

April 27, 2017

City of Tacoma
Office of Hearing Examiner Room 720
747 Market Street
Tacoma WA 98402



Subject: LID 8645 for 525 Broadway

This letter supplements my objection letter that I submitted on March 29, 2017 regarding LID 8645.

Per testimony of City staff during the March 29, 2017 hearing, the common area work was completed in September of 2011 (this would include 525 Broadway). Individual work was completed later and Notice of Completion for the project was issued in October of 2012. Owners were informed of the assessment amount in March of 2017.

I am objecting to the City taking so long to determine costs and inform owners of the amount that they owe for the LID. In 2008 the City borrowed money to do the LID work, which accrued \$1.3 million in interest as well as untold administrative costs that accrued ostensibly while the city created 90 pages of spreadsheets to figure out costs. These are costs that should have been tracked throughout the project and not compiled at the end of the project. The last sentence of **RCW 35.44.290 states, "Every reassessment must be based upon the actual cost of the improvement at the time of its completion." (Attachment A)** The city should recalculate the assessment to reflect this, minus the special study, minus additional administrative costs, minus interest accrued after the cut off date, and any other costs tacked on after completion.

I am objecting to the City disregarding community concerns and the City's representations made at the inception of this project to induce owners to agree to the project. In its March 14, 2005 letter to owners **(Attachment B)**, the City acknowledged that, "the most resounding comment the City received was that the cost of the proposed LID was simply out of reach for many of the property owners." In this letter the City responded that it had, "taken that feedback, fine-tuned the estimates... and reassessed the properties based on this revised estimate." The ultimate outcome of the "fine-tuning" is that the City has totally disregarded the affordability comments and doubled the assessment amount for owners at 525 Broadway and other properties.

To help justify the increase, the City is using a new assessment model that factors in walkability and special benefit to property owners to mask the fact that there has been no property value increase that can be attributed to the improvements. A review of the property tax assessor's website shows my property and my neighbor's property at 525 Broadway has not increased in value since the street improvements were done, but has instead decreased in value from 2009 on. Only recently 525 Broadway condos have recouped a slight increase, which might help explain why it took so long to

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finalize the assessment. Values, however, are not where they were in 2009. (Attachment C) county assessment for 2009 to 2016.) Also, units that sold during construction took a loss partly because of the disruption caused by the construction and the value of units will now be impacted by the assessment lien.

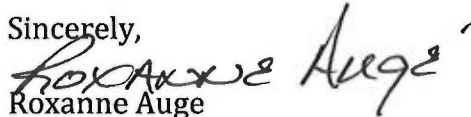
In addition to the nebulous special benefit/walkability factors, the appraisal method inequitably allots more special benefit and walkability value to buildings that are right next door to each other by arbitrarily charging 525 Broadway a 3% assessment and the building next door at 505 Broadway 2%. The assessor justified this by saying walkability is less important to more expensive condos than to less expensive condos. In addition to totally disregarding the affordability factor associated with condo price, this also disregards the City's statement on the last page of the March 14, 2005 letter, which states, "The improvements are a benefit to the land; therefore, if the LID is formed, all parcels benefiting by the proposed improvement will be **assessed for their proportionate share of the cost.**" (Attachment B, page 4.) By my reading, this unambiguous statement is assurance that an appraiser's subjective determination does not impact the equitable share allotted to each owner.

A fact that has to be pointed out, but that is totally overlooked in the appraisal and the City's reasoning around the need for this type of appraisal. This area is no more walkable than it was before the improvements or more walkable than other nearby areas that opted out of the LID, such as the area on St. Helens between 6th Ave. and Division.

If the City approves the assessment as was presented at the March 29, 2017 hearing, it will send a message that the City's word is not reliable, the City is inept at project tracking and cost containment, transparency is not a value that the city upholds, property owners cannot plan and anticipate future expenses because the City has no qualms about doubling an assessment amount and arbitrarily allotting costs, and, finally, equity is not a value that the City upholds.

In closing I will say that I am not opposed to paying for improvements, I am opposed to the lack of transparency (I didn't find out about this assessment until I was at the closing and signing papers to purchase my condo), I am opposed to the voting method used, I am opposed to the disregard for the burden placed on owners, I am opposed to any inequity in assessing similarly situated owners, and I am opposed to the lack of accountability by the City.

