

Affordable Housing Partial Tax Exemption Program:

5 Year Evaluation

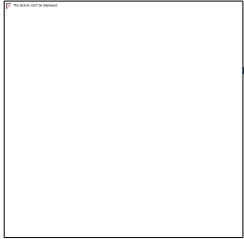
July 21, 2026

Land Use, Housing, and Transportation
Committee



DEPARTMENT OF
**HOUSING AND
COMMUNITY
DEVELOPMENT**

Purpose of the Residential Partial Tax Exemption Program:



Thriving Neighborhoods (that meet our housing needs)

- Incentivize the creation of new or the renovation of existing affordable housing
- Reduce blight
- Stimulate investment and encourage the improvement of real property



More homes for more people, and more ways to stay.

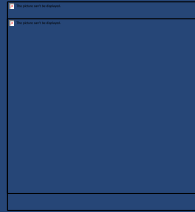
To receive the tax exemption:

- ✓ Property must be at least 20 years old
- ✓ “Substantially Rehabilitated”
- ✓ Residential use
- ✓ At least 30% of units affordable* to households $\leq$ 80% AMI
- ✓ 20% investment for single-family and 40% investment for multifamily

*Rent is capped at 30% of the household income

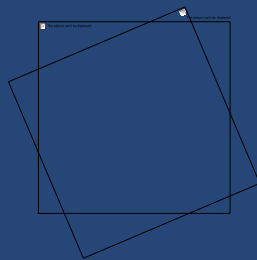


The first 5 years of the program have supported the



creation of 52 affordable
units & 117 market rate
units

&



preservation of 130
affordable units

Housing Impact of the Program To-Date

20 Applications
Submitted



13 Applications
Approved



4 Projects Completed

- **104** affordable units under renovation
- **142** affordable units under construction
- **146** market-rate units under construction

- **130** affordable units renovated
- **52** affordable units constructed
- **117** market-rate units constructed

Financial Impact of the Program To-Date*

Current Total Tax Exemptions	- \$253,440 (only affordable units receive tax credit)
Current revenue impact of the program	\$86,976 (positive revenue impact because of the creation of market-rate units)
Increased assessed value in the properties participating in the program	\$28,368,000

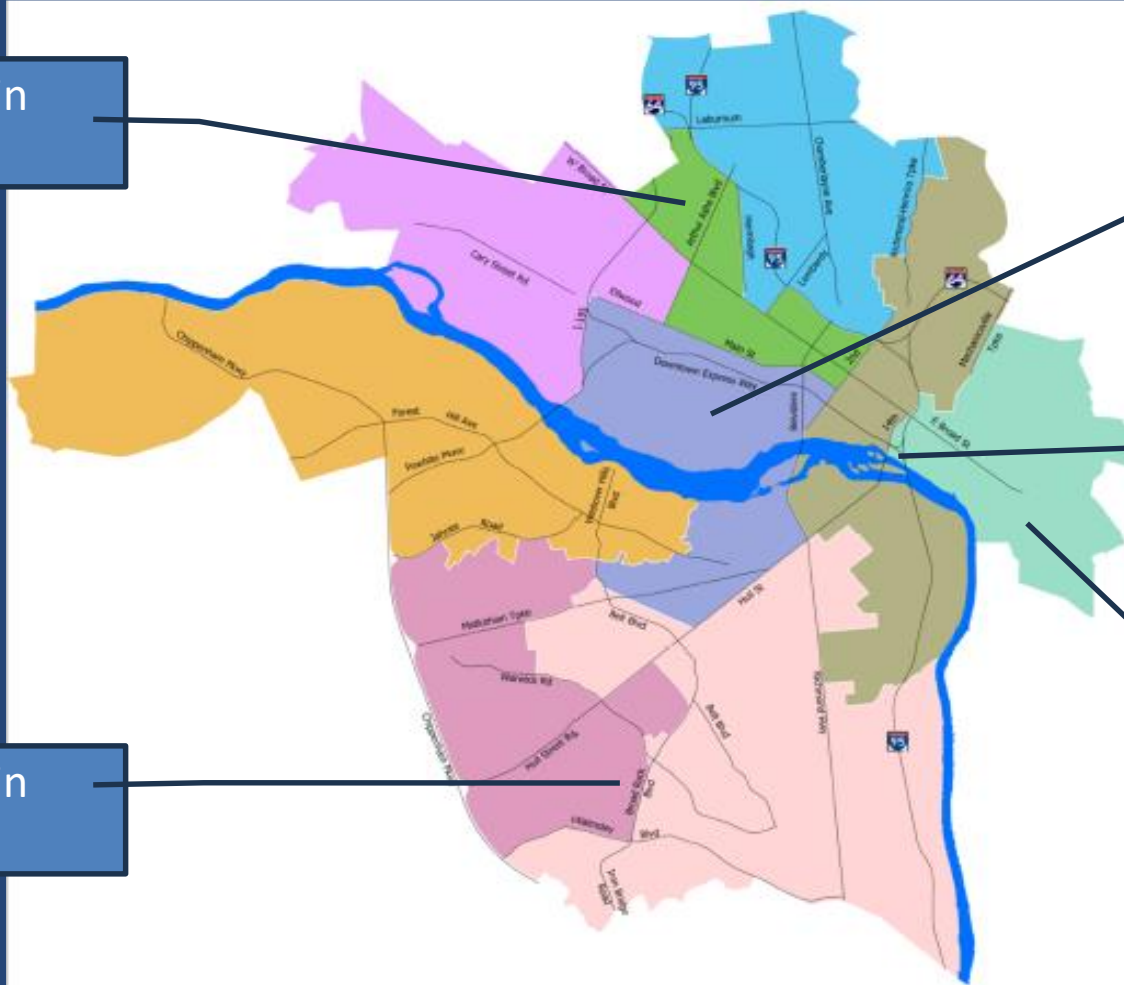


*These figures show the totals of the properties that are currently receiving the tax credit. In other words, the 4 projects that have completed construction.

Location of Approved Projects

3 projects in
District 2

4 projects in
District 8



2 projects in
District 5

3 projects in
District 6

1 project in
District 7

Next Steps:

1. Continuation of the Program
2. Update to City's strategic housing plan
3. Collaboration with the Department of Economic Development to update both the City's Commercial & Residential Real Estate Tax Abatement Programs



Questions and Discussion



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