

**Land Bank Meeting
March 3, 2026
5:15 p.m. or Soon Thereafter**

1. Pledge of Allegiance

2. Call to Order

3. Approval of the Agenda

Motion _____ Second _____ Action _____

4. Consent Agenda

I. Approval of Minutes from January 6, 2026, Regular Meeting

Motion _____ Second _____ Action _____

5. Presentation from Rhonda Rice on Potential Housing Program for Herington Land Bank and City of Herington. Discuss Interest from Land Bank Board.

6. Discussion on Transfers from City Owned Property to Herington Land Bank, Discussion with City Attorney on Process for Initiating Transfers

7. Consider Accepting Donation of 0 BLK N B ST, Herington, KS 67449 from Loretta Adams. Property Info: Section: 12 Township: 16 Range: 04 HERINGTON TOWN OF, S12, T16, R04, BLOCK 15, Lot 9, LESS R/W.

Motion _____ Second _____ Action _____

8. Consider Updated LB Policies and Procedures, Updating Publication source to City Website. Removing Section 5 no-renting clause of properties transferred to or from the Land Bank.

Motion _____ Second _____ Action _____

9. Board Member Comments

10. Adjournment

Motion _____ Second _____ Action _____

The next regular meeting of the Land Bank Board of Trustees is scheduled for
May 5, 2026, at 5:30 p.m.

**Land Bank Meeting
January 6, 2026
5:30 p.m. or Soon Thereafter**

The Herington Land Bank members met on the above date and time in the Commission Chambers at City Hall, in attendance were Eric Gares, Robbin Bell, Kenneth Staatz, Dalton Scarff, Cynthia Naylor, Thatcher Moddie and Megan Lawrenz.

The meeting opened with the Pledge of Allegiance.

The meeting was called to order by Eric Gares.

Approval of the Agenda - Kenneth made a motion to approve the agenda, seconded by Cynthia. Motion carried 5-0.

Consent Agenda – Kenneth made a motion to approve the following consent agenda item, Approval of Minutes from November 4, 2025, Regular Meeting, seconded by Robbin. Motion carried 5-0.

Adjourn Sine Die, Meeting to Reconvene Directly After City Commission Meeting at 6:00 PM – Eric made a motion to adjourn Sine Die, seconded by Cynthia. Motion carried 5-0.

Land Bank Meeting to Reconvene

The meeting was called to order by Eric Gares.

Approval of the Agenda – Cynthia made a motion to approve the agenda, seconded by Eric. Motion carried 5-0.

Consent Agenda – Larry made a motion to approve the following consent agenda items, Consider designation of Central National Bank as official depository for Herington Land Bank for 2026 (Required by K.S.A. 9-1401.), Consider designation of www.cityofherington.com as official Publication/Notification source for Herington Land Bank for 2026, seconded by Cynthia. Motion carried 5-0.

Welcome Commissioner Larry Mann to Land Bank Board

Annual Reorganization of the Board, Appointment of Chair – Robbin nominated Larry for Chair. Eric made a motion for unanimous decision, seconded by Robbin. Motion carried 5-0.

Annual Reorganization of the Board, Appointment of Vice-Chair – Robbin nominated Eric for Vice-Chair. Eric made a motion for unanimous decision, seconded by Larry. Motion carried 5-0.

Annual Reorganization of the Board, Consider Appointment of Megan Lawrenz as Secretary – Eric made a motion to appoint Megan Lawrenz as Secretary, seconded by Robbin. Motion carried 5-0.

Annual Reorganization of the Board, Consider Appointment of Megan Lawrenz as Treasurer – Eric made a motion to appoint Megan Lawrenz as Treasurer, seconded by Robbin. Motion carried 5-0.

Discussion and Action on Final Updated Bylaws from 2025 – Eric made a motion to approve the Final Updated Bylaws from 2025, seconded by Robbin. Motion carried 5-0.

Discussion and Action on Resolution Establishing 2026 Regular Meeting Schedule – Larry made a motion to approve the Resolution in the next sequential order, seconded by Cynthia. Motion carried 5-0.

Discussion and Action on Authorizing the Sale of 1402 Gehrke Ct from owners Ryan Smith & Samantha Mulvaney-Smith to Gilmore & Associates Homes, LLC. By waiving covenant #6 of Purchase Agreement, requiring Buyer (Mulvaney) to Transfer Property Back to Seller (Herington Land Bank) – Larry made a motion to authorize the sale, seconded by Cynthia. Motion carried 5-0.

Discussion and Action on Development Agreement Between Gilmore & Associates Homes LLC (“Builder”) and Herington Land Bank (“Developer”) – Eric made a motion to approve the development agreement, seconded by Cynthia. Motion carried 5-0.

Discussion and Action directing the Chair to submit to the Governing Body of the City of Herington an annual report of the City of Herington Land Bank for 2025. (Required by K.S.A. 12-1509(f).) Publish Annual Report on City Website – Eric made a motion to direct the chair to submit to the Governing Body of the City of Herington an Annual Report of the Herington Land Bank, seconded by Cynthia. Motion carried 5-0.

Evaluate City-owned Land and Discuss Potential City-Land Transfers to Land Bank in 2026 – There was discussion on potential transfers.

List of Land Bank owned Property to be Published on the Website (Publication Source) on January 7, 2026, for no less than 30 days – Available properties will be on the main city page.

Next rotating meeting March 3, 2026, at 5:30 PM

Board Member Comments – None.

Adjournment – Eric made a motion to adjourn, seconded by Robbin. Motion carried 5-0.

Megan Lawrenz, Secretary



MEMO

TO: THATCHER MODDIE, CITY MANAGER

FROM: RHONDA RICE, HERINGTON HOUSING AUTHORITY CHAIR

DATE: FEBRUARY 26, 2026

SUBJECT: HERINGTON HOUSING INITIATIVE PROPOSAL

The Herington Housing Authority Chair proposes the creation of THE HERINGTON HOUSING INITIATIVE, which builds on three strands: blighted housing rehabilitation, housing infill of neighborhood vacant lots, and weatherization and rehabilitation of low to moderate income owner-occupied housing. This initiative can effectively and proactively deal with Herington’s housing blight and meet the needs of Low to Moderate Income (LMI) owner occupied housing **that shows blight from the lack of weatherization and rehabilitation.**

Available housing is one of three key components of building an economically successful town, the other two being economic development and community development. The City Commission and the Planning Commission have identified in the Comprehensive Plan, Herington Tomorrow, adopted 2024 goals and subsequent action plan items:

Housing and Neighborhoods

Goal 7: Encourage the availability of housing for all ages and income groups, 7.2 and 7.3.

Community Character

Goal 13: Establishing building and site design standards that improve the appearance of the City, 13.1 and 13.2.

Goal 15: Protect neighborhoods from decay, decline, and disinvestment and encourage the revitalization and preservation of legacy buildings and historic areas.

The main premise of the initiative is to remediate blight and provide economic vitality to Herington.

Initiative Goals

- Remediate blight and encourage infill development.
- Promote economic vitality and neighborhood stability.
- Expand housing options for all income levels and age groups.
- Leverage local, state, and federal funding mechanisms.
- Leverage the newly established LMI status, 58.5% to qualify for Community Development Block Grants (CDBG).

Simplified Overview of Herington Housing Program

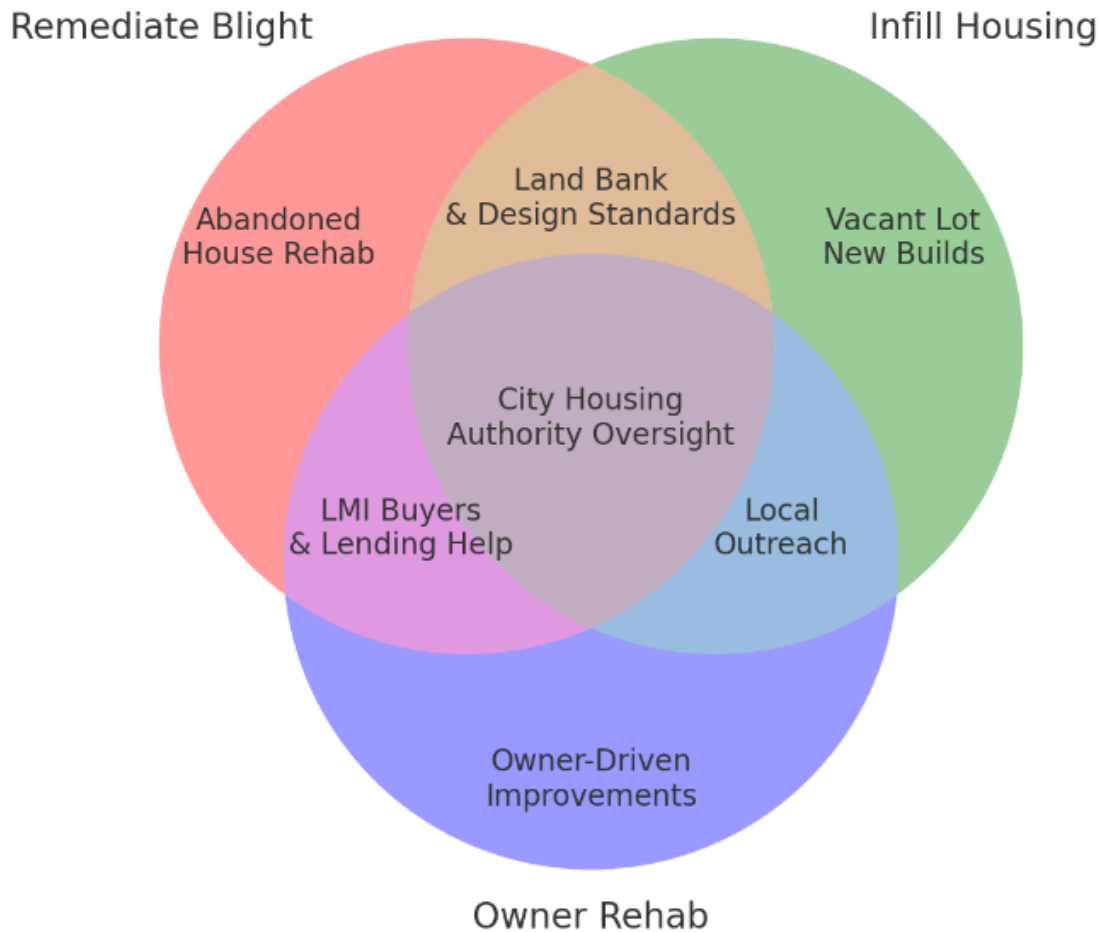


Figure 1 FHRC Created Diagram

Supporting Initiatives and Structures

- **Housing Assessment Tool (HAT)** used to evaluate local housing conditions.
- **Land Bank Inventory** established to manage property acquisition and redevelopment.
- **Funding:** A revolving loan from Community Foundation of Dickinson County; access to grants and forgivable loans (e.g., USDA, CDBG, Kansas Housing).
- **Local Trades and Supplies** prioritized in all rehab and construction work.
- **Real Estate Market Integration:** local organizations and real estate agents will help build a pool of qualified buyers and support marketing efforts.

Details: In 2025, Herington completed the process of a LMI Random survey establishing a new LMI status of 58.5%. Fall 2024, Herington’s LMI dropped to 49%, thus removing access to certain CDBG grants and other grant funding tied to income levels.

The Herington Housing Authority, established in 1971, can provide oversight of these programs. In 2025, conversations and outreach started with local trades, the local supplies store, approval of City Manager to research and design a housing initiative, and the Community Foundation of Dickinson County about a housing initiative. Detailed research and conversations with various federal and state agencies about potential program funding using applicable housing programs to see if Herington could build and sustain a viable housing rehabilitation initiative.

Major components were established for two strands, Blight Remediation and Infill Development. These components consists of seed funding, in the form of a revolving loan, has been secured from Community Foundation of Dickinson County (ATT 1), a Home Assessment Test (HAT) process can be created in cooperation with the Office of Rural Prosperity, to initiate upon City Commission approval, to establish a documented housing inventory, creating the next step to access funding and legislative resources, through the Housing Interagency Advisory Committee (HIAC) that reviews the HAT findings and interviews Herington’s Initiative spokesperson, identifying best steps forward.

