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.