Sincerely,



Roxanne Auge

525 Broadway Unit 109

Attachments: 3 as noted.

Copy sent to Public Works Dept.



RCW 35.44.290

Attachment A

Reassessments—Basis—Property included.

Every reassessment shall be made upon the property which has been or will be specially benefited by the local improvement and may be made upon property whether or not it abuts upon, is adjacent to, or proximate to the improvement or was included in the original assessment district.

Property not included in the original improvement district when so assessed shall become a part of the improvement district and all payments of assessments shall be paid into and become part of the local improvement fund to pay for the improvement.

Property in the original local improvement district which is excluded in reassessment need not be entered upon the assessment roll.

Every reassessment must be based upon the actual cost of the improvement at the time of its completion.

[**1965 c 7 § 35.44.290**. Prior: (i) 1911 c 98 § 42, part; 1893 c 96 § 3, part; RRS § 9395, part. (ii) 1911 c 98 § 43, part; 1909 c 71 § 1, part; 1893 c 95 § 2, part; RRS § 9396, part.]



City of Tacoma

March 14, 2005

Subject: St. Helens Neighborhood – Streetscape Local Improvement District - \$6,200,000

Dear Property Owner:

Beginning in September 2004, the City sponsored a series of informational meetings to determine the level of support for a Local Improvement District (LID) within the St. Helens Neighborhood. The meetings were well attended and the concerns raised were noted by City staff. The most resounding comment the City received was that the cost of the proposed LID was simply out of reach for many of the property owners. We've taken that feedback, fine-tuned the estimates using information gathered by our survey crews, and reassessed the properties based on this revised estimate. Another change was to have only those properties that benefit from the conversion of the overhead utility lines be responsible for those costs. Therefore, the City will be conducting two surveys: one for the streetscape; the second for the conversion of overhead utilities to underground. Should the community support moving forward, the proposed improvements to the St. Helens neighborhood would be constructed by two separate LIDs.

The Streetscape LID would fund, but not be limited to: the planting of additional street-friendly trees; enhancement of the planting strips; construction and installation of medians; sidewalk enhancements; ornamental streetlights; new curbs and gutters; new street and alley surfaces; and improvements at pedestrian crossings. The City of Tacoma's utility divisions are planning to replace aging water, sewer, and storm water infrastructure and increase capacity for the neighborhood at no cost to property owners.

The Utilities Conversion LID would fund the conversion of overhead utilities, including power, phone and cable to underground. This project is described in a separate letter to those properties abutting the overhead lines.

The total estimated cost of the proposed streetscape improvements to the St. Helens Neighborhood is \$15,615,000. The cost distribution for the improvements is as follows:

City-funded utility upgrades/repaving:	\$9,415,000
LID-funded streetscape improvements:	<u>\$6,200,000</u>
Total Estimated Project Cost:	\$15,615,000

March 14, 2005

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The estimated project cost for the Streetscape LID is \$15,615,000 with the City's share being \$9,415,000. Your portion of the project cost is estimated at \$ 3,456.76, which will be referred to as your parcel's Streetscape LID assessment. Owners individually may elect to pay their LID assessment in full after the project is completed during the 30-day interest free period, or take advantage of the City's financing. The first annual installment would be one year from the 30-day interest free period, or approximately 18 months following completion of construction. The table included with this letter provides a 30-year repayment schedule, and is based on a 6.5% simple interest rate. The actual rate will be established when long-term financing is secured.

Before we can proceed, we need to know if you are in favor of participating in funding the streetscape improvements through an LID. To help you make your decision, we are providing the following information as attachments:

1. Fact Sheet providing information and outlining the LID process
2. Payment schedule for your property
3. A drawing showing the improvements abutting your property

Please make your choice on the opinion survey card provided and return it on or before March 28, 2005.

Staff will be available with proposed plans on March 17, 2005, at King's Books on 218 St. Helens Avenue from 1:00 P.M. to 5:00 P.M. to discuss the various elements of the preliminary design and your estimated assessment for the proposed improvement. If you are unable to drop in, you can contact Sr. LID Representative Ralph Rodriguez in our LID Administration office at (253) 591-5522 or at rrodrig1@cityoftacoma.org.