Further components include the City of Herington’s Land Bank that will function as a holding tank for properties. Local lenders and federal programs like Kansas Housing Resources Corporation (KHRC), CDBG, and USDA, etc. will be used to assist the process for potential homeowners with funding mechanisms like loan guarantees, loan forgiveness, First Time Home Buyers Downpayment assistance, homeowner education, etc. (ATT 2). The initiative will partner with Herington’s Core Community to help establish a pool of qualified homeowners. The local real estate agents can provide housing market analysis and sale/purchase assistance.

Herington Housing Initiative’s third strand, the Weatherization program and the Housing Rehabilitation program will partner with North Central Regional Planning Commission (NCRPC) to facilitate several homeowner repair funding mechanisms. Two specifically are owner/occupied initiated home rehabilitation and weatherization. NCRPC supports Herington in this effort. (ATT 3) The Herington’s Rural Champion can contribute time assisting homeowners towards blight remediation as part of the program’s Community Development goal.

Three Core Strand Synopsis

1) Blight Remediation of Existing Abandoned Houses

- Focused on acquiring dilapidated homes—primarily in south and west Herington—through tax sales, donations, or purchase.
- The Land Bank will hold properties; viability for rehabilitation will be assessed.
- Houses beyond repair will be demolished with state/federal subsidies.
- Homes that are salvageable will be remodeled using local labor and materials, with potential homeowners involved from the start, supported by lending programs.
- Oversight by a general contractor and the Housing Authority.

Details: The Herington Land Bank will acquire blight houses through delinquent tax sales, donations, and purchase. The target area encompasses the south and west sides of Herington where the majority of blight exists. Many of the homes are 1940s and older, abandoned for a considerable number of years, in dilapidated condition, and could owe several years or more of property tax and city fees. The initiative will assess the house for rehabilitation viability. If not viable, it will be slated for demolition. Demolition subsidies will be acquired to help reduce the City's financial burden.

Potential homeowners will be contacted, a remodel timeline created, a future assessed value set, and the remodeling initiated. A general contractor is assigned to the project with oversight by the Herington Housing Authority. Local supplies and local trades will take precedence for contracted work. Potential homeowner will work on participating bank loans and assistances to approval and final by end of project. The goal is homeownership and move in coinciding with project completion.

2) **Infill Development on Vacant Lots**

- Targets the same areas as the blight remediation effort, particularly where prior demolitions have created empty lots.
- The Planning Commission is developing design standards to ensure new builds match neighborhood character.
- Potential partnership with a like type of Habitat for Humanity to build affordable new construction. Pre-fabricated (Kit) homes, container homes, and 3-D fabricated homes can be options.
- Program will assist buyers with financing options including USDA loans, Kansas Housing programs, and first-time homebuyer assistance.

Details: The Herington Land Bank can acquire vacant housing lots through delinquent tax sales, donations and purchase. The target area is the same as *1) Blight remediation of existing abandoned houses*. Herington has been slowly demolishing vacant dilapidated houses throughout the years, which combined with other blight issues, has caused a large number of vacant housing lots dispersed in these neighborhoods. Since Herington is an older rail town, there are some lots that are quite small, 25 feet wide, 75-100 feet deep. The Planning Commission continues to work on zoning regulations to accommodate building new houses on infill lots to match the neighborhood aesthetics.

The program would like to partner with a like-kind Habitat for Humanity for these infill new builds. The Habitat's program is local based with a philosophy and principles that mesh with our local community. Self Help-Faith. **'A community working together as one for a better tomorrow.'** (ATT 4)

The process will begin once a lot has been identified as a build site and an owner secures funding. At this point, work can begin on the new build. Local supplies and labor are the intended resource.

3) Weatherization and LMI Housing Rehabilitation

- Partnering with the North Central Regional Planning Commission (NCRPC) to connect residents to DOE-funded weatherization and housing rehab programs.
- Outreach led by Herington’s Rural Champion, focusing on education, application assistance, and quarterly program information sessions.
- Target demographic: older low-income homeowners needing help to maintain or upgrade homes.

Details: Dickinson County falls within the North Central Regional Planning Commission (NCRPC) area. The NCRPC provides several programs: Weatherization Assistance Program for low-income households, funding provided by the Department of Energy (DOE) and the Low-Income Energy Assistance Program (LIEAP), Demolition Pilot Program (city can initiate), along with the CDBG Housing Rehabilitation Program. All are owner initiated, of minimal or no cost to participate. The NCRPC Housing Initiative’s Moderate Income Housing Rehabilitation Pilot Program requires County level participation and seed funding.

Herington Housing Authority will work in partnership with the Rural Champion to provide support to Herington homeowners. The Rural Champion can provide initial calendaring for quarterly information shares and a community outreach session kick off where NCRPC is present to explain these programs, and assist homeowners with applications, FAQ sessions, etc. Physical presence and outreach for these programs is critical with most of the low-income homeowners in the over 50+ category.

Additional Strands

Downtown Housing Potential

- Exploring CDBG Commercial Rehab grants to convert upper-story downtown spaces into housing (e.g., Airbnb, apartments).
- Key buildings in the downtown area are targeted, especially given proximity to attractions like the Flint Hills Trail and the current EPA Assessment grant target area.

The City of Herington encourages downtown businesses to look at the CDBG Commercial Rehab grant as a funding mechanism for upper story housing, Airbnb, and commercial space as part of the EPA Brownfield Assessment grant period, 2024-2027. Flint Hills Regional Council (ATT 5) would provide assistance with the grant application with support from the Herington Housing Authority. Several of the downtown buildings could be potential grantees for upper story residential, though definitely most of the buildings require a phased approach due to blighted state.

Next Steps

- Staff recommend the Herington Housing Initiative move forward to City Commission for presentation
- If approved by City Commission, implementation begins with staff coordination to prepare initiative structure and then initiate the HAT.

HERINGTON HOUSING INITIATIVE ESTIMATE COST ANALYSIS

ITEM	ESTIMATED COST	TOTAL
PROGRAM PERSONNEL		ESTIMATED
.50 FTE, NO BENEFITS	\$20/HR, \$20,500	\$20,500
PAYROLL TAXES	EST. 25%, \$5,125	\$5,125
HOUSE SALE		
CLOSING COST	6% OF SALE (AVG \$100K)	\$6,000
TITLE FEE, RECORDING FEE	\$1500	\$1,500
PRO-RATED PROPERTY TAX	1.25% OF ASSESSED PROPERTY VALUE	\$1,250
COMMUNITY FOUNDATION OF DICKINSON COUNTY FUNDING REPAYMENT		
INTEREST ON HOUSE REHABILITATION OR CONSTRUCTION FUNDING	LOW INTEREST LOAN %	TBD
	SUBTOTAL	\$34,375

The house sale price would incorporate the costs of acquiring, rehabilitating or building of new housing, repayment of interest on CFDK funding, delinquent county taxes, and all sale expenses. Net zero costs to City other than the personnel.

PROGRAM PERSONNEL

The Herington Housing Authority bylaws would need to be adjusted to expand its authority to this new housing initiative and become an oversight committee of the programs. A part-time position, .50 FTE, would be created to answer to the City Manager and the Herington Housing Authority on the creation of the initiative, the implementation of the HAT, the daily operations of the Blight Remediation strand and the Infill Development strand. The position would also be required to obtain all and any available grants and funding for the program, including the possibility of personnel expenses.

There would be a Quarterly Progress Report requirement to the City Manager, the City Commission, and to the Community Foundation of Dickinson County as a key funding partner.

The Housing Initiative Position would work directly with awarded general contractors, key trades, suppliers, funding entities, realtors, city staff, county staff, etc. at the project level.

The Housing Initiative Position would partner with and support the Herington Rural Champion in the implementation of the Weatherization and LMI House Rehabilitation programs.

This initiative positions Herington to tackle longstanding housing challenges while fostering community revitalization and economic growth.

Many thanks to Flint Hills Regional Council, Kent Glasscock's, assistance with the Infill program's outreach to Habitat to Humanity and the Commission AIS synopsis.



The Community Foundation of Dickinson County, Inc.

201 NW Second Street, Ste B

Abilene, Kansas 67410

785.263.1863 www.communityfoundation.us

For **good**. For **ever**.[®]

June 25, 2025

City of Herington
17 N Broadway
Herington, KS 67449

Dear City Commissioners and Project Partners,

The Community Foundation of Dickinson County is pleased to offer this formal letter of support for the housing project being planned in partnership with the City of Herington. Affordable, accessible housing is a critical need throughout our county, and we are proud to be a committed funding partner in this forward-thinking initiative.

Over the past five years, the Community Foundation has developed a successful **Impact Investing** program to strategically align philanthropic resources with community priorities. Our support of the Herington housing initiative will be made through this program, not as a traditional grant, but as a sustainable investment in the future of our region.

We believe this initiative and the subsequent housing programs of blight remediation represent an important step toward stabilizing and revitalizing housing options in Herington. It aligns with our mission to serve as a resource and catalyst for community betterment across all of Dickinson County. From supporting businesses and childcare to housing, our goal remains the same: to strengthen the foundation upon which our communities grow and thrive.

We commend the City of Herington for its leadership in identifying and addressing this pressing need. The Foundation looks forward to being a partner in the development process and is eager to support a project that will offer lasting benefit to residents now and in the years to come.

Please don't hesitate to contact our office as further planning or collaboration is needed.

Sincerely,

Elizabeth Weese
Executive Director

ATT 1

KANSAS

COMMERCE

Housing Resources in Kansas

For additional funding information, visit the Housing Resources in Kansas page at www.kansascommerce.gov/housing.

DEVELOPERS						
Program	Type	Eligible Grantees	Description / Eligible Activities	Award Max.	Dates	Contact
Startup Housing Opportunity Venture Loan (SHOVL) KDC	Loan	Developers	Funds developer expenses prior to the closing of permanent financing for housing development in communities under 10,000	\$25,000	Ongoing	Liz Heron Elizabeth.Heron@ks.gov
Reinvestment Housing Incentive District (RHID) KDC	Reimbursement	Developers	Aids developers in building housing by financing housing development infrastructure, renovations of buildings over 25 years old in central business districts, or infill housing. RHID captures incremental increase in property taxes created by housing development projects for up to 25 years.	Varies	Ongoing	Robert North Robert.North@ks.gov
Affordable Housing Program (AHP) FHLB	Grant	For-profit entities / Developers	Finance the purchase, construction, or rehabilitation of owner-and rental-occupied housing for low- or moderate-income households through subsidized advances and direct subsidies.	\$1 million subsidy per project	Opens Summer 2024	Dustie Humphreys dustie.humphreys@fhlbtpeka.com
Kansas Historic Tax Credits SHPO	Tax Credit	Developers	Offered for qualified rehabilitation projects on properties listed on the State or National Register of Historic Places.	Varies	Ongoing	SHPO Staff kshs.shpo@ks.gov
Rural Rental Housing Program USDA-RD	Loan	Developers	Provides financing for affordable multi-family rental housing for low-income, elderly, or disabled individuals and families in eligible rural areas. Eligible activities include buying and improving land and infrastructure.	Varies	Ongoing	USDA Multi-Family Housing Service multifamilyhousing@usda.gov

KANSAS

COMMERCE

DEVELOPERS CONTINUED						
Program	Type	Eligible Grantees	Description / Eligible Activities	Award Max.	Dates	Contact
Federal and State Low Income Housing Tax Credit (LIHTC) KHRC	Tax Credit	Developers	Offered for the construction and rehabilitation of rental housing for working families. The 4% credits are paired with PAB.	Varies	Varies	LIHTC Staff housingdevelopment@kshousingcorp.org
Private Activity Bond Program (PAB) KHRC	Tax Exempt Bond Program	Developers	PAB provides low interest, long-term financing for developers and businesses. This tax-exempt bond program provides 4% tax credits to be a source of equity to the developer and lower rental rates to serve low-income households. The credits can be paired with LIHTC.	Varies	Opens January 1	Affordable Housing Information: Alissa Ice aice@kshousingcorp.org Other: Tim Zimmerman tim.zimmerman@ks.gov
Kansas Housing Investor Tax Credits (KHITC) KHRC	Tax Credit	Developers and Builders	Provides tax credit for qualified investors who make cash investments in qualified housing developments in counties less than 75,000.	Varies	Early 2024	Jessica Hotaling jhotaling@kshousingcorp.org
Community Housing Development Organizations (CHDO) KHRC	Loan	Non-profit developers	May apply for deferred HOME loans to acquire, rehabilitate or construct rental housing in rural areas	Varies	Open in January	Barry McMurphy bmcumphy@kshousingcorp.org

