



Proposed Expansion to Denver's Property Tax Rebate Program for Qualifying Low-income Households

October 2018

Current Program

Eligibility:

- Renter or owner-occupant
- Over age 65 or totally disabled, *and*
- Under income threshold:
 - Single applicant: \$15,900*
 - Double applicant: \$23,200*

**2017 income levels*

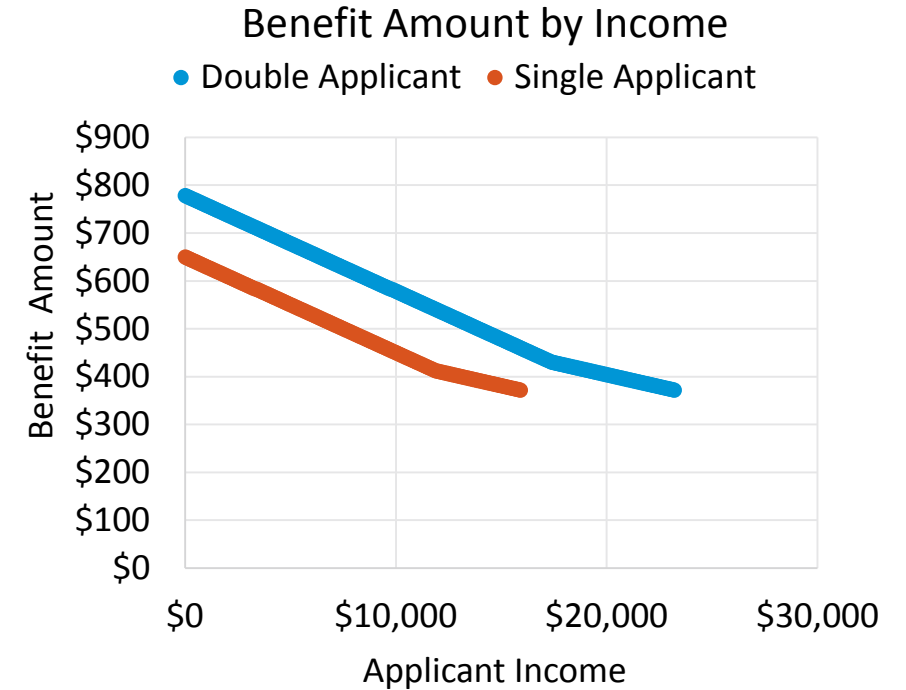
Current Program

Benefit:

- Payment amount is scaled to income
 - Minimum: \$372
 - Maximum: \$778
- Average payment (2017): \$418

Utilization:

- Estimated 11% of eligible households:
 - 80% Renters
 - 20% Owners



Proposed Changes

Eligibility:

- Renters - no changes
- Homeowners
 - Over age 65 or disabled, *and*
 - Below 35% Area Median Income

OR

- Households with at least one child under 18, *and*
 - Below 40% Area Median Income

% Area Median Income (2017)	Household Size				
	1	2	3	4	5
30% AMI	\$17,640	\$20,160	\$22,680	\$25,170	\$27,210
35% AMI	\$20,580	\$23,520	\$26,460	\$29,365	\$31,745
40% AMI	\$23,520	\$26,880	\$30,240	\$33,560	\$36,280
60% AMI	\$35,280	\$40,320	\$45,360	\$50,340	\$54,420
80% AMI	\$47,040	\$53,760	\$60,480	\$67,120	\$72,560
100% AMI	\$58,800	\$67,200	\$75,600	\$83,900	\$90,700

Current Program (*2017 income levels):

Single applicant: \$15,900* = 27% AMI for 1-person household

Double applicant: \$23,200* = 34% AMI for 2-person household

Proposed Changes

- **Rebate:**
 - Inversely proportional to income. Lower income households will receive a higher rebate. Will stay within the \$400-\$500 average range
- **Administrative Changes**

Process

1. Proposal is part of 2019 Budget process
 - Under review until November 2018
2. City team is concurrently working on ordinance modifications
 - Revised ordinance will go through 6-8 week process
 - Program targeted to begin in 2019
3. Denver Human Services will amend their Rules and Regulations
4. Increased Outreach
 - Property tax bill insert
 - Denver Human Services planned outreach
5. Program targeted to begin in 2019
 - Taking applications in May of 2019 for rebates of bill paid for prior tax year