



City of Chicago



R2019-596

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

7/24/2019

Sponsor(s):

Ramirez-Rosa (35)
Villegas (36)
La Spata (1)
Hopkins (2)
King (4)
Sigcho-Lopez (25)
Cardona, Jr. (31)
Reboyas (30)
Hairston (5)
Nugent (39)
Tunney (44)
Cappleman (46)
Martin (47)
Thompson (11)
Sadlowski Garza (10)
Rodriguez Sanchez (33)
Vasquez, Jr. (40)
Hadden (49)
Silverstein (50)
Gardiner (45)
Maldonado (26)
Osterman (48)
Austin (34)

Type:

Resolution

Title:

Call for hearing(s) on Cook County residential property tax assessment formula and model

Committee(s) Assignment:

Committee on Finance

RESOLUTION

Whereas, property taxation is a function of the government that the public has the right to scrutinize because the process must be accurate, uniform, and fair; and

Whereas, the recent release of Cook County property tax bills for tax year 2018 show that property taxes have increased overall compared to the previous year of 2017, with the average tax bill for single-family homes in the City of Chicago increasing by 2.15%; and

Whereas, many communities within the city of Chicago currently experiencing displacement of long term residents, saw a disproportionately larger increase in the average property tax bill; and

Whereas, based on academic studies examining changes in demographics, socioeconomic data, and local housing markets, the Chicago community areas that are experiencing displacement include, but are not limited to, Logan Square, Uptown, Bronzeville (Grand Boulevard), Pilsen (Near West Side), Avondale, Bridgeport, Irving Park, Rogers Park, Woodlawn, Hyde Park, Albany Park, Humboldt Park; and

Whereas, these same community areas have experienced a dramatic increase in the median tax bill compared to the previous year, with an increase of 24.09% in Logan Square, 19.93% in Uptown, 16.01% in Bronzeville (Grand Boulevard), 13.72% in Pilsen (Near West Side), 11.25% in Avondale, 10.21% in Bridgeport, 10.2% in Irving Park, 9.85% in Rogers Park, 7.31% in Woodlawn, 6.78% in Hyde Park, and 6.03% in Albany Park, 3.6% Humboldt Park; and

Whereas, this dramatic increase in the median property tax bill in the aforementioned community areas increases displacement pressure in those community areas by placing additional burden on longtime homeowners, often causing longtime homeowners to sell, or lose their lifelong homes in the county property tax scavenger sale; and

Whereas, property tax increases in community areas that already have high property values such as Lincoln Square and Lakeview, the pressure for longtime homeowners to sell is even greater; and

Whereas, former Cook County Assessor Joe Berrios, prior to the end of his term stated that the assessor's office would implement the residential property assessment model recommended by the Civic Consulting Alliance for tax year 2018 to address inequities in the property tax assessment formula and model; and

Whereas, current Cook County Assessor Fritz Kaegi has also committed to implementing the Civic Consulting Alliance's formula; and

Whereas, the assessment model and formula used for tax year 2018 has exacerbated and fueled displacement by placing additional burden on longtime working-class property owners, many of them Black and Latinx; and

Whereas, it is unclear if the Cook County Assessor's office has implemented the property tax assessment model recommended by the Civic Consulting Alliance; and

Whereas, information on how properties are now being assessed is critical in order for the public to understand how they are being taxed; and

Whereas, working-class Chicagoans need and deserve an equitable property tax assessment model and formula that does not fuel displacement; therefore

Be It Resolved, that the Chicago City Council asks Cook County Assessor Kaegi to attend a special meeting of the Council's Committee on Finance to discuss the assessment formula and model; and

Be It Further Resolved, that at this special meeting of the Council's Committee on Finance the Council, Assessor, and assembled experts will discuss additional state, county, and city measures that can be taken to ensure working-class Chicagoans have an equitable property tax system that does not fuel displacement.



Carlos Ramirez-Rosa
Alderman, 35th Ward

Am

Jeffrey 84

David J. LaPorte, 1

James Appleman 46

Baker 2

Walt Whit (47)

Al G 4

Robert Thorpe 11

25

Susan Sadler May 10

31st

33

30

A. Day 400

5

49

39

50

James Hudson 25

Robert M. H. 26

W. B. 18

Carrie M. Austin 34