KANSAS

COMMERCE

GOVERNMENT ENTITIES, CITIES, COUNTIES, AND NON-PROFIT ORGANIZATIONS

Program	Type	Eligible Grantees	Eligible Activities	Award Max.	Dates	Contact
Community Development Block Grant (CDBG) Housing Program KDC	Grant	Most cities in Kansas (non-entitlement communities)	Home rehabilitation, demolition, neighborhood development, permanent relocation, emergencies	Housing: \$300,000 Neighborhood: \$500,000	Applications open January 2024 and will be ongoing	Linda Hunsicker Linda.Hunsicker@ks.gov
Moderate Income Housing (MIH) Program KHRC	Grant, Loan	Cities and counties under 60,000	Homeownership and rental housing development, infrastructure combined with housing development, down payment assistance	\$650,000	Late 2023	MIH Staff MIH@kshousingcorp.org
Housing Preservation Grants USDA – RD	Grant	Government entities, non-profit organizations, federally recognized tribes	Repair and rehabilitation of low income housing	Varies	July 2023	Tracy McCubbin KSDirect@ks.usda.gov
Mutual Self-Help Housing Technical Assistance Grants USDA – RD	Grant	Government non-profit organizations, non-profit organizations, federally recognized tribes	Provides grants to help organizations carry out local self-help housing construction projects to very-low- and low-income households in rural areas.	Varies	Ongoing	Tracy McCubbin KSDirect@ks.usda.gov
Rural Housing Site Loans USDA – RD	Loan	Private or public non-profit organizations, federally recognized tribes	Rural Housing site loans provide two types of loans to purchase and develop housing sites for low- and moderate-income families.	Varies	Ongoing	Tracy McCubbin KSDirect@ks.usda.gov

KANSAS

COMMERCE

GOVERNMENT ENTITIES, CITIES, COUNTIES, AND NON-PROFIT ORGANIZATIONS CONT.

Program	Type	Eligible Grantees	Eligible Activities	Award Max.	Dates	Contact
Affordable Housing Program (AHP) FHLB	Grant	Government entities, non-profit organizations, public housing authorities, federally recognized tribes, for-profit entity/developers	Finance the purchase, construction, or rehabilitation of owner-and rental-occupied housing for low- or moderate-income households through subsidized advances and direct subsidies.	\$1 million subsidy per project	Opens Summer 2024	Dustie Humphreys dustie.humphreys@fhlbtopeka.com

KANSAS

COMMERCE

INDIVIDUALS						
Program	Type	Eligible Grantees	Eligible Activities	Award Max.	Dates	Contact
First Time Home Buyer Program (FTHB) KHRC	Forgivable soft second mortgage	Individuals earning less than 80% of the area median income	Down payment and closing cost assistance for home buyers.	15-20% of sales price	Ongoing funds available	Marilyn Stanley mstanley@kshousingcorp.org
Home Loan Guarantee for Rural Kansas (HLG) KHRC	Guarantee of gap	Households in Kansas counties under 10,000 population	Provides loan guarantee gap coverage for building and rehabilitating residential properties.	80% to 125% of appraised value up to \$100,000	Ongoing guarantees available	Marilyn Stanley mstanley@kshousingcorp.org
Tenant Based Rental Assistance (TBRA) KHRC	Subsidy	Individuals earning less than 60% of median income	Assists with rent, security deposit, and/or utility deposits depending on agency program.	Varies	Depends upon agency administering funds	Shyla Mason-Rockett smason-rockett@kshousingcorp.org
Weatherization Assistance Program KHRC	Grant	Income-eligible homeowners and renters	Energy efficiency improvements	Varies	Varies	Gerald Terrill gterrill@kshousingcorp.org

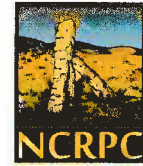
KANSAS

COMMERCE

INDIVIDUALS CONTINUED						
Program	Type	Eligible Grantees	Eligible Activities	Award Max.	Dates	Contact
Homeownership Set-Aside Program (HSP) FHLB	Grant	First-time homebuyers earning at or below 80% of AMI	Down payment, closing cost, and repair assistance	\$7,500	Application window March 6 to November 30	Jessica Puvogel jessica.puvogel@fhlbtopeka.com
USDA Direct Home Loan Program USDA – RD	Loan	Income-eligible, without safe and sanitary housing in rural areas, and unable to obtain loan from other sources	Build, repair, renovate or relocate a home, or to purchase and prepare sites, including water and sewage facilities.	Varies	Ongoing	Tracy McCubbin KSDirect@ks.usda.gov
USDA Guaranteed Rural Housing Loan Program USDA – RD	Loan	Income-eligible living in rural areas	Purchase, build, rehabilitate, improve, or relocate housing	100% financing	Ongoing	For more information, contact an approved lender.
USDA Home Repair Program USDA – RD	Loan, Grant	Income-eligible homeowners	Loans to repair, improve, or modernize homes and grants to remove health and safety hazards	Loan: \$40,000 Grant: \$10,000 Combined: \$50,000	Ongoing	Tracy McCubbin KSDirect@ks.usda.gov

www.kansascommerce.gov/housing

NORTH CENTRAL REGIONAL PLANNING COMMISSION



109 N. Mill
P.O. Box 565
Beloit, KS 67420
(p) 785-738-2218
(f) 785-738-2185
(e) housing@ncrpc.org

To: City Council
From: Keegan Bailey, Housing Director
RE: General Housing Information

The City will need to complete or update their existing Housing Assessment Tool (HAT) This HAT will compile data from residents, community leaders and stakeholders within the community. The data from the HAT may show that the city is in need of housing infill, rehabilitation of the current housing stock, demolition of old dilapidated housing units or other housing information.

The City will need to attend Housing Inter Agency Committee (HIAC) Meeting. The Housing Inter Agency Committee consists of Kansas Department of Commerce, Kansas Housing Resources Corporation, US Department of Agriculture-Rural Development, and Federal Home Loan Bank. All of the sources listed above request that a HAT is completed to provide information for the respective funding partners.

The Kansas Department of Commerce (KDOC) and their Community Development Block Grant Housing Grant Program is one of the main programs that Keegan Bailey and NCRPC works with. This program involves housing rehabilitation and demolition.

The next funding source that is available is through USDA Rural Development (USDA-RD). They have many housing programs that are a fit for every community, just may be an on individual level and not on the City level. For more information please see: www.rd.usda.gov/ks

The Federal Home Loan Bank has a very highly competitive grant program of Affordable Housing Program-Competitive Application Program. The program funds are to finance the purchase, construction, or rehabilitation of owner-occupied housing for low- or moderate-income households (with incomes at 80 percent or less of the area median income), and the purchase, construction, or rehabilitation of rental housing where at least 20 percent of the units are affordable for and occupied by very low-income households (with incomes at 50 percent or less of the area median income). This grant can only be applied for through a non-profit or for-profit sponsor.
<https://www.fhlbtpeka.com/ahp>

The Kansas Housing Resources Corporation has a grant program of the Moderate-Income Housing (MIH). Under the MIH, applicants can only use the funds for housing development, acquisition of real property, new construction, modular or manufactured housing, rehabilitation of existing vacant housing and/or home buyer assistance of actual housing development; or infrastructure in combination with actual housing development. Unfortunately, the funding for this program was unfunded within the current budget.

Through a partnership with Kansas Housing Resources Corporation and NCRPC, a Weatherization Assistance Program is available. Please see enclosed a copy of that application. Please note that there is income restriction limit for those who can qualify. This is located on page 2 of the application. The link for the online application is: <https://www.ncrpc.org/wp-content/uploads/2025/04/wznappapril2025.pdf> This program is designed to help make the home more energy efficient through furnace, insulation, air sealing and LED light bulbs. This is done at no cost to the homeowner or tenant.



Together, we build homes, community and hope.

Josh Brewer
Executive Director
Habitat for Humanity of the Northern Flint Hills
Josh.Brewer@HabitatFlintHills.org

July 25, 2025

City Commission
City of Herington
17 N Broadway
Herington, KS 67449

Letter of Support for Housing Investment in Herington

Dear Mayor and City Commissioners,

Habitat for Humanity believes that everyone deserves a decent place to live and our affiliate is happy to offer our voice in support of local, resident leadership for better housing and more homeownership opportunities. We are writing to offer our support for Rhonda Rice's efforts to encourage the City of Herington to invest in housing initiatives that will strengthen the local economy, stabilize neighborhoods, and provide opportunities for families to thrive.

As Executive Director of Habitat for Humanity of the Northern Flint Hills, I have seen firsthand how strategic investment in housing—whether through rehabilitation, new construction, infrastructure, or incentives for workforce housing—can be a catalyst for community revitalization. In communities across Kansas, public-private housing partnerships are reversing decades of underinvestment, attracting and retaining critical workers, and renewing civic pride.

Herington is poised to benefit from the kind of forward-looking leadership Rhonda Rice represents. Her commitment to equitable development and her deep knowledge of the community make her an ideal advocate for local solutions to Herington's housing challenges. By investing in housing, the City can unlock access to state and federal funds, engage nonprofit and private partners, and signal to current and prospective residents that Herington is a place of opportunity.

Housing is not just a shelter—it is infrastructure, workforce retention, education, health, and economic development all rolled into one. I encourage you to support Rhonda's efforts to complete a housing study, and to begin developing a housing strategy that reflects the needs and aspirations of Herington residents.

With appreciation for your leadership,

A handwritten signature in black ink that reads "Josh Brewer".

Josh Brewer
Executive Director
Habitat for Humanity of the Northern Flint Hills

ATT 4

FLINT HILLS
REGION

August 6, 2025

Mayor Eric Gares
City of Herington
17 North Broadway
Herington, KS 67449

Mayor Gares and Members of the City Commission,

On behalf of the Flint Hills Regional Council (FHRC), I am writing to express our strong support for the Herington Housing Initiative as proposed by City Manager Thatcher Moddie and the Herington Housing Authority. The comprehensive program's three-strand approach—blight remediation, infill development, and weatherization—aligns perfectly with regional priorities for economic vitality, neighborhood revitalization, and expanding quality housing options.

By targeting vacant and abandoned properties, encouraging infill development, and improving the condition of existing low- and moderate-income housing, this initiative will directly address critical housing needs while enhancing community character and stability. Additionally, the thoughtful integration of local trades, real estate professionals, and funding mechanisms demonstrates a holistic plan to build sustainable prosperity for Herington.

FHRC appreciates the City of Herington's proactive leadership on this effort and remains committed to supporting your community through technical assistance, partnership building, and strategic planning resources. We commend the City Commission for considering this initiative and urge your approval to move forward with its implementation.

Sincerely,

Kent Glasscock
Executive Director
Flint Hills Regional



FLINT HILLS REGIONAL COUNCIL
PO BOX 514,
OGDEN, KS 66517-0514 •
[HTTP://FLINTHILLSREGION.ORG/](http://flinthillsregion.org/)

Herington Housing Initiative Proposal

STAGE APPROACH

STAGE I IDENTIFY NEED, FUNDING RESOURCES, MARKET

Identify Local City or County Agency—identify the **agency that will manage** initiative. Provide staffing, appropriate LOCAL trade boards and building supplier contacts, city/county permitting, access to city/county attorney, assessors, commission, funding, and regional council. *Resource: local agency, city, county, and council. Herington Housing Authority.*

Complete the **Housing Assessment Tool (HAT)**--identify in your community the **shortage of housing** by type—blight-empty housing lots and dilapidated vacant houses. *Resource: Kansas Dept. of Commerce.*

Identify Funding Sources—Option available after the HAT. This is an opportunity for the community to present their housing priorities to discuss **state and federal funding opportunities** with state representatives. Use the LMI percentage. *Resource: Kansas Dept. of Commerce, Housing Interagency Advisory Committee.* Herington’s LMI survey results of 58.5%. Access to loan interest revolving loan seed money through the Community Foundation of Dickinson County.

