

PROPERTY TAX WORKING GROUP

Protecting homeowners, strengthening neighborhoods.

January 13th Meeting Notes

Monday, January 13, 2020 | 9:00 – 10:30 a.m.
2nd Floor – Human Resources Room B, and C
Two Centennial Plaza, 805 Central Avenue

The entirety of this meeting was conducted in two Focused Recommendation Groups.

Focused Group 2: Support for Low/Limited Income Residents (Lead: Rick Williams)

Discussion:

- How do we work within existing systems (not within existing resources)
- How to help people understand/learn about resources available
- Need to turn recommendations into ordinance/law
- What are other cities doing?
- MAKE HOUSING A PRIORITY

Recommendations:

- Resources for home repairs
 - Social worker goes with inspector and has available programs
- Create a favorable lending program for companies that work with seniors and low income persons
 - Revolving line of credit
- Housing Court
- Portal (online database) on resources available
 - Hire someone to manage it (OPDA?)
 - Include resources for homeowners and renters
- Citizen Advisory Board focused around housing (like CABA)
 - Connector between Mayor, City Manager, Board, citizens, Council
- Lobbying effort to cap real estate taxes for seniors, low income residents, and people living with disabilities

Focused Group 3: Residential Tax Abatement Policy Review (Leads: Carol Gibbs and Dan Bower)

Guidrails

- The policy should...
 - Ensure that property tax values do not diminish from pre-abatement values, including lot splits and tear downs
 - Application information should help the auditor track land sales (splits from master parcel)
 - Look at actual market value of property, not sale price
 - Use a tiered system
 - Not reduce overall quantity of affordable housing.
 - Encourage reinvestment in existing affordable housing.
 - Not reduce the overall unit growth needed to meet the growing population.
 - Encourage units appropriate for a family (2 or more bedrooms)

- Encourage low-cost of long-term homeownership through environmental design (LEED, etc.)
 - Reduced utility costs
- Encourage transparency on residential abatements (where does the money go after roll off)
- Consider investment incentives of our local competitors
- Consider overall tax rates and how abatements may impact opinions of new tax levies
- Encourage small, minority-owned, and women-owned businesses and small scale developments
- Encourage historic conservation
- Increase current staff should be increased due to long-term monitoring
- Provide adequate notice about policy change to developers, homeowners, etc. Consider triggers for grandfathering applicants under current policy: permits, zoning approvals etc.

Recommendations

- Three tiers based on distressed criteria
 - Look at Mt. Lookout and Hyde Park for top tier consideration
 - Distressed criteria should be evaluated every 3-5 years
 - Market ready, ready for revitalization, ready for restoration
- Eliminate blanket, city-wide policy, but every neighborhood should be able to seek abatements for both new construction and renovations