



# City of Charlotte Aging in Place Pilot Program

Presented to the Mecklenburg Board  
of County Commissioners

February 5, 2019

by

Neal L. Dixon, Director/Tax Collector

# Introduction

- ❖ Addressing affordable housing and aging in place are high priorities for the County and municipalities.
- ❖ The City of Charlotte (City) consulted with the Office of the Tax Collector (OTC) for the development of a new Aging in Place (AIP) pilot program and assistance with payment processing.
- ❖ The purpose of this presentation is to share the details of the AIP, including County involvement, for your knowledge and reference when developing policy.



# Statutory Tax Relief Options

- ❖ North Carolina statutes currently include tax relief options for all qualifying residents.
- ❖ The AIP is separate from the following statutory programs administered by the County Assessor's Office (CAO):
  1. Homestead Exclusion
  2. "Circuit Breaker" Tax Deferral
  3. Disabled Veterans Exclusion



# AIP Summary

- ❖ The AIP is designed to provide grants that offset tax increases that may occur following the 2019 reappraisal.
- ❖ Grant candidates are low and moderate income senior homeowners, who wish to continue living in their Charlotte homes as they age.
- ❖ Homeowners whose earnings exceed the maximum allowed for statutory tax relief are the target for this program.
- ❖ The AIP budget is \$500,000.



# AIP Qualifying Criteria

- ❖ Must be the applicant's primary residence within Charlotte city limits.
- ❖ Continued ownership is threatened by a significant financial burden incurred by a tax increase of at least \$100.
- ❖ Applicant's age must be 65 or older by the end of the calendar year.
- ❖ Applicant's name must be on the deed or title.
- ❖ The home has been owner occupied for five or more years.



# AIP Qualifying Criteria

- ❖ Household income is more than \$30,200 and less than 80% of Area Median Income (AMI).

Charlotte Metropolitan Area Median Income*								
Family Size	1	2	3	4	5	6	7	8
80% Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

\*The Department of Housing and Urban Development (HUD) develops income limits based on median family income estimates and fair market rent definitions for metropolitan and other areas.



# AIP Details

- ❖ Exclusive of participation in statutory tax relief options.
- ❖ Excludes homeowners with delinquent taxes or encumbrances from legal actions and easement disputes.
- ❖ Homeowner is responsible for payment of all taxes due in excess of the grant payment.
- ❖ The program is administered by Charlotte Housing & Neighborhood Services Department.



# AIP Details

- ❖ Grants will be based on the percentage increase of the total amount due on the 2019 bill over the total amount due on the 2018 bill.
- ❖ Grants of \$100 to \$1,000 will be remitted to the OTC and posted to the 2019 bill of the grant recipient to offset the tax increase.
- ❖ Recipients may be considered for future grants subject to funding renewal.





# AIP Illustration

## Charlotte Metropolitan Area Median Income\*

Family Size	1	2	3	4	5	6	7	8
80% Income	\$41,550	\$47,450	\$53,400	\$59,300	\$64,050	\$68,800	\$73,550	\$78,300

\*The Department of Housing and Urban Development (HUD) develops income limits based on median family income estimates and fair market rent definitions for metropolitan and other areas.

## Hypothetical Homeowner Example

2019 Property Tax Bill:	\$4,000
2018 Property Tax Bill:	\$2,800
Tax Increase Amount:	\$1,200
Tax Increase Percentage:	42%
Flat Rate Grant:	\$525
Net Increase After Grant:	\$675



# AIP Timeline

## January

- \* Issue value notices.
- \* Launch web page.
- \* Make forms available to the public.

## July – August

- \* Mail tax bills.
- \* Initiate invitations to apply for AIP.
- \* Review AIP applications.
- \* Award grants.
- \* Remit grant payments to the Tax Collector.

## February – June

- \* Assist applicants onsite at CMPD precincts.
- \* Begin targeted neighborhood canvassing.
- \* Make predeterminations for applicants based on value increases.
- \* Set City and County tax rates.



# How to Apply for AIP

- ❖ Complete the Preapplication Inquiry Form on the City Housing & Neighborhood Services web page.
- ❖ Call the City at 704-336-3380 to complete the Preapplication Inquiry Form over the telephone.
- ❖ Mail the Preapplication Inquiry Form to:

Housing & Neighborhood Services  
Attn. Cherie Grant  
600 East Trade Street  
Charlotte, NC 28202



# How to Apply for AIP

❖ Contact the City Housing & Neighborhood Services Department for more information:

1. Visit [www.CharlotteNC.gov/Housing](http://www.CharlotteNC.gov/Housing).
2. Call 704-336-3380.
3. Email [hnsinfo@CharlotteNC.gov](mailto:hnsinfo@CharlotteNC.gov).



# Role of Mecklenburg County

- ❖ Land Use and Environmental Services Agency (LUESA) will provide 2019 assessed values to the City within specifications.
- ❖ OTC, CAO, and LUESA will collaborate to provide 2018 and 2019 tax bill amounts to the City.
- ❖ Public Information Office (PIO) will coordinate communications.
- ❖ OTC and CAO will distribute the AIP flyer to potential customers of the program.
- ❖ OTC will receive and process grant payments.





# Statutory Tax Relief Options Administered by the County Assessor's Office

Homestead Exclusion  
"Circuit Breaker" Tax Deferral  
Disabled Veterans Exclusion

# Homestead Exclusion

- ❖ Excludes \$25,000 or 50% of the assessed value, whichever is greater, from the tax calculation.
- ❖ Applicant must be on the deed or title as of January 1 in the year of application.
- ❖ Applicant must be 65 years old or 100% totally and permanently disabled.
- ❖ Household annual income must not exceed \$30,200.
- ❖ Application must be filed by June 1, 2019.



# “Circuit Breaker” Tax Deferral

- ❖ Taxes are limited to 4% of the homeowner's income when income does not exceed \$30,200.
- ❖ Taxes are limited to 5% of the homeowner's income when income does not exceed \$45,300.
- ❖ Taxes in excess of the limitation amount are deferred and remain a lien on the property.
- ❖ The current year plus the last three years of deferred taxes become payable with interest if a disqualifying event occurs.





# “Circuit Breaker” Tax Deferral

- ❖ Disqualifying events include the death of the owner, transfer of the property to a non-qualifying person, or failure to use the property as a primary residence (statutory exceptions apply).
- ❖ Must be 65 years old or 100% totally and permanently disabled.
- ❖ The home has been owner occupied for five or more years.
- ❖ Application must be filed by June 1, 2019.



# Disabled Veterans Exclusion

- ❖ Excludes \$45,000 of assessed value from the tax calculation.
- ❖ There is no age requirement or income limitation.
- ❖ Must be honorably discharged from the military.
- ❖ Must be certified by the U.S. Department of Veterans Affairs to be permanently and totally disabled resulting from military service.
- ❖ Application must be filed by June 1, 2019.



# Statutory Tax Relief Options

## ❖ Ways to contact the County Assessor's Office:

1. Call 311 or 980-314-4CAO (4226).
2. Visit [www.MeckNC.gov/Taxes](http://www.MeckNC.gov/Taxes).
3. Email [RPEMAIL@MecklenburgCountyNC.gov](mailto:RPEMAIL@MecklenburgCountyNC.gov).

## ❖ Mail Applications to:

Mecklenburg County Assessor's Office  
P.O. Box 31127  
Charlotte, NC 28231



**Thank You!**