Review the market for potential buyers--work with **Community organizations** like Core Community (the Herington Hearts), Real Estate agents, and local business owners. Hold community outreach meetings. *Resource: Local organizations, City Hall, Churches.*

Start the process of buyer pool. Identify and create a list of potential buyers. Hold workshops on homeowner financing opportunities for low interest loans, loan forgiveness, etc to help **LMI potential homeowners** through the process, including First Time Home Buyers (USDA, Veterans United, Kansas Housing Resources Corporation), CDBG, FHA Loans, and Conventional loans. Provide Homebuyers Education Course. *Resource: the Kansas Housing Resource Corporation (KHRC), Kansas Dept of Commerce, Housing, USDA.*

STAGE II IDENTIFY SYSTEM COMPONENTS AND PROTOCOL

Establish the protocol for local Land Bank – create **ordinances/resolutions** for house and lot **donations**, county auction delinquent tax donation alternative. Establish system for processing property acquisition to identifying potential build/rehabilitation to pairing with

potential buyer to construction to habitation. *Resource: City or County Commission action.*
Herington Housing Initiative.

Establish relationships for affordable housing—Prepare to build non-traditional housing (Modular Homes, Kit Homes) to manage overhead costs for affordability. Manage zoning code changes to allow non-traditional housing. Have design styles available for existing neighborhood cohesion. *Resource: City/County Planning Commissions, Planners, Architecture Schools.*

Vet the Construction Board—Identify trades willing to work on these projects under an established budget and timeline. Build supply and trade networks within the community. Resource materials in alternative ways (used or returned materials). *Resource: Habitat for Humanity, architecture salvage yards, local building supply stores, online resources.*

STAGE III PROPERTY ACQUISITION AND CONSTRUCTION

Obtain property and build/restore—Use local real estate agents and local county tax delinquent records to identify blight property and empty housing lots. Acquire property and place in Land Bank. *Resource: Tax Assessor Office, Local Real Estate Agents, Word of Mouth.*

Build/Rehabilitate-Partner with builder/trades and new homeowner—Chose property and method of improvement. Identify new owner. Start the build or rehabilitate process using the initiative’s seed money on property in tandem with new owner loan approval. *Resource: Seed funding, community program for buyer pool, loan entity, local trades and suppliers.*

STAGE IV HOMEOWNERSHIP

Finalize homeownership—Finalize loan process, final inspections and complete build/rehabilitation process-Move in Ready. Family takes residence. Complete Seed loan payback once home loan is finalized. Hold an outreach event to celebrate new home. Initiative entity does a feedback process and review, streamlines process, corrects errors. *Resource: Local/regional lenders, local newspaper, media outreach sources, local trades, buyers pool, city/county commission, community input.*



© 2014 Our Town Plans

230
RED HILL ROAD

794 conditioned sq ft + 146 unconditioned sq ft = 940 total sq ft

Bedrooms: 2 Bathrooms: 2

[Download Plan Details \(https://ourtownplans.com/pdfs/otp230.pdf\)](https://ourtownplans.com/pdfs/otp230.pdf) | [Order this Plan](#)



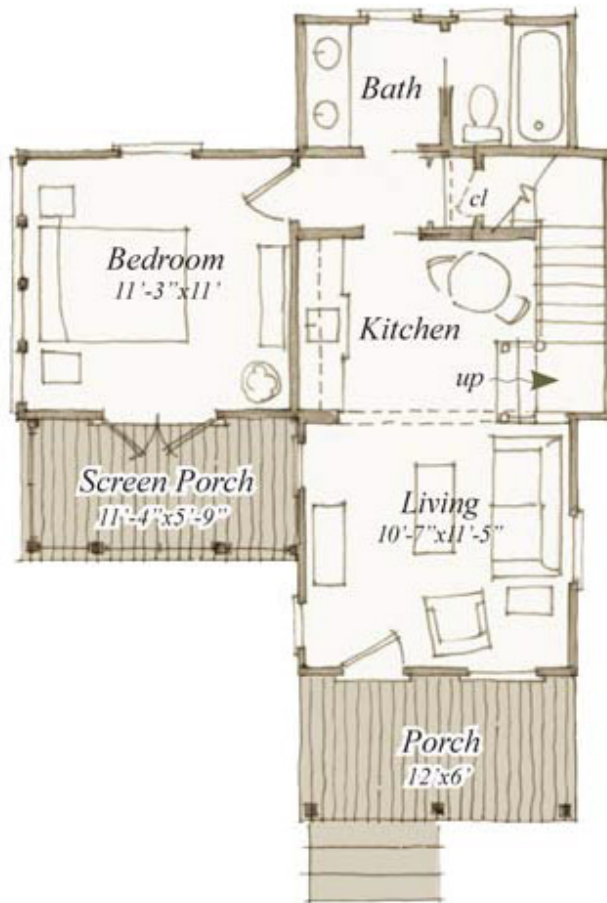
230
RED HILL ROAD

794 conditioned sq ft + 146 unconditioned sq ft = 940 total sq ft

Bedrooms: 2 Bathrooms: 2

[Download Plan Details \(https://ourtownplans.com/pdfs/otp230.pdf\)](https://ourtownplans.com/pdfs/otp230.pdf) | [Order this Plan](#)

[\(https://ourtownplans.com/pdfs/order_form.pdf\)](https://ourtownplans.com/pdfs/order_form.pdf)



MAIN FLOOR
498 S.F.









[PREVIOUS PLAN IN BUNKIES & GUEST HOUSES \(HTTPS://OURTOWNPLANS.COM/PLANS/BUNKIES-AND-GUEST-HOUSES/229-GREER-ROAD/\)](https://ourtownplans.com/plans/bunkies-and-guest-houses/229-greer-road/)

[RETURN TO TOP](#)

[NEXT PLAN IN BUNKIES & GUEST HOUSES > \(HTTPS://OURTOWNPLANS.COM/PLANS/BUNKIES-AND-GUEST-HOUSES/232-SHELBY-ROAD/\)](https://ourtownplans.com/plans/bunkies-and-guest-houses/232-shelby-road/)

430 Prime Point, Suite 103 / Peachtree City, Georgia 30269

(770) 692.2929 / info@ourtownplans.com (<mailto:info@ourtownplans.com>)

[Site by D](#)

(<https://www.dyadcom.com>)

[f](https://www.facebook.com/OurTownPlans) (<https://www.facebook.com/OurTownPlans>)

[i](https://www.instagram.com/OurTownPlans) (<https://www.instagram.com/OurTownPlans>)

Southern Living (<http://houseplans.southernliving.com/search?utf8=%E2%9C%93&vendor=1364>)

[p](https://www.pinterest.com/OurTownPlans/) (<https://www.pinterest.com/OurTownPlans/>)

(<http://www.houzz.com/pro/ourtownplans/our-town-plans>)



Got extra space in your backyard? Build a second home!

Looking to create space for aging parents, adult kids, or a little extra rental income? Many neighborhoods in Hutchinson allow small secondary homes — often known as mother-in-law suites, granny flats, or garage apartments.

These small homes (officially called Accessory Dwelling Units) are:

- ✓ Allowed in most Hutch neighborhoods
- ✓ Great for multigenerational families or passive income
- ✓ A smart way to add value to your property
- ✓ A way we can add more housing without changing the look and feel of a neighborhood

It's easier than you might think to get started. Be part of the Hutchinson housing solution.

👉 Talk to the City's Planning Division at 620-694-2639 to learn more.

BUILD A BACKYARD HOME IN HUTCHINSON

SMALL HOME. BIG OPPORTUNITY.





City of Harper, Kansas

3h · 🌐



...

Great things are happening with our CDBG Grant!!
First home has been completed... check out the before and after!!

This project was completed with NO COST to the homeowner!!

New back door.

New siding and wrappings, with painting of the porch posts.

New guttering, gutter guards, downspouts, and concrete splash blocks.

Repair and paint on porch steps and railing.

Interior electrical to bring up to code, including a new electrical panel.

Anyone who is located in the target area which is described as the east side of Central St over to the west side of Jefferson and from Hwy 160 north to 6th St may inquire as to how they may be eligible to receive grant funds!

Call Karen at City Hall 620-896-2511 with questions!



👍❤️ 41

2 comments 1 share



BLUE TOWNSHIP

Housing Assessment Tool (HAT) Summary



HOUSING NEED PRIORITIES

- Single-family homes
- Multi-family homes
- Workforce and moderate-income housing



HOUSING ASSETS

- Local first responders
- 10-foot-wide walking trail
- High population and incomes in small area



COMMUNITY CONTACT

Jessica Venneberg
(785) 456-9776
jessica@ecodevo.com

COMMERCE CONTACT

Kerri Falletti
(785) 207-5206
kerri.falletti@ks.gov

Prepared November 2025

KEY HIGHLIGHTS

BLUE TOWNSHIP, POTTAWATOMIE COUNTY

2023 POPULATION: 5,300

MEDIAN HOME VALUE: \$311,400

MEDIAN HOUSEHOLD INCOME: \$120,370

Since the process was conducted at the township level, the team worked closely with county officials to gather and verify data and information required for the study.

EXECUTIVE SUMMARY

Community Characteristics Overview:

Blue Township is a civil township in Pottawatomie County, Kansas. While many describe the area that is primarily single-family housing just east of Manhattan, KS, Blue Township is a much larger area that extends from the Kansas River to past the Tuttle Creek Dam. Though much of the Blue Township residents live on the eastern edge of Manhattan, Blue Township is not within city limits and therefore not served by the city, except in specific circumstances, such as sewer water agreement.

Community Housing Initiatives

Blue Township has seen strong development in the past 5 years and supports initiatives to encourage further development. Due to new employers coming in, additional housing for workforce recruitment is a priority. The community has strong assets to recruit new families but would like to see neighborhood development with additional services, retail and recreational opportunities to keep residents local as well as increase the tax base.

Housing Stock Characteristics and Analysis

As a newer growing community, most homes have been built since 2000, with 291 built since 2020. This is a positive for the community by having minimal to no dilapidated homes, but leads to higher priced homes that new, young families cannot afford. The assessment highlights a clear need for a broader range of housing options, including moderately priced single-family homes, townhomes and multi-family units.





PART 1:
Create a housing committee or partner
with relevant stakeholders and organizations.

This assessment was completed with input and collaboration from the following individuals:

ELECTED OFFICIALS:

Dustin Taylor, Blue Township Clerk
Dan Dekat, Blue Township Trustee
Jenny Sue Hayward, Township Treasurer
Dee Mckee, County Commissioner and Resident

CITY / COUNTY STAFF

Chad Kinsley, County Administrator
Jessica Venneberg, Pottawatomie County Economic Development

PUBLIC OR PRIVATE ORGANIZATIONS

Doug Newland, Resident and Timbercreek Developer
Terri Hollenbeck, KS Crossroads Real Estate

MAJOR EMPLOYERS:

Steve Altobello, Shilling Construction
Chris Fox, Fox Home Innovations
Travis Altenhofen, Manko Windows



A. PAST HOUSING INITIATIVES, INFRASTRUCTURE, AND CITY SERVICES INVENTORY

<p>1 PAST HOUSING INITIATIVES</p>	<p>Identify any housing activity that has taken place in the last five years (including grants/programs, pending applications, private new construction, rental development, etc.). Explain what parties initiated the change. What has it done to improve or worsen the housing issues in your community?</p> <p>There have been 291 permits issued in the Blue Township area over the last 5 years all initiated by developers with no incentives.</p>
<p>2 NEW CONSTRUCTION INITIATIVES</p>	<p>Has your community currently or previously offered incentives to developers, contractors, and occupants to spur new development? If yes, briefly describe the incentive program and its usefulness in your community.</p> <p>The county creates benefit districts where GO Bonds are issued, and home owners pay them down with specials.</p>
<p>3 HOME REHABILITATION</p>	<p>Has your community currently or previously had any rehabilitation programs to assist homeowners in repairing and improving their older homes? If yes, briefly describe the program and its impact.</p> <p>No</p>
<p>4 CODE ENFORCEMENT</p>	<p>What is the extent and effectiveness of code enforcement in your community? Is your community without codes?</p> <p>City of Manhattan building codes have been adopted for the area within the Blue Township sewer district to be able to utilize city sewer outside the city limits. The remainder of the county’s jurisdiction is not currently subject to building codes.</p>

