

## IN-FILL OPPORTUNITIES THROUGH TAX ABTEMENT

IN-DEPTH MEETING, SEPTEMBER 13, 2012

### **Historic Districts:**

These areas are defined as the West Hill Historic District, the Downtown Commercial Historic District, and all other properties listed on the National Register of Historic Places. The designation could be extended to future areas declared as historic districts by the City Council.

- Tax abatement incentives for:
  - Any property owner improving property (assessed) value by at least 10% if it has been designated as having historic value, and it has received prior support of the Historic Preservation Commission.
  - Any other property owner improving property (assessed) value by at least 10-15% if it is located within the District, but has not been designated as having historic value.
  - Schedule can range between 1-10 years and may be for full value or have a declining scale,
  - May have multiple schedules depending on historic value
  - Sample Schedules
    - 3 years, 100%
    - 5 years, 100%
    - 10 year declining scale, 100%, 90%...
- Program Advantages:
  - Promotes neighborhood stabilization
  - Addresses blighting influences
  - Recognizes re-investment in these areas
  - Increase property values
  - Preserves and expands of tax base
  - Promotes in-fill opportunities
  - Ability to tailor abatement schedule to meet City Council Goals

### **New Construction:**

This Program would provide abatement to new residential construction in designated areas as approved by City Council. Area designations could be expanded in the future by the City Council.

- Tax abatement incentives for:
  - Any property owner that constructs a new residential home in an underutilized, existing subdivision as designated by the City Council.
- Program Advantages:
  - Stimulates new construction activity
  - Promotes in-fill
  - Provides more efficient delivery of City services
  - Provides more efficient use of existing infrastructure
  - Promotes neighborhood development
  - Promotes and expands the tax base
  - Expands housing ownership opportunities
  - Ability to tailor abatement schedule to meet City Council Goals
- Tax abatement incentives for:
  - Any property owner that constructs a new residential home on an existing lot of record or lot that has been designated for re-development by the City Council.
- Program Advantages:
  - Stimulates new construction activity
  - Promotes In-fill opportunities
  - Promotes neighborhood stabilization
  - Recognizes new investment in these areas
  - Preserves and expands the tax base
  - Addresses blighting influences
  - Provides more efficient use of existing infrastructure
  - Expands housing ownership opportunities
  - Provides more efficient delivery of City services
- Sample schedules:
  - 3 years, 100%
  - 5 years, 100%
  - 5 year declining scale
  - 10 year declining scale