CENTRAL AREA NEIGHBORHOOD DISTRICT COUNCIL

Anti-Displacement Tax Fund

CANDC History

The Central Seattle Community Council Federation represents a merger of the Central Area Community Council and the Jackson Street Community Council. The merger was formally approved in February 1967.

The Jackson Street Community Council was formed in 1946 under United Good Neighbors (UGN) sponsorship to serve the needs of Seattle's International Area. The "self-help" approach of the Jackson Street Community Council, in combination with UGN support, proved to be extremely effective, and as a result of its success, the Jackson Street Community Council received wide national attention as a paradigm of this type of organization.

The Central Area Community Council was formed in 1962 as a volunteer organization designed to bring together representatives from all of the neighborhood and service organizations serving the Central District. The Central Area Motivation Program (CAMP) resulted from a proposal submitted to the Office of Economic Opportunity by this organization. The Central Seattle Community Council was formed to combine the area-wide representation of the Central Area Community Council with the intensive staff support of the Jackson Street Community Council. The CANDC is the proud successor of these previous community organizations.

While the CANDC is no longer formally associated with the City of Seattle, we continue to work to share information from City departments and elected officials with our member organizations and community. We've supported HopscotchCD, an occasional effort to bring joy to our neighborhoods through blocks-long continuous hopscotch courses. We've done candidate forums for a variety of races, including Seattle City Council, City Attorney, and more. We are currently working on efforts to support native pollinator-friendly habitat across our diverse neighorhoods.

CENTRAL AREA NEIGHBORHOOD DISTRICT COUNCIL

Anti-Displacement Tax Fund

Proposal

This is an initiative that will pay qualifying homeowner's Property Tax Increases resulting from the 2019 passage of the MHA law in Seattle's formerly redlined communities. The program will help ensure that current homeowners are not displaced due to rising property taxes resulting from Upzoning.

The fund will operate as a grant for individuals and will not require recipients to pay back any funds received. Property tax payments will be paid directly to the King County Assessor's Office on behalf of the grantee.

Situation:
Gentrification has been widespread in the Central District. There were 75% Black Homeowners in the CD in the 70's. As of 2022 there is only 7% Black Homeownership in the CD. The MHA Legislation passed in 2019 threatens to bring that percentage to 0 in the CD. Non black homeowners who've had their homes in the CD prior to 2019 are also feeling the sting of rising property taxes. This program will help them keep their homes.

Program Goals:
No homeowner will be displaced due to an inability to pay a rise in property taxes resulting from Upzoning.

Program Function:
The Anti-Displacement Tax Fund will help pay for increases in homeowner's existing property tax bills resulting from Upzoning. The fund will operate as a Grant to individuals and will not require participants to pay back any funds received. Property tax payments will be paid directly to the King County Assessor's Office on behalf of the grantee. Fund payment to begin immediately upon approval of the homeowner's application.

Funding Source:
CANDC will solicit philanthropic funds for the program.

Application Period:
The application period for the program shall run from June 1st through September 30th.

Eligibility: Income.
This program will use the King County Assessor's income guidelines for the Senior Property Tax Exemption as our baseline for eligibility. Currently this is an adjusted gross income of $84,000 per household.

Location:
Participants must reside in a home within the program boundaries. Only homeowners within formerly redlined communities (see map) are eligible to apply.

Occupancy:
Participants must have lived in their home prior to March 2019 and have applied for the Senior, Veteran, or Disabled Property Tax Exemption, if eligible or Homestead Exemption if available. If you don't have any property tax exemption, please apply and see if you can be helped.

Ownership:
Existing homeowners are eligible for the program. Homeowners who purchased a property after March 2019 are eligible if the purchased property was enrolled in the King County Assessor's property tax exemption program at the time of purchase.

Heirs:
Homeowner's heirs are eligible to participate if they meet all eligibility qualifications. Heirs will need to reapply within 180 days of the original applicant's passing.

Liens/Property Taxes:
If homeowners currently have any encumbrance such as back taxes, pending legal actions, or easement disputes attached to or binding upon their property, please continue to submit a Registration form and someone from the program will contact you.