<p>5</p> <p>HOMEOWNERSHIP SUPPORT</p>	<p>Are there any incentives or financial support to encourage homeownership in your community (down payment assistance, local employer incentives, etc.)? If yes, how much are they utilized?</p> <p>No</p>
<p>6</p> <p>INFRASTRUCTURE</p>	<p>Describe the infrastructure system (water, streets, sewer, storm drainage, internet service, natural gas distribution and electrical distribution) as it relates to housing needs. Are the operating systems mostly updated and efficient with minimal service interruptions? Are there large updates expected?</p> <p>The county is putting a new main gravity-fed sewer line along Green Valley Road that will eliminate two pump stations that will cost a couple million dollars. As the existing infrastructure ages and begins to fail, decisions will need to be made as to which taxing entity will cover the costs.</p>
<p>7</p> <p>ENVIRONMENTAL IMPACTS</p>	<p>What are the environmental issues in your community that could affect new housing decisions and locations? Examples include flood zone, wetlands, railroad tracks, major roadways, brownfields, farmland, forest, endangered species, etc.</p> <p>There is no history of environmental impacts, but large portions of Blue Township are in the flood plain due to Tuttle Creek Dam and Big Blue River.</p>
<p>8</p> <p>DISASTERS</p>	<p>If applicable, describe any persisting natural disaster impacts on your community's housing. Disaster examples include flooding, tornado, fire, windstorm, etc.</p> <p>Blue Township falls under jurisdiction of county disaster plans.</p>
<p>9</p> <p>HOMELESSNESS PREVENTION</p>	<p>What are the community's homelessness prevention efforts? What assistance does the community provide or need for households near homelessness?</p> <p>None</p>
<p>10</p> <p>BASIC SERVICES</p>	<p>Select the services in your community (select all that apply)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Grocery Store <input type="checkbox"/> Public High School <input checked="" type="checkbox"/> Public Middle School <input type="checkbox"/> Public Elementary School <input checked="" type="checkbox"/> Private School(s)

	<input checked="" type="checkbox"/> Bank <input checked="" type="checkbox"/> Medical Clinic <input checked="" type="checkbox"/> Gas Station <input type="checkbox"/> Public Library <input type="checkbox"/> Senior Center <input checked="" type="checkbox"/> Childcare <input checked="" type="checkbox"/> Community Center <input type="checkbox"/> Other:
ADDITIONAL INFORMATION	<p>Other factors or significant events (major employer leaving, COVID pandemic population growth, etc.) not addressed above that are important factors for the housing in your community.</p> <p>A major employer leaving and a couple new employers coming to the Blue Township area soon. So high demand for housing due to workforce demand.</p>

B. HOUSING NEEDS ASSESSMENT

The Local Housing Solution’s Housing Needs Assessment tool, created in partnership with PolicyMap, provides detailed reports for every U.S. Census community. Each report presents data, maps, and visualizations that describe local demographics and measures of housing affordability, housing stock characteristics, and variations in key housing indicators by race, ethnicity, age, and income. The tool compiles and visually displays public available national data sources, such as the U.S. Census Bureau, American Community Survey (ACS), and the U.S. Department of Housing and Urban Development (HUD).

1. DEMOGRAPHICS

Data on population, age, race, disability, and socioeconomic status provide insight into who lives in the community and inform decisions on how to meet diverse needs and allocate resources.

Estimated Population

Q1. Using the current population estimate and change since 2010, how do you predict the population to change over the next 20 years?

- Significantly increase
- Increase
- No change
- Decrease
- Significantly decrease

Q2. Using the data and local knowledge, how do you anticipate population change to impact your community’s future housing needs?



Need more multi-family and single-family homes due to increase population growth estimates.

Poverty Level and Trend

Q3. Using the poverty estimate graph and local knowledge, describe how the poverty level in your community could influence your housing needs.

Since the poverty level in our community is about half the national average and remains consistently low, this indicates a relatively stable and economically secure population. Because fewer people are living in poverty, there is generally less demand for subsidized or low-income housing compared to areas with higher poverty rates. Instead, housing needs may focus more on affordable options for middle-income families, first-time homebuyers, and young professionals.

Share of Population with a Disability

Q4. Using the disability data and local knowledge, describe how the share of population with disabilities in your community could influence your housing needs.

Below the state average and steady.

2. RENTAL AFFORDABILITY

A healthy housing market provides a diverse range of housing options, including rental and market homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help communities understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. The availability of rental units can encourage young professionals and families to move to a community and eventually settle down to purchase a home.

Q5. How did the share of households that rent in your community changed in the past 10 years?

- Increase
- Little to no change
- Decrease

Q6. Which age cohorts are MOST likely to rent? (Choose 2-3)

- 15-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75-84
- 85+

Q7. How has the share of rental households that are moderately or severely cost-burdened changed in the past 10 years?

- Increase
- Little to no change
- Decrease

Q8. What is the monthly median rent?

Q9. What was the annual median family income?

Q10. Did the annual median family income keep up with the



\$1,400

\$120,370

change in monthly median rent in the past 10 years?

Yes

Analysis: Rental Affordability

Q11. Using the data and local knowledge, what are the rental housing needs in your community?

Need more availability for renters since this area is well below the average amount of renters for an area.

3. HOMEOWNERSHIP AFFORDABILITY

Q12. How did the homeownership rate change in your community in the past 10 years?

- Increase
- Little to no change
- Decrease

Q13. Which age cohorts are MOST likely to own? (Choose 2-3)

- 15-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75-84
- 85+

Q14. What is the median home value?

\$311,400

Q15. Did the annual median family income keep up with the change in median home value in the past 10 years?

Yes

Q16. Which home values are MOST prevalent in your community? (Choose 2-3)

- Less than \$60,000
- \$60,000 - \$79,999
- \$80,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 - \$299,999

Q17. Which home values are LEAST prevalent in your community? (Choose 2-3)

- Less than \$60,000
- \$60,000 - \$79,999
- \$80,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 - \$299,999



- | | |
|---|--|
| <input checked="" type="checkbox"/> \$300,000 - \$399,999 | <input type="checkbox"/> \$300,000 - \$399,999 |
| <input checked="" type="checkbox"/> \$400,000 - \$499,999 | <input type="checkbox"/> \$400,000 - \$499,999 |
| <input type="checkbox"/> \$500,000 - \$749,999 | <input type="checkbox"/> \$500,000 - \$749,999 |
| <input type="checkbox"/> \$750,000 - \$999,999 | <input type="checkbox"/> \$750,000 - \$999,999 |
| <input type="checkbox"/> \$1,000,000+ | <input checked="" type="checkbox"/> \$1,000,000+ |

Q18. Are owner households more moderately or severely cost-burdened?

Moderately Cost-Burdened

Analysis: Homeownership Affordability

Q19. Using the data and local knowledge, what are the owner-occupied housing needs in your community?

Need more multi-family and single-family houses.

4. DEDICATED AFFORDABLE HOUSING

Q20. Does your community have subsidized housing? If yes, when is it expiring?

No

Q21. Describe how the subsidized housing and expiration dates impact your community's housing needs.

N/A

5. ALIGNMENT OF HOUSING SUPPLY AND DEMAND

Q22. Is crowded housing high in your community?

No

Q23. If yes, is the crowded housing more severe in owner or rental households in your community?

NA

Q24. Using the data and local knowledge, how does the share of crowded housing impact your community's overall housing need?

NA

6. HOUSING STOCK CHARACTERISTICS

Q25. When was the majority of the homes in your community built? (Choose 1-2)

- Pre 1940
- 1940-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000+



Q26. Describe the age of your community's housing stock and how that impacts your community's housing needs.

Most of the housing in our community was built after the year 2000, meaning the housing stock is relatively new compared to many other areas. Because the homes are newer, they generally require fewer repairs and less ongoing maintenance, which can be appealing to homeowners and renters looking for move-in-ready properties. However, newer construction also tends to come with higher purchase prices and rental costs, making affordability a growing concern for many residents.

Q27. Describe the areas in or near your community with moderate to high flood risk.

South of Hwy 24 and along the Big Blue River. Most of the housing is not at risk of flooding.

Q28. Describe how this impacts housing investment in your community.

There is no impact.

7. HOUSING STOCK FOR OLDER ADULTS

Q29. How did the total share of senior households in your community change in the past 5 years?

- Increase
- Decrease
- No change

Q30. What age cohort is more prevalent in the total share of senior households in community?

- 65-74
- 75-84
- 85+

Q31. What is the potential housing need for new services or housing types for older adults?

Multi and single family and apartments are needed.

Analysis: Housing Stock for Older Adults

Q32. Considering the share of senior households and the largest senior age cohort in your community, how does this impact your community's housing needs?

Over the past five years, there has been little to no change in the share of senior households in our community, so the overall impact on housing needs has remained relatively stable. However, as the existing senior population continues to age, future housing needs may begin to shift. While many seniors are currently living comfortably in single-family homes, there will likely be a growing demand for smaller, more manageable housing options as they seek to downsize or reduce maintenance responsibilities. This could include single-level homes, accessible apartments, or senior-friendly housing developments that allow residents to remain in the community while meeting their changing physical and financial needs. Even though the senior population has not significantly increased recently, it is still important to plan for this gradual transition to ensure that housing options remain available and appropriate for older residents in the years ahead. Increased density options in the community such as apartments and multiplexes could create options for aging seniors to downsize but remain in Blue Township.

C. STAKEHOLDER INTERVIEWS:

1. Local Business / Employers:

Contact up to five of the largest employers in your area.

How many businesses did you interview? 3

Using this data and local knowledge, what are the common trends for housing needs for the employers in the region?

Single-family and multi-family homes with 2-4 bedrooms are needed. Yes, there are future housing needs as the county is continuing to grow in that area.

Are there anticipated future housing needs for the workforce?

Yes

If so, what price range and housing type are needed?

Desired price range indicated would be 100,000 and 150,000.

2. REALTORS

Contact up to two real estate professionals that work in your area to answer the questions.

How many realtors did you interview? 1

According to the local realtors, what are the local and regional housing needs?

According to local realtors, both local and regional housing needs are largely driven by households with annual incomes ranging from \$25,000 to \$100,000. This income range represents a broad segment of the population, including working families, young professionals, and middle-income earners. When new housing developments are planned, this group should be a primary consideration, as they make up the majority of potential homebuyers and renters in the area. A broad range of housing options is needed for workforce and moderate income families.

D. REGIONAL HOUSING ANALYSIS

List the “Housing Opportunities & Challenges” for your region (located at the end of each region chapter).

Age Diversity, Higher rental rate, Impact of population centers, and Housing Demand.

Describe how these regional housing challenges continue to impact your community’s housing.

With more jobs coming available in this region, housing is not available at an affordable rate.

E. HOUSING PHYSICAL CONDITION ASSESSMENT

Describe the focus area of your housing assessment (entire community, neighborhood, etc.) and information collected.

Blue Township in Pottawatomie County, just outside Manhattan city limits.

**What are the primary housing challenges observed from the physical condition assessment?
(Select 1-3)**

- Minor Maintenance of Repairs
- Trash or Vehicles in Yard
- Deteriorated Homes (2 Major Structural Problems)
- Dilapidated Homes (3+ Major Structural Problems)
- Vacant Homes
- Neighborhood Development (Lack of Lighting, Streetscape)
- Infrastructure Deterioration (Streets, Sidewalks)

Are there neighborhoods or parts of town with higher concentration of deteriorated or dilapidated homes?

There are no areas within the community with a notable concentration of deteriorated or dilapidated homes. Since most of the housing stock is relatively new, the overall condition of homes is very good. Properties are generally well-maintained, and housing values remain high, reflecting the newer construction and desirability of the area.

If collected, is there a higher concentration between owner vs rental -occupied units deteriorated or dilapidated?

Most homes in the community are owner-occupied, and there are no notable instances of deteriorated or dilapidated units among either owner-occupied or rental properties.

What are the key takeaways from the housing condition assessment?

Key takeaways from housing condition assessment show that homes in the Blue Township area are increasingly expensive and largely out of reach for middle-class workers and first-time homebuyers. The current housing stock is dominated by higher-end homes that do not meet the needs of the community's workforce, including teachers, healthcare workers, service industry employees, and young families. This imbalance limits opportunities for residents to live close to their jobs and contributes to longer commutes and greater financial strain. The assessment highlights a clear need for a broader range of housing options, including moderately priced single-family homes, townhomes, and multi-family units. Expanding the diversity of housing types and price points will help create a more balanced, inclusive, and sustainable community in Blue Township.

Public input and ongoing engagement are essential components of the planning process to ensure the identified housing needs, goals, and actions reflect the needs and desires of your residents. Integrating their input through the planning process increases implementation support and can reveal new stakeholders to further address housing needs.

