

## **Frequently Asked Questions Monroe Manor Reinvestment Housing Incentive District Request**

### **Where is the proposed housing located?**

This proposal is 44.3 acres located on the western edge of Lansing. A new street would be constructed near the existing driveway at 724 N DeSoto Road. The subdivision could also be accessed from North Pebble Beach, South Pebble Beach, and Oakmont Drive. The parcel borders The Willows Subdivision to the south, Fairway Estates to the north, the Country Club Subdivision to the east, and DeSoto Road to the west.

### **What type of housing is being proposed?**

The developer would prepare land for 194 single-family homes. This proposal does not include multi-family homes. Every home would be at least three bedrooms and two bathrooms, and 1,400 square feet. The homes will be constructed by Hakes Brothers, who have constructed subdivisions in Leavenworth and Basehor. Hakes Brothers midwestern headquarters is located in Lansing.

### **Will this take money away from other taxing agencies?**

Outside of the abandoned home at 724 N DeSoto, the entire parcel is vacant and overgrowth with brush. Existing property taxes will remain, and new property taxes would be utilized for six years to assist with dirt work, infrastructure, and utilities.

### **What is this property tax increment used for?**

The new property taxes would be used for dirt work, infrastructure, and utilities for six years.

### **How long will this incentive be utilized?**

The reimbursement would be in place for six years. After six years, all homes on the entire 44.3 acres would be fully on the tax rolls for all taxing agencies.

### **Approximately how much is this in relation to the entire project?**

The total cost of this project is approximately \$11,660,995, with the request listed at \$3,026,943, or about 26% of the total cost.

### **Does this project create traffic issues?**

A traffic study was required for this project and has been reviewed by the City Engineer. While this will create new traffic, the vehicles will be disbursed through North DeSoto, North Pebble Beach, South Pebble Beach, or Oakmont Drive.

### **Are there any ancillary benefits to this project?**

Winslow Trail will remain as part of this project. Sidewalks will connect Winslow Trail to DeSoto Road, extending our pedestrian network. Trees and foliage will remain wherever possible. It is anticipated that 485 new residents (2.5 per home) will generate more sales taxes and help our business community. This will also assist in expanding Lansing's labor pool. Finally, this project will construct homes in the low \$300,000s, creating attainable homes in our community.

# Frequently Asked Questions

## Monroe Manor Reinvestment Housing Incentive District Request