Sincerely,



James L. Walton
City Manager



Mark Crisson
Director of Utilities

Attachments

cc: New Tacoma Neighborhood Council
Economic Development Committee

Streetscape Local Improvement District Fact Sheet

Q: How large an area will be covered under the proposed St. Helens Neighborhood Streetscape LID?

A: The improvements would occur along:

- Broadway, from South 2nd Street to South 9th Street
- St. Helens Avenue, from South 2nd Street to South 9th Street
- Market Street, from St. Helens Avenue to South 9th Street
- Court 'C', from South 2nd Street to South 7th Street
- Opera Alley, from South 7th to St. Helens Avenue
- South 2nd Street, from Court 'C' to St. Helens Avenue
- South 4th Street, from Stadium Way to St. Helens Avenue
- 6th Avenue, from Broadway to St. Helens Avenue
- 7th Street, from Broadway to St. Helens Avenue

Q: What is the Local Improvement District process?

A: The LID process is set forth in State law to allow public improvements, such as sidewalk replacement, alley and street paving, streetlighting and other streetscape enhancements to be built in a fair and economical manner. Each property that benefits from an improvement pays its fair and proportionate share of the cost. Local Improvement Districts offer the additional advantage of low-interest financing.

STEPS TO COMPLETION OF AN LID:

- Opinion survey results with at least 50% approval
- Resolution prepared
- Council sets date for hearing by Hearing Examiner
- LID formation hearing
- Appeal process
- Council creates LID
- Engineers design LID
- Contract awarded
- Begin construction
- End construction
- Hearing Examiner sets final hearing date
- Final hearing on assessment
- Appeal process
- Council confirms Assessment Roll
- City Treasurer sends first bill

Q: Must I pay the entire assessment at once, or is financing available?

A: Owners have the option of paying their assessment in a lump sum after the completion of the project to avoid financing costs, or they can elect to pay their assessment over time at low interest rates, with their first LID payment due approximately 18 months following the completion of construction. Below is an estimated payment schedule at 6.5% simple interest.

<i>Year</i>	<i>Amount</i>
2009	\$ 339.91
2010	\$ 332.43
2011	\$ 324.94
2012	\$ 317.45
2013	\$ 309.96
2014	\$ 302.47
2015	\$ 294.98
2016	\$ 287.49
2017	\$ 280.00
2018	\$ 272.51
2019	\$ 265.02
2020	\$ 257.53
2021	\$ 250.04
2022	\$ 242.55
2023	\$ 235.06

<i>Year</i>	<i>Amount</i>
2024	\$ 227.57
2025	\$ 220.08
2026	\$ 212.59
2027	\$ 205.10
2028	\$ 197.61
2029	\$ 190.12
2030	\$ 182.63
2031	\$ 175.14
2032	\$ 167.65
2033	\$ 160.16
2034	\$ 152.67
2035	\$ 145.18
2036	\$ 137.69
2037	\$ 130.20
2038	\$ 122.72

Q: If I have a tax credit or tax abatement, do I still have to pay for the LID?

A: Yes. The improvements are a benefit to the land; therefore, if the LID is formed, all parcels benefiting by the proposed improvement will be assessed for their proportionate share of the cost.

Q: Can I see other property owners' assessments?

A: Yes. This is public information, and you can access it by contacting the LID office at (253) 591-5522

Attachment C

Assessor-Treasurer Electronic Property Information Portal

Taxes / Values for 2372000090

04/10/2017 05:37 PM



Property Details

Parcel Number: 2372000090
Site Address: 525 BROADWAY UNIT 109
Account Type: Real Property
Category: Land and Improvements
Use Code: 1410-APT CONDO HIGH RISE

Taxpayer Details

Taxpayer Name: AUGE ROXANNE
Mailing Address: 525 BROADWAY APT 109
 TACOMA WA 98402-3910