1. Describe your community engagement method and target audience? Approximately how much of the community did you engage?

Community survey sent to HOAs and to a network of people living in the Blue Township area, 36 residents filled out the survey.

2. What are the identified housing needs and concerns by community residents?

Mid-size to large 3–4-bedroom homes are needed in the Blue Township area as stated by current residents.

3. What are the identified housing needs and concerns by builders and/or developers? (or N/A if not applicable)

N/A

4. What are the key takeaways from the community engagement initiative?

Residents seem to love the area and the community that they live in. Taxes are lower in Blue Township than living in Manhattan, but they are close enough to the city for basic necessities.

Key takeaways identified included:

- Community Events are needed to get more people to come to the area to spend their money and stay in the area. Also gives families something to do for fun. They discussed a farmers market, small concert, kids day, soup supper.
- Need for retail (grocery stores and restaurants). No where to eat or shop in the area, only retail shops. No family friendly things to do with kids. Only 1 sit down restaurant available in the township area.
- More public parks and recreation for kids to do during summer and after school. No recreational things in the area. Could be negotiated with developer or county due to drainage issues.
- Would like more crosswalks and sidewalks along with street lights in the area.



PART 4:
**Final assessment of data,
 input and setting policies**

Once the housing committee thoroughly reviews the community’s data and public input, the committee pulls it all together to establish a clear assessment of the local housing needs. This is the opportunity to set clear objectives and priorities for housing in a community.

HOUSING ASSETS

1	Township (Green Valley community center building, land and cemetery). EMS, Fire and Sheriff substation in Green Valley. Local and visible first responders in the well populated area not only for residents but for future retail development. These are all assets in the township.
2	10-foot walking trail along Green Valley Road. The trail has opened foot and bike mobility in the well populated southern portion of the township.
3	5,300 people in mostly single-family homes. High population in a small area. A mix of empty-nesters and families who live in a single-family house or duplex. Incomes are generally higher than elsewhere in the county and most of population is in a small area.

HOUSING NEEDS

1	Multi-family homes, town homes, apartment rentals.
2	Single-family homes
3	Broad range of housing options for workforce and moderate-income families.

FINAL QUESTIONS

Are there specific regions or neighborhoods in your community that needs concentrated effort?

Yes, the Blue Township area would benefit from more concentrated effort, particularly in the development of affordable housing. As the population continues to grow, housing costs in this region have risen, making it difficult for many working families, young professionals, and seniors on fixed incomes to find suitable and affordable places to live. Increased investment in affordable housing would help stabilize the community, reduce housing insecurity, and promote a more diverse and inclusive population. Additionally, expanding access to affordable housing could attract new businesses and improve the overall quality of life by ensuring that residents can live close to where they work and access essential services.



Describe the community’s timeline for addressing the priorities.

The community’s timeline for addressing these priorities is closely tied to the completion of the Housing Assessment Tool (HAT). Developers have already expressed strong interest in investing in the Blue Township area, but most projects are currently on hold until the HAT is finalized. Once the assessment is complete, it will provide the necessary data and guidance to identify specific housing needs, set priorities, and ensure that new developments align with community goals. The completion of the HAT will allow planning and permitting processes to move forward more efficiently, enabling developers to begin construction on affordable housing projects in a timely manner. Overall, the community anticipates that once the HAT is approved, progress will accelerate significantly, and visible improvements in housing availability could begin within the next planning cycle.

Identify the local stakeholders who will be involved in addressing priorities.

The Blue Township committee that meets monthly and Pottawatomie County.

What are the largest obstacles in addressing the priority areas?

One of the largest obstacles in addressing the community’s priority areas, particularly the development of affordable housing in Blue Township, is the rising cost of construction supplies and materials. Prices for essentials such as lumber, concrete, and steel have increased significantly in recent years, making it difficult for developers to keep projects within budget. In addition, higher interest rates have driven up borrowing costs, which further limits the financial feasibility of new housing developments. These economic challenges often delay project timelines, reduce the number of affordable units that can be built, and discourage some developers from pursuing projects altogether. Addressing these cost barriers—through potential incentives, grants, or partnerships—will be essential to ensuring that housing goals can be met in a sustainable and timely manner.

OCCUPANCY	ASSET	NEUTRAL	NEED
Owner-occupied housing			X
Renter-occupied housing			X
Temporary housing		X	

HOUSING TYPE	ASSET	NEUTRAL	NEED
Entry-level single-family housing			X
Mid-level single-family housing			X
High-level single-family housing		X	
Large, lot acreage housing		X	
Townhomes / row houses			X
Duplexes			X
Multi-family apartments		X	
Condominiums (condos)		X	



Manufactured / mobile homes		X	
Senior (independent) housing			X
Senior care facilities	X		
Downtown housing (above commercial)		X	

POPULATION	ASSET	NEUTRAL	NEED
Young professional housing			X
Family housing			X
Senior housing		X	
Workforce housing			X
Disabled housing		X	
Low-to-moderate income housing			X
Moderate-income housing			X
High-income housing	X		
Homeless housing		X	
Formerly incarcerated housing		X	

HOUSING INITIATIVES	ASSET	NEUTRAL	NEED
New construction	X		
Rehabilitation		X	
Infill development		X	
Demolition		X	
Homeownership incentives			X
Developer incentives			X
Code enforcement		X	
Regional collaboration	X		
Homelessness prevention		X	
Brownfield development		X	

HOUSING FACTORS	ASSET	NEUTRAL	NEED
Affordability			X
Demand	X		
Land availability	X		
Historic homes		X	
Housing type variety			X
Housing price variety			X



Housing quality		X	
Aging housing stock		X	
Construction costs	X		
Worker shortage			X
Vacancy		X	
Flood zones		X	

INFRASTRUCTURE / AMENITIES	ASSET	NEUTRAL	NEED
Water distribution	X		
Stormwater drainage	X		
Sanitary sewer	X		
Sidewalks and trails			X
Streets			X
Parks and open spaces			X
Reliable internet	X		
Child care			X
Schools	X		
City services (library, pool, etc.)			X
Emergency services (fire, police, etc.)	X		
Health services			X
Retail and restaurants	X		
Jobs and employment	X		
Proximity to urban areas	X		
Transportation services			X
Community center(s)	X		

QUESTIONS:	Business	Business	Business
	#1:	#2:	#3:



Number of employees	100	21	250
Employee wage range	\$18-\$32	\$45,000-\$150,000	\$17-\$30
# of new jobs created in the last year	0	3	0
# of new jobs hope to create in the future	0	3	0
Is housing an issue for employee recruitment?	Yes	No	Yes
How many employees commute over 60 miles or over an hour for work?	4	0	Less than 5%
Are you planning an expansion or reduction? If yes, would available housing be important?	No	Yes	Yes
# of employees living in the community but who have inadequate housing and are seeking better living conditions	At least have of the employees	0	10%
Do you have any unfilled positions because of lack of housing?	0	3	25

QUESTIONS:	Realtor #1
On a scale of 1 to 5, rank the degree of overall housing demand in this community, regardless of style and type. (1-lowest need to 5-greatest need)	
Overall Demand	4
On a scale of 1 to 5, rank the degree of need for each of the housing types? (1-lowest need to 5-greatest need)	
Rental	5
Homeowner (For-Sale)	5
Small Family (1-2 Bedrooms)	
Large Family (3+ Bedrooms)	
Single-Persons/ Young Professionals	5
Student	
Senior Apartments (Independent Living)	
Senior Care Facilities (Assisted and Nursing)	
Special Needs	1
Homeless	1
Farm Labor / Migrant	1
On a scale of 1 to 5, rank the degree of need for each of the housing styles for this community: (1-lowest need to 5-greatest need)	
Apartments	
Duplex/Triplex /Townhomes	5
Condominiums	1
Detached Homes (single- family)	5
Mobile Homes / Manufactured Housing	1
On a scale of 1 to 5, rank the need for housing in this community area for each household income level: (1-lowest need to 5-greatest need)	
Less than \$25,000	5
\$25,000 - \$50,000	5
\$50,000 - \$75,000	5
\$75,000 - \$100,000	
\$100,000 - \$150,000	



More than \$150,000

Additional comments or concerns:

affordable housing is greatly needed in the Blue Township area due to new businesses coming in to the area.



City of Harper, Kansas

3h · 🌐



...

Great things are happening with our CDBG Grant!!
First home has been completed... check out the before and after!!

This project was completed with NO COST to the homeowner!!

New back door.

New siding and wrappings, with painting of the porch posts.

New guttering, gutter guards, downspouts, and concrete splash blocks.

Repair and paint on porch steps and railing.

Interior electrical to bring up to code, including a new electrical panel.

Anyone who is located in the target area which is described as the east side of Central St over to the west side of Jefferson and from Hwy 160 north to 6th St may inquire as to how they may be eligible to receive grant funds!

Call Karen at City Hall 620-896-2511 with questions!



👍❤️ 41

2 comments 1 share

City of Herington Owned Lots - 2025

PropertyAddress	Area Description	PropertyTypeDesc	QuickRefID	KSPID
100 E Helen St, Herington, KS	Hospital and Land	Exempt	R12103	0212611202001001000
318 S 5TH ST, Herington, KS 67449	5th Street Home (Demolished)	Exempt	R12734	0212611203069004000
119 N 2ND ST, Herington, KS 67449	Trail Lot- Home set for demo	Exempt	R12382	0212611203020015000
219 N 2ND ST, Herington, KS 67449	Baseball Fields/Father P	Exempt	R12367	0212611203018001000
302 W Main St, Herington, KS 67449	Trail Head Lot	Exempt	R12369	0212611203019001000
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #1-2 (REH)	Exempt	R12092	0212611201014001000
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #4-6	Exempt	R12097	0212611201015001000
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #7-9	Exempt	R11984	0212611201002014000
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #16-17	Exempt	R11981	0212611201001004000
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #23	Exempt	R12102	0212611201016005000
00000 S 5TH ST, Herington, KS 67449	Empty Lot	Exempt	R12599	0212611203051002000
00000 S 5TH ST, Herington, KS 67449	Empty Lot	Exempt	R12598	0212611203051001000
116 S 5TH ST, Herington, KS 67449	Empty Lot - Lumber Yard	Vacant	R12602	0212611203051004000
114 S 5TH ST, Herington, KS 67449	Empty Lot - Lumber Yard	Vacant	R12600	0212611203051003000
00000 E ARNOLD ST, Herington, KS 67449	Vacant Lot	Exempt	R12314	0212611203009002000
00000 E ARNOLD ST, Herington, KS 67449	Empty Lot (Creek Easement)	Exempt	R12277	0212611203003002000
200 BLK N E ST, Herington, KS 67449	Empty Lot/Demo House	Exempt	R12788	0212611204009001000
00000 N D ST, Herington, KS 67449	Empty Lot	Exempt	R12332	0212611203012004000
300 BLK W WALNUT ST, Herington, KS 67449	Empty Lot - Business District	Exempt	R315593	0212611203034004010
00000 RAIN RD/300 AVE, Ramona, KS 67475	Lake	Exempt	R13398	0212693000000001000
00000 RAIN RD/300 AVE, Ramona, KS 67475	Lake	Exempt	R13394	0212692900000002000
00000 SAGE RD 300 BLK, Herington, KS 67449	Lake	Exempt	R12991	0212642000000005000
00000 RAIN RD 300 BLK, Herington, KS 67449	Lake	Exempt	R12989	0212642000000003000
00000 RAIN RD 300 BLK, Herington, KS 67449	Lake	Exempt	R12986	0212641900000006000
385 SAGE RD, Herington, KS 67449	Lake	Exempt	R12987	0212642000000001000
00000 400 AVE 2100 BLK, Herington, KS 67449	Lake	Exempt	R13034	0212652100000002000
497 TRAIL RD, Herington, KS 67449	Lake	Exempt	R13006	0212651600000001000
00000 SAGE RD 400 BLK, Herington, KS 67449	Lake	Exempt	R13012	0212651600000004000
497 TRAIL RD, Herington, KS 67449	Old Lake	Exempt	R13006	0212651600000001000
00000 SAGE RD 400 BLK, Herington, KS 67449	Lake	Exempt	R13012	0212651600000004000
00000 SAGE RD 400 BLK, Herington, KS 67449	Lake	Exempt	R13012	0212651600000004000
497 TRAIL RD, Herington, KS 67449	Lake	Exempt	R13006	0212651600000001000
451 SAGE RD, Herington, KS 67449	Lake	Exempt	R12976	0212641700000005000
497 TRAIL RD, Herington, KS 67449	Lake	Exempt	R13006	0212651600000001000
00000 500 AVE 2100 BLK, Herington, KS 67449	Lake - Overflow Pond	Exempt	R12935	0212620900000005000

