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.

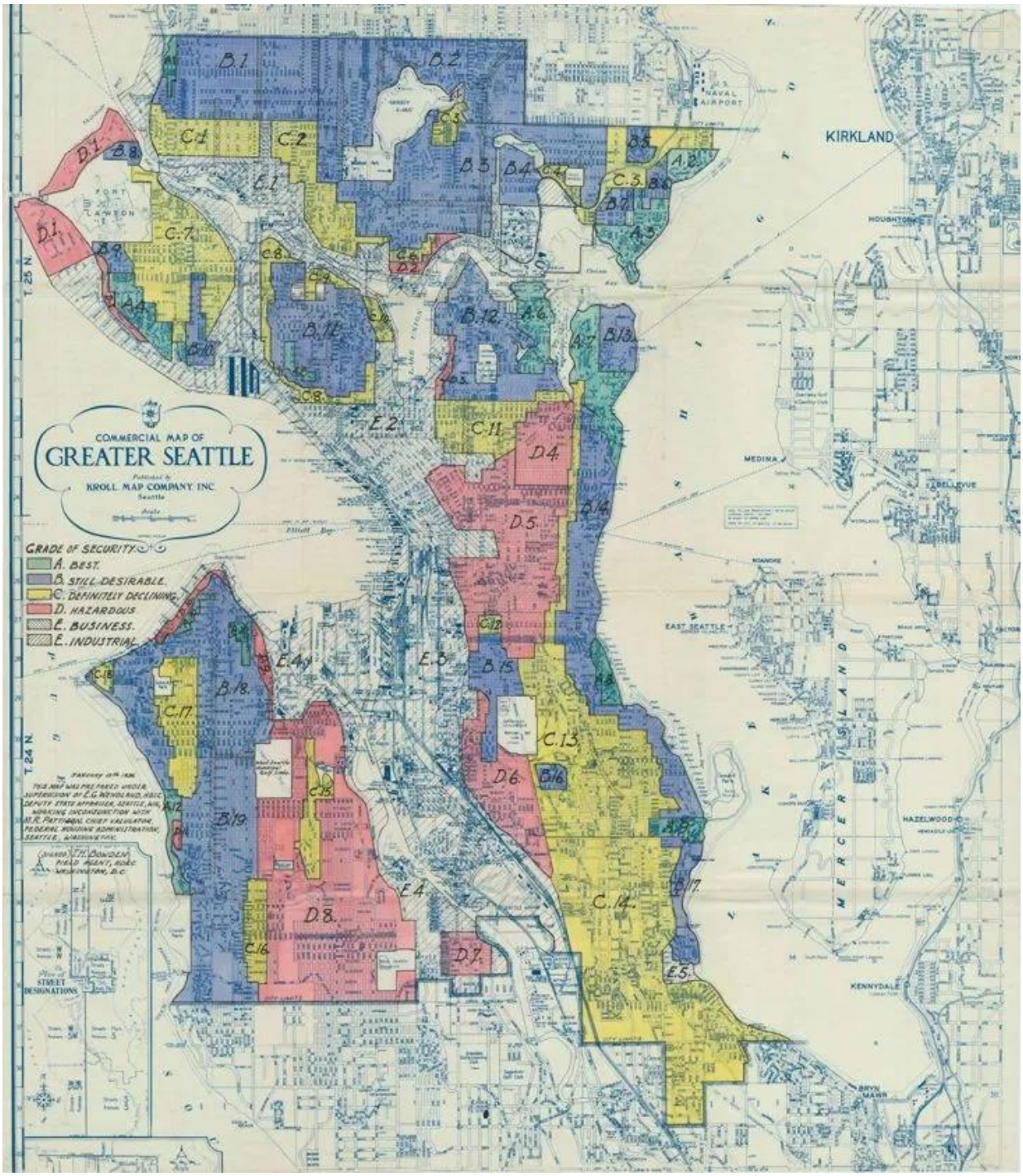
Funding Source
The Central Area Neighborhood District Council (CANDC) will provide all funding for the program, sourced from philanthropic contributions and donations.

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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