Assessed Values

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2016	2017	238,300	238,300	51,000	187,300		0	0 06/23/2016
2015	2016	220,600	220,600	51,000	169,600		0	0 07/06/2015
2014	2015	232,200	232,200	51,000	181,200		0	0 06/27/2014
2013	2014	244,500	244,500	60,000	184,500		0	0 06/24/2013
2012	2013	244,300	244,300	60,000	184,300		0	0 06/22/2012
2011	2012	208,100	208,100	80,200	127,900		0	0 06/27/2011
2010	2011	221,900	221,900	80,200	141,700		0	0 06/21/2010
2009	2010	276,700	276,700	80,200	196,500		0	0 07/17/2009

Current Charges

Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked **prior to the 1st** to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

[Recalculate](#)

Exemptions

No exemptions

[Pay with credit card, Visa debit card or E-check](#)

[Payment Mailing Address](#)

Tax Code Areas

Tax Year	Charge Type	Amount Charged	Minimum Due	Balance Due	Due Date
Balance Due: 3,838.63			Minimum Due: 1,919.31		as of 04/10/2017
2017	Property Tax Principal	3,830.91	1,915.45	3,830.91	04/30/17
	Weed Control Principal	1.70	0.85	1.70	04/30/17
	Pierce Conservation District Principal	6.02	3.01	6.02	04/30/17
	Total 2017	3,838.63	1,919.31	3,838.63	

Tax Year	TCA	Rate
2017	005	16.075974
2016	005	16.837050
2015	005	17.351699
2014	005	17.172498
2013	005	17.511864
2012	005	15.776715
2011	005	14.455455
2010	005	11.822432

Paid Charges

For questions regarding any electronic payments you may have made, please contact **Point & Pay at 1-877-765-4112**

Receipts

Tax Year	Charge Type	Amount Paid	Date	Number	Amount Applied
2016	Property Tax Principal	3,714.25	10/14/2016	9004612	1,860.35
	Weed Control Principal	1.70	05/03/2016	8931245	1,860.34
	Pierce Conservation District Principal	4.74	10/01/2015	8400810	4,398.64
	Total 2016	3,720.69	12/02/2014	8057436	2,102.54
2015	Property Tax Principal	4,029.06	05/05/2014	7754323	2,102.53
	Property Tax Interest	241.74	12/02/2013	7467739	2,142.29
	Property Tax Penalty	120.88	04/16/2013	6963391	2,142.26
	Weed Control Principal	1.70	10/30/2012	6801110	1,644.89
	Weed Control Interest	0.10	04/30/2012	6533101	1,644.88
	Pierce Conservation District Principal	4.74	10/20/2011	6087318	1,607.15
	Pierce Conservation District Interest	0.28	04/21/2011	5794553	1,607.15
	Pierce Conservation District Penalty	0.14	10/26/2010	5509199	1,638.83
	Total 2015	4,398.64	04/26/2010	5247614	1,638.83
2014	Property Tax Principal	4,198.68	11/02/2009	5053249	1,655.06
	Weed Control Principal	1.64	04/29/2009	4752232	1,655.06
	Pierce Conservation District Principal	4.75	10/24/2008	4355849	1,457.89
	Total 2014	4,205.07	04/30/2008	4173309	1,457.88
2013	Property Tax Principal	4,278.16	11/05/2007	3891750	1,750.74
	Weed Control Principal	1.64	04/30/2007	3570744	1,750.73
	Pierce Conservation District Principal	4.73	10/30/2006	3252360	1,849.53
	Pierce Conservation District Interest	0.02	04/26/2006	2961567	1,849.53

Total 2013	4,284.55	10/26/2005	2671536	1,847.30
2012 Property Tax Principal	3,283.13	04/27/2005	2415619	1,847.29
Weed Control Principal	1.64	10/29/2004	2123474	1,303.76
Pierce Conservation District Principal	5.00	05/05/2004	1897691	1,303.76
Total 2012	3,289.77			
2011 Property Tax Principal	3,207.66			
Weed Control Principal	1.64			
Pierce Conservation District Principal	5.00			
Total 2011	3,214.30			
2010 Property Tax Principal	3,271.27			
Weed Control Principal	1.39			
Pierce Conservation District Principal	5.00			
Total 2010	3,277.66			

ULID Information

[Click here for ULID information](#)

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. All critical information should be independently verified.

Pierce County Assessor-Treasurer

Mike Lonergan

2401 South 35th St Room 142
Tacoma, Washington 98409
(253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

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