00000 S 9TH ST, Herington, KS 67449	Water Basin - Deed to Hanschu	Exempt	R13302	0212661401003001000
0000 E HAWLEY ST, Herington, KS 67449	Tripp Field	Exempt	R307142	0212661302010001010
437 S 5TH ST, Herington, KS 67449	Water Plant	Exempt	R13283	0212661401001010000
216 S A ST, Herington, KS 67449	Water Tower	Exempt	R12649	0212611203058004000
700 S BROADWAY ST, Herington, KS 67449	Police/Fire	Exempt	R13169	0212661302005003000
00000 W DAY ST, Herington, KS 67449	West Side Fire	Exempt	R11857	0212611104021011000
10 S BROADWAY ST, Herington, KS 67449	Pocket Park - Downtown	Exempt	R12523	0212611203039006000
5 S A ST, Herington, KS 67449	Hilltop Lot	Exempt	R12528	0212611203039011000
2 S A ST, Herington, KS 67449	Hilltop	Exempt	R12530	0212611203040002000
16 W WALNUT ST, Herington, KS 67449	Liggett Park?	Exempt	R12453	0212611203031004000
113 W MAIN ST, Herington, KS 67449	Main Street building	Exempt	R12465	0212611203032006000
19 N BROADWAY ST, Herington, KS 67449	City Hall	Exempt	R12450	0212611203031001000
104 W MAIN ST, Herington, KS 67449	Parking lot	Exempt	R12388	0212611203021007000
106 E MAIN ST, Herington, KS 67449	Parking Lot - E Main (HH&A)	Exempt	R12408	0212611203024003000
300 BLK N 2ND ST, Herington, KS 67449	Baseball Fields/Father P	Vacant	R12292	0212611203006003000
00000 E WYATT ST, Herington, KS 67449	Trail Easement - NE	Exempt	R12416	0212611203026001000
100 BLK N C ST, Herington, KS 67449	Trail Easement - NE	Vacant	R12413	0212611203025001000
121 N 2ND ST, Herington, KS 67449	Trail Easement - SW	Vacant	R12371	0212611203020001000
300 BLK W MAIN ST, Herington, KS 67449	Trailhead Lot - Southeast	Exempt	R324119	0212611203019001010
00000 W MAIN ST, Herington, KS 67449	Trailhead Lot - Southwest	Exempt	R12370	0212611203019002000
00000 S 9TH ST, Herington, KS 67449	Creek Easement - W Trap	Exempt	R11948	0212611104033011000
00000 S 9TH ST, Herington, KS 67449	Creek Easement	Exempt	R13316	0212661401005004000
00000 S 7TH ST, Herington, KS 67449	Easment Bridge	Exempt	R11924	0212611104030006000
00000 S 7TH ST, Herington, KS 67449	Easment Bridge	Exempt	R11940	0212611104032016000
00000 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11833	0212611104019007000
619 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11832	0212611104019006000
613 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11831	0212611104019005000
609 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11830	0212611104019004000
607 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11829	0212611104019003000
605 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11828	0212611104019002000
601 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11827	0212611104019001000
620 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11824	0212611104018005000
602 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11826	0212611104018007000
612 W WALNUT ST, Herington, KS 67449	Easment Bridge	Exempt	R11825	0212611104018006000
00000 W MAIN ST, Herington, KS 67449	Easement Bridge	Exempt	R12480	0212611203034002000
00000 W MAIN ST, Herington, KS 67449	Spot Bridge Easement	Exempt	R12479	0212611203034001000
00000 W MAIN ST, Herington, KS 67449	N 7th Street - Street Easement	Vacant	R11751	0212611104008011010
00000 N 2ND ST, Herington, KS 67449	Father P - SW End	Exempt	R12291	0212611203006002000
00000 N BROADWAY ST, Herington, KS 67449	Creek - Father P	Exempt	R12241	0212611202021005000
00000 N D ST, Herington, KS 67449	Creek Easement	Exempt	R12791	0212611204009004000
515 E PARK ST, Herington, KS 67449	Water Tower	Exempt	R12078	0212611201011001000

501 N BROADWAY ST, Herington, KS 67449	Pool	Exempt	R12174	0212611202012002000
930 W BURNS ST, Herington, KS 67449	Cemetary	Exempt	R11590	0212611101002004000
00000 W BURNS ST, Herington, KS 67449	Cemetary Land	Agricultural Use	R11591	0212611101002005000
00000 W BURNS ST, Herington, KS 67449	Cemetary Land	Exempt	R11589	0212611101002003000
103 W LOGAN AVE, Herington, KS 67449	WWTF/Sewer Plant	Exempt	R12114	0212611202002002000

Herington Land Bank Owned Lots - 2025

PropertyAddress	PropertyTypeDesc	Area	QuickRefID	KSPID
1403 GEHRKE CT, Herington, KS 67449	Vacant, BLK 1, Lot #6	Logan Pointe	R11565	0212610104001024000
1409 GEHRKE CT, Herington, KS 67449	Vacant, BLK 1, Lot #5	Logan Pointe	R11566	0212610104001025000
1432 GEHRKE CT, Herington, KS 67449	Vacant, BLK 1, Lot #11-13	Logan Pointe	R11558	0212610104001017000
1451 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #1	Logan Pointe	R11543	0212610104001002000
1452 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #14	Logan Pointe	R11556	0212610104001015000
1453 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #2	Logan Pointe	R11544	0212610104001003000
1454 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #14	Logan Pointe	R11555	0212610104001014000
1455 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #13	Logan Pointe	R11545	0212610104001004000
1456 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #12	Logan Pointe	R11554	0212610104001013000
1457 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #4	Logan Pointe	R11546	0212610104001005000
1458 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #7	Logan Pointe	R11549	0212610104001008000
1459 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #5	Logan Pointe	R11547	0212610104001006000
1460 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #10	Logan Pointe	R11552	0212610104001011000
1461 GEHRKE CT, Herington, KS 67449	Vacant, BLK 2, Lot #6	Logan Pointe	R11548	0212610104001007000
1463 GEHRKE CT, Herington, KS 67449	Vacant	Logan Pointe	R11549	0212610104001008000

Purchased 2025

Potential Lots for Transfer and Development

PropertyAddress	PropertyTypeDesc	Area	Potential Use	KSPID	QuickRefID
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #1-2 (REH)	Exempt	Business	R12092	021261120101400100C
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #4-6	Exempt	Business	R12097	021261120101500100C
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #7-9	Exempt	Business	R11984	021261120100201400C
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #16-17	Exempt	Business	R11981	021261120100100400C
00000 COMMERCIAL DR, Herington, KS 67449	City - Commercial Lot #23	Exempt	Business	R12102	021261120101600500C
100 E Helen St, Herington, KS	Hospital and Land	Exempt	Business	R12103	021261120200100100C
00000 S 5TH ST, Herington, KS 67449	Empty Lot	Exempt	Business/Residential	R12599	021261120305100200C
00000 S 5TH ST, Herington, KS 67449	Empty Lot	Exempt	Business/Residential	R12598	021261120305100100C
116 S 5TH ST, Herington, KS 67449	Empty Lot - Lumber Yard	Vacant	Business/Residential	R12602	021261120305100400C
114 S 5TH ST, Herington, KS 67449	Empty Lot - Lumber Yard	Vacant	Business/Residential	R12600	021261120305100300C
00000 E ARNOLD ST, Herington, KS 67449	Vacant Lot (Former Park)	Exempt	Residential	R12314	021261120300900200C
200 BLK N E ST, Herington, KS 67449	Empty Lot	Exempt	Business/Residential/Easement	R12788	021261120400900100C
00000 N D ST, Herington, KS 67449	Empty Lot (Creek Easement)	Exempt	Residential	R12332	021261120301200400C
300 BLK W WALNUT ST, Herington, KS 67449	Lot Entrance/Parking?	Exempt	Business - Sell to Nearby Owner	R315593	0212611203034004010
106 E MAIN ST, Herington, KS 67449	Parking Lot - E Main (HH&A)	Exempt	Business - Sell to HH&A	R12408	021261120302400300C



Herington Land Bank Property Donation Form

A property owner who desires to donate property to the Herington Land Bank should complete this form and submit it to the Land Bank Board Clerk, Megan Lawrenz, at megan@cityofherington.com, or by mail at 17 N Broadway, Herington, KS 67449.

The land bank clerk will review the information and may contact the property owner to gain additional details, if necessary. The land bank clerk or city manager will bring the information before the Land Bank's Board of Trustees. The Board of Trustees will determine whether the acceptance of the property will further the goals of the Land Bank.

Owner's Information	
Owner's Name:	LOIETTA ADAMS
Owner's Address:	102 SE ST
Owner's Phone Number:	816 715 2762
Owner's Email Address:	loiettaadams@gmail.com
Property Information	
Property Address:	

Structures on Property?: Yes No

Report of any immediate and/or on-going maintenance requirements:

Owner Signature:

Loietta Adams

Print Name

Loietta Adams

Signature

Date

12/13/36



Land Bank Property Donation Process Guide

Donation Process

- The donor must complete and submit the Property Donation Form to the Land Bank Clerk.
 - A Demolition Approval Agreement is also required if there are structures on the property that are in a dilapidated condition, as determined by the Building Official.
- The Land Bank Clerk will request a Title Commitment for the property from a title agency. Title Commitments can take up to 3 weeks to receive.
- The Land Bank Clerk will review the Title Commitment for any conditions or exceptions on the title.
 - The Land Bank may require additional paperwork to satisfy the Title Commitment.
- The Land Bank will prepare a deed for signature by the donor when the title is clear.
 - Deeds must be signed in front of a Notary Public. The Land Bank can provide a Notary Public at no charge.
- The Land Bank will send the signed deed for recording at the Dickinson County Register of Deeds office.
- When the recorded deed to the Land Bank is returned, the donor will receive in the mail a copy of that recorded deed, as well as a letter from the Land Bank to document the date and value of the donation.

NBSST

1

3

5

7

9

11

13

15

17

19

58

NBSST

NBSST

15



ADMINISTRATIVE POLICY AND PROCEDURE GUIDELINES

City of Herington Land Bank

Updated on:
March 3, 2026

Section 1. Purpose

1.1 Program Purpose

The City of Herington Land Bank's purpose is to efficiently acquire, manage and transform vacant, abandoned and tax-foreclosed properties into productive use and in conformance with the Kansas statutes and the adopted Ordinance of the City of Herington, Kansas.

1.2 Policy Purpose

This policy is intended to create a unified and consistent approach to the disposition of real property owned by the City of Herington Land Bank.

In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance in all transactions involving property as well as information to individuals and organizations considering the acquisition of property owned by the City of Herington Land Bank.

1.3 Program Goals

The goals of the City of Herington Land Bank which aims to achieve through the administration of this program include:

- 1.3.1 Expand and grow the tax base of the City of Herington by returning property to a productive tax paying status;
- 1.3.2 Preserve, strengthen and improve Herington neighborhoods;
- 1.3.3 Support home ownership;
- 1.3.4 Promote the construction of infill housing to reduce and eliminate blight;
- 1.3.5 Advance the economic and social interest and well-being of the City of Herington and its residents;
- 1.3.6 Reduce the number of properties under current violation by the City of Herington;
- 1.3.7 Convey land through a predictable, timely and transparent process;
- 1.3.8 Encourage timely development and discourage real estate speculation; and
- 1.3.9 Operate in an effective and efficient manner as stewards of public trust.

The City of Herington Land Bank will remain responsible for its own decision-making and adherence to this policy during and throughout the disposition process. All properties held within its inventory will be made available to the public; however, properties may be reserved in support of desired programs or projects of the City of Herington and will be

readily identified as unavailable for disposition by the City Manager with the consent of the Board of Trustees.

Section 2. Authority and Role

2.1 Establishment

The City of Herington Land Bank was established by the City of Herington, Kansas by the power vested in it by K.S.A. 12-5901 et. seq.