Anti-Displacement Tax Fund

Fact Sheet

Issue
Current homeowners in the 23rd & Union-Jackson Residential Urban Village and elsewhere in the Central Area face displacement due to upzoning that is driving higher property appreciation, ultimately resulting in higher property taxes. Current Central Area homeowners who live on a property where the existing use is a lower density building than the property is zoned for are also seeing higher property appreciation, resulting in higher property taxes. The same thing is true across most of the formerly redlined neighborhoods in Seattle (see attached graphic for historical data).

Program Goal
No current homeowners will be displaced due to the inability to pay a rise in their property taxes due to the HALA upzones or the difference between zoned use and actual use. Current homeowners should be able to stay in their communities for generations to come.

Program Function
The Anti-Displacement Tax Fund will help pay for increases to homeowner's existing property tax bills. The fund will operate as a grant to individuals and will not require participants to pay back any funds received. The fund will start distributing grants in the 2025 tax year. The grant will need to be recertified every other year.

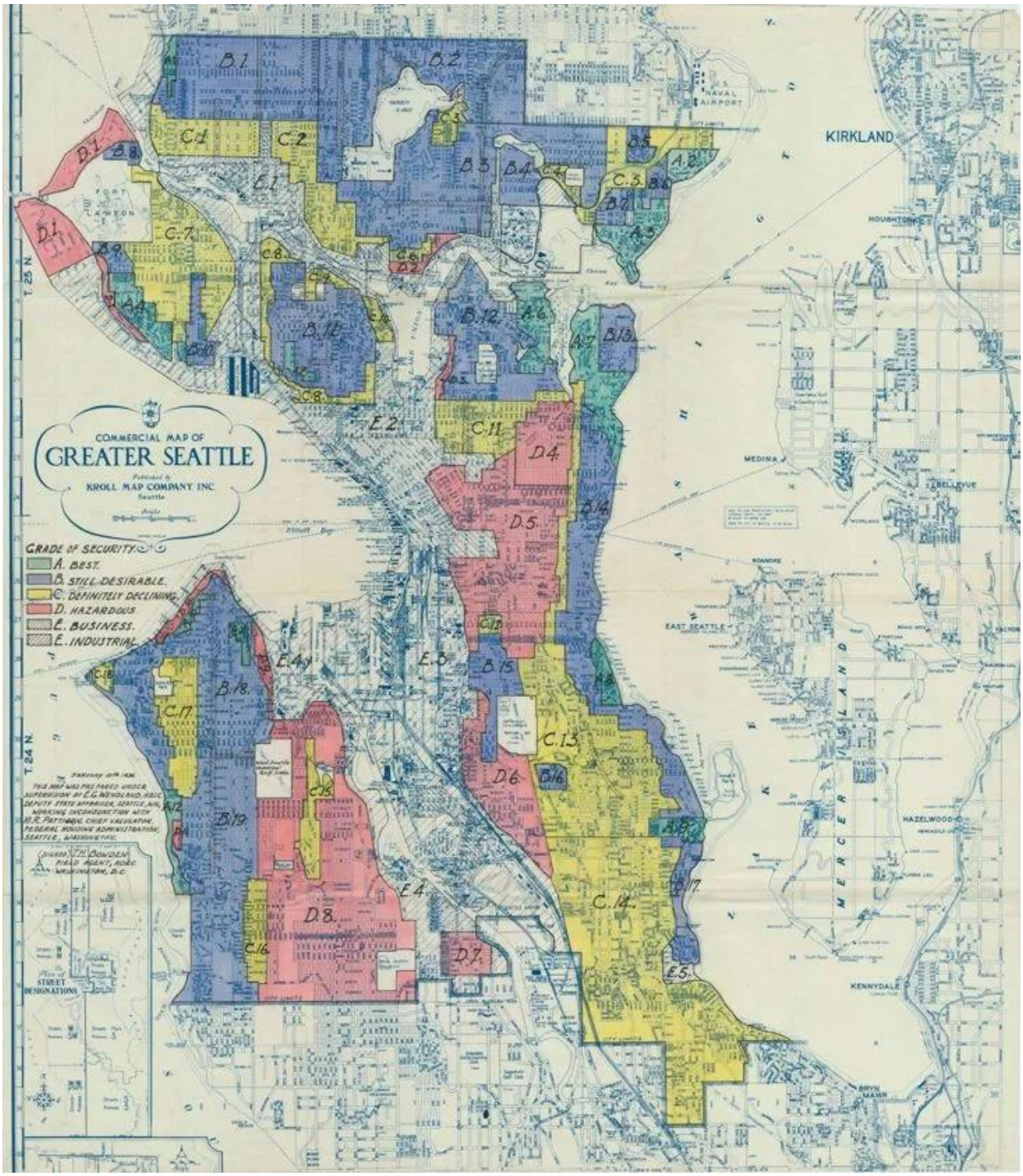
Funding Source
The Central Area Neighborhood District Council (CANDC) will provide all funding for the program, sourced from philanthropic contributions and donations.

