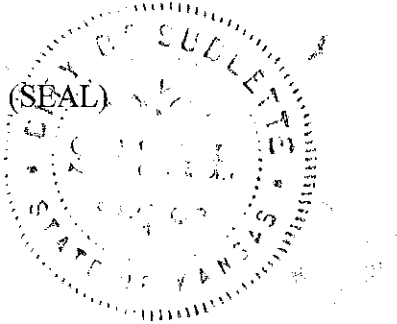
2. Based on the findings and determinations contained in Section 1 of this Resolution, the Governing Body proposes to establish a Rural Housing Incentive District pursuant to the Act, within boundaries of the real estate legally described in Exhibit A attached hereto, and shown on the maps depicting the existing parcels of land attached hereto as Exhibit B (the "District").

3. The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary of Commerce, along with the housing needs analysis, for the Secretary's review and approval.

4. Upon approval by the Secretary of Commerce, the Mayor, City Manager, City Clerk, City Attorney, and other City officials are hereby further authorized and directed to take such other actions as may be necessary to facilitate the creation of a RHID as detailed herein.

5. This Resolution shall take effect after its adoption and publication once in the official City newspaper.

ADOPTED this 6<sup>th</sup> day of December, 2021, by the Governing Body of the City of Sublette, Kansas.



A handwritten signature in cursive script, appearing to read "Lawrence Hoerman".

Lawrence Hoerman  
Mayor

ATTESTED By:

A handwritten signature in cursive script, appearing to read "Jeannie Trigg".

Jeannie Trigg  
Sublette City Clerk

LEGAL DESCRIPTION OF RECORD

A tract of land in the Southeast Quarter (SE/4) of Section 11, Township 29 South, Range 32 West of the Sixth Principal Meridian, Haskell County, Kansas, more particularly described as follows: Commencing at the Southwest Corner of Lot 6, Block 1, Stoppel First Addition; Thence North 88°31'08" West a distance of 241.34 feet to the Point of Beginning; thence North 88°31'08" West a distance of 448.78 feet; Thence North 01°15'53" East a distance of 110.00 feet; Thence North 88°31'08" West a distance of 100.00 feet; Thence North 01°15'53" East a distance of 309.81 feet; Thence South 88°32'05" East a distance of 552.23 feet; Thence South 01°44'07" West a distance of 419.96 feet to the Point of Beginning.