2.2 Governance

The City of Herington Land Bank is governed by a Board of Trustees composed of the five current, duly elected or appointed members of the Herington City Commission. The City Manager and City Staff designated by the Herington City Commission are charged with its day-to-day administration.

2.3 Governing Authority

The core governing documents of the City of Herington Land Bank are the applicable state statutes and the City of Herington Code of Ordinances. The policies and procedures set out in this document constitute guidelines only and the Board of Trustees reserves discretion to deviate therefrom when it deems appropriate.

2.4 Review of Proposed Land Bank Transactions

All proposed transactions of the City of Herington Land Bank shall be submitted by the City Manager to the Land Bank Board of Trustees for review and consideration.

The City of Herington Land Bank Board of Trustees shall review all applications presented for consideration. Any application(s) submitted that needs further investigation prior to final consideration will be referred to the City Manager until all necessary information has been, at which time it will be brought to the Board of Trustees for review and approval.

2.5 Board of Trustees' Approval

Under applicable State law, the conveyance of property by the City of Herington Land Bank must be approved by the City of Herington Land Bank Board of Trustees before the property can be conveyed.

2.6 Right to Accept or Reject

The City of Herington Land Bank Board of Trustees reserves the absolute right to accept or reject any and all applications and offers for purchase.

2.7 Role of City Manager and City Staff

The City Manager and City Staff shall have the following responsibilities:

2.7.1 Engage and educate the community on Land Bank opportunities;

- 2.7.2 Identify which properties may be available for disposition;
- 2.7.3 Help applicants with successful navigation of the requirements for applications needed in order to be submitted to the City of Herington Land Bank Board of Trustees;
- 2.7.4 Administer the Land Bank process;
- 2.7.5 Assist with the completion of an annual report to the Board of Trustees on or before January 31 of each year, which shall be presented to the Herington City Commission. Such report shall show receipts and disbursements from all funds under its control and show all property transactions occurring in the preceding year. Such report shall also include an inventory of all property held by the Land Bank. A copy of such inventory also shall be published in the official city website on or before January 31 of each year; and
- 2.7.6 Work with the Board of Trustees on a strategy for disposition of Land Bank properties.

Section 3. Conveyances to the Land Bank

2.1 Sources of Property Inventory

Sources of real property inventory of the City of Herington Land Bank include, but are not limited to:

- 2.1.1 Property currently held in the name of the City of Herington, Kansas;
- 2.1.2 Property donated by other governmental entities;
- 2.1.3 Property purchased by the Board of Trustees to complement properties in the bank; and
- 2.1.4 Property offered to and accepted by the Board of Trustees.

2.2 Policies Governing the Acquisition of Property

3.2.1 To be eligible for acquisition by the City of Herington Land Bank, properties must:

- 2.2.1.1 Support the mission and goals of the City of Herington Land Bank;
- 2.2.1.2 Be located within the corporate city limits of the City of Herington, Kansas;
- 2.2.1.3 Be vacant, non-conforming, blight, nuisance, dangerous and/or underdeveloped; and
- 2.2.1.4 Support a plan for re-use, rehabilitation, or redevelopment.
- 2.2.2 In determining which, if any, properties might be acquired, the Board of Trustees may consider the following circumstances and factors:

- 2.2.2.1 Properties for which reutilization would be in support of the City of Herington Comprehensive Plan;
- 2.2.2.2 Properties that would form a part of a land assemblage development plan;
- 2.2.2.3 Properties that would generate operating resources for the functions of the Land Bank;
- 2.2.2.4 Properties that are available for immediate occupancy without need for substantial rehabilitation; and/or
- 2.2.2.5 Properties that are not eligible for funding from other programs to address issues.

2.3 Types of Acquisition

2.3.1 Failure to Sell at Tax Foreclosure Sale

All property(ies) acquired by the Board of County Commissioners of Dickinson County, Kansas within the corporate city limits of the City of Herington, Kansas and which have failed to sell at a tax foreclosure sale shall be accepted by the City of Herington Land Bank in its current condition. The Board of Trustees reserves the right to accept or reject property offered through transfer following an attempted Tax Foreclosure Sale.

2.3.2 Donations to the City of Herington Land Bank

The City of Herington Land Bank will only accept donated property(ies) that will advance the goals of the Land Bank. Property(ies) that are desired to be donated to the Land Bank shall meet the following requirements:

- 2.3.2.1 The real property must be unoccupied at the time of transfer;
- 2.3.2.2 Donated property(ies) will be conveyed with a clear and marketable title;
- 2.3.2.3 The property owner(s) shall provide a written proposal containing:
 - 2.3.2.3.1 Street address of the real property;
 - 2.3.2.3.2 A legal description of the real property;
 - 2.3.2.3.3 Tax ID or parcel number of the real property;
 - 2.3.2.3.4 A title report, at the owner(s) expense, indicating ownership and any liens or encumbrances on the property; and
 - 2.3.2.3.5 Any immediate known maintenance requirements.

The City of Herington Land Bank will not determine donation value for the purpose of tax benefits. The Board of Trustees reserves the absolute right to accept or reject any and all donation requests. Further, the City will render no opinion of

Any property that is conveyed by donation to the City of Herington Land Bank will not be available for sale/transfer until the meeting following the approval of the donation by the Board of Trustees.

Nothing in this section precludes acceptance of a donation of a tax sale eligible property or property(ies) offered as gifts in lieu of Judicial Foreclosure.

2.3.3 Purchase at tax sale.

The City of Herington Land Bank Board of Trustees may authorize a person designated to purchase property on its behalf at any tax foreclosure or judicial foreclosure sale.

2.4 Transaction Agreements

In most cases a transaction agreement must be approved by the Board of Trustees and executed by the Board's chairperson and the grantor of the property. These transaction agreements shall be in form and content as deemed by the City of Herington Land Bank to be in the best interests of the City of Herington Land Bank and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

2.5 Timing

Any property(ies) that is acquired by the Land Bank will not be available for sale/transfer until the later is approved by the Board of Trustees. The board shall, prior to the sale of any property owned by the Land Bank, publish notice in the official city website at least 30 days prior to the sale.

Section 4. Property Management and Maintenance

4.1 Scope of Services

The City of Herington Land Bank may incur costs for the following services:

- 4.1.1 Property inspections and valuations;
- 4.1.2 Demolition;
- 4.1.3 Rehabilitation and construction;
- 4.1.4 Court filing fees;

- 4.1.5 Homeowner counseling;
- 4.1.6 Tree and lawn maintenance and removal;
- 4.1.7 Cleaning services;
- 4.1.8 Title expenses; and
- 4.1.9 Utilities.

4.2 Property Management

Annual evaluation of properties held by the Land Bank may identify property(ies) that demand reevaluation of zoning classifications, platting, configuration, or other factors warranting changes to the current development restrictions applicable to the property(ies). The City of Herington Land Bank Board of Trustees may initiate the process to rezone, replat, or otherwise modify the design and proposed use of any property of the Land Bank as deemed to be in the best interests of the Land Bank and the City of Herington, Kansas.

Property(ies) determined to be available for immediate marketing and potential sale shall be identified and advertised in the manner required by applicable laws, including listing with a real estate broker or agent.

4.3 Procurement of Service Providers

Service providers shall be procured through competitive bidding. This process shall be subject to all provisions of the procurement regulations of the City of Herington, Kansas.

Section 5. Conveyances from the City of Herington Land Bank

5.1 Covenants, Conditions and Restrictions

All conveyances by the City of Herington Land Bank to third parties shall include such covenants, conditions and restrictions as the Board of Trustees deems, in its sole discretion, necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property is in a manner consistent with the public purposes of the City of Herington Land Bank.

Applicants who have acquired Land Bank-owned property must fulfill their commitments to the City of Herington Land Bank and to their neighbors, which includes paying property taxes and maintaining properties in accordance with all municipal codes and ordinances.

5.2 Conveyances Requiring Board of Trustees Approval

All transfers of Land Bank property shall require the approval of the Board of Trustees.

5.3 Deed Without Warranty

All conveyances by the City of Herington Land Bank to third parties shall be by quitclaim deed.

5.4 Conveyance Time Allowance

All property shall be conveyed, and deed recorded within 180 days of approval and award by the City of Herington Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Board of Trustees, will have the award voided and the property will be returned to the Land Bank inventory.

5.5 Appropriate and Timely Development of Properties

The City of Herington Land Bank expects that properties will be developed in a timely manner according to such transaction agreement. Generally, construction should commence within twelve (12) months of the date of conveyance. To ensure that these expectations are met, all transaction agreements will contain such language that allows for the reclamation of the property by the City of Herington Land Bank if such construction has not commenced and a written extension has not been approved by the Board of Trustees.

All construction and rehabilitation must be consistent with then current Zoning Regulations and accepted plans and permits issued, and all new owners are required to comply with all City, State and Federal codes, regulations and statutes.

5.6 Holds

The holding of Land Bank properties for the use of future development by or for a third party may be considered on a case-by-case basis with approval from the City of Herington Land Bank Board of Trustees. Such holds shall be duly stated in the transaction agreement and shall set forth at minimum the following requirements:

- 5.6.1 The applicant must be a qualified applicant, which has the same requirements as in Section 5.8.
- 5.6.2 The hold will allow one (1) year for that agreement and may renew the agreement for up to two (2) years at the discretion of the Board of Trustees.
- 5.6.3 The applicant may not occupy or use the property unless approved in writing by the Board of Trustees.
- 5.6.4 A fee set within the transaction agreement is due upon execution and an additional fee may be imposed for extension of the agreement. This fee is non-refundable to the applicant.
- 5.6.5 The applicant will be required to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate Code of the City of Herington, Kansas and sidewalk space, if applicable, must be maintained including snow removal.

5.6.6 The City of Herington Land Bank shall provide written notice of its intent to terminate the transaction agreement to the applicant within thirty (30) days of said termination.

5.7 Pricing and Property Taxes

The City of Herington Land Bank Board of Trustees shall set a minimum price on all properties of the Land Bank. The basis of the minimum price shall be the current value established by the Dickinson County Appraisers Office as of January 1 of the current year, the value established by a licensed real estate Broker's Price Opinion, or a different price set by the City of Herington Land Bank Board of Trustees. The City of Herington Land Bank Board of Trustees has sole discretion to accept less than the minimum price to transfer title of the property and has the right to decline any counteroffer.

All property acquired from the Land Bank shall be subject to regular ad valorem taxes levied by all taxing entities within Dickinson County, Kansas, unless otherwise abated by an applicable Neighborhood Revitalization Plan or other tax abatement proceeding or agreement. Purchasers of property shall remain current on all ad valorem taxes during all time the property in question may be eligible for an abatement, otherwise ownership of the property may revert back to the City of Herington Land Bank.

5.8 Requirements of Purchasers of Land Bank Property

5.8.1 All applicants seeking to acquire property from the City of Herington Land Bank, or to enter into transaction agreements, are required to provide as part of their application information regarding, but not limited to:

- 5.8.1.1 The legal status of the applicant, its organization and financial structure.
- 5.8.1.2 Evidence of financial ability to fulfill the requirements as set out in the transaction agreement and other obligations as set out in these policies.
- 5.8.1.3 Applicants must also be current on their property taxes, regardless of location, and have no outstanding code violations on any property within the City of Herington, Kansas.

5.8.2 All purchasers of property acquired from the Land Bank shall obtain and maintain all applicable and valid permits from the City of Herington, Kansas to construct, remodel and rehabilitate property within twelve (12) months from the date of deed transfer to the purchaser.

5.8.3 In the case of property purchased is deemed non-buildable by the City of Herington, Kansas, the applicant must be an abutting property owner using

that property as his/her primary residence at the time of application. The property must be consolidated with the applicant's current property after acquisition. Further, the applicant must be current on all property taxes and not have any active code violations. The property to be acquired must share a common boundary at either side of the applicant's property and share the same street name and/or be a contiguous land locked parcel. The property must be a vacant lot; properties with permanent structures are not eligible for purposes.

- 5.8.4 Any property purchased from the Herington Land Bank shall be subject to a minimum Administrative Fee for Lot Purchases of 5% of the purchase price or \$250, whichever is higher. This shall be paid at the time of closing in addition to any negotiated price to purchase. If the land is given away, a \$250 administrative fee still applies unless specifically waived by the Herington Land Bank Board by a majority vote.