Application Period
The application period for the program shall run from June 1st through September 30th.

Eligibility
- This program will use the King County Assessor's income guidelines for the Senior Property Tax Exemption as our baseline for eligibility. Currently this is $84,000 for household income, Adjusted Gross Income.
- Homeowners must have owned and lived in their home prior to the March 2019 passing of the Mandatory Housing Affordability (MHA) law.
- The homeowner's home must be within the boundaries of the previously redlined neighborhoods per the attached map.

- Homeowners who purchased a property after March 2019 are eligible if the purchased property was enrolled in the King County Assessor's property tax exemption program at the time of purchase.
- Homeowner's heirs are eligible to participate if they meet all eligibility qualifications. Heirs will need to reapply within 180 days of the original applicant's passing.

NOTE: If homeowners currently have any encumbrance such as back taxes, pending legal actions, or easement disputes attached to or binding upon their property, please continue to submit a Registration form and someone from the program will contact you.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A. BEST.
B. STILL DESIRABLE.
C. DEFINITELY DECLINING.
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E. BUSINESS.
E. INDUSTRIAL.
KIRKLAND
MEDINA
BELLEVUE
EAST SEATTLE
HAZELWOOD
KENNYDALE
MERCER ISLAND
NAVAL AIRPORT
FORT LAWTON
T. 25 N.
T. 24 N.

CENTRAL AREA NEIGHBORHOOD DISTRICT COUNCIL

Anti-Displacement Tax Fund

Intake Form (2 Pages)

Personal information:			
Name of Applicant:			
Phone #		Date of Birth:	
Email Address:			
Name of Property Owner:			
Phone #		Date of Birth:	
Email Address:			
Do you currently live in the home?	Yes:	No:	
When did you move into the home?			
How many people live in the home?			
How did you hear about the program?			
Property Information:			
Street Address/Zip:			
Are your property taxes paid through your mortgage payment?			
Yes:	No:	I don't know:	

Eligibility Criteria:		
Yes:	No:	
		I live in a formerly redlined neighborhood.
		I can prove that I own my home.
		I was living in this home prior to March 2019
		My household income meets the income guidelines*
		*This program will use the King County Assessor's income guidelines for the Senior Property Tax Exemption as our baseline for eligibility. Currently this is an adjusted gross income of $84,000 per household.

Submittal Instructions
Information submitted as part of this Intake Form will be kept confidential and only used by the program managers to determine initial eligibility for the fund. If you are sending physical paper please send copies as forms will not be returned to applicant.

Submit this form to any of the addresses below to receive an application:

By Mail:

CANDC
C/O Vicki Tompkins
201 22nd Ave
Seattle, WA 98122

By Email:

Mpd12000@hotmail.com

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Application

Name of Applicant: _____

Phone Number: _____

Name of Property Owner(s): _____

Phone Number: _____

Email: _____

Date Of Birth (M/D/Y): _____

Last Year's Income: _____

Property Address/Zip: _____

Property Tax Account Number:

Are your property taxes paid through your mortgage payment?	Yes:	No:	Don't Know:

Please attach copies of:

- Proof of current residency (utility bills)
- Proof of residency prior to March 2019
- Prior year income tax return
- If you do not file federal income taxes, we can accept bank statements, Form 1099s, reverse mortgage statements, Social Security statements, or other year-end statements, to verify your income and how you pay your household expenses.

Mail the application and required documentation to:
CANDC
C/O Vicki Tompkins
201 22nd Ave
Seattle, WA 98122

Once we have reviewed your documentation, we will contact you.