

Saint Paul 4(d) Program Tax Information

Prepared by PED 11-02-2021

Tax Pay Year	# of Properties	# of Properties Added	# of Restricted Units	# of Restricted Units Added	Total Taxes Paid/Due	Est. Total Taxes "Abated"*	Per Unit	Est. City Taxes "Abated"	Per Unit
2020	64		410		\$1,009,902	\$259,480	\$633	\$78,494	\$191
2021	153	89	1,138	728	\$2,437,566	\$755,654	\$664	\$221,413	\$195
2022***	224	71	1,749	611	*	\$1,196,252	\$684	\$350,512	\$200

* Est. Total Taxes "Abated" uses the total tax rate for properties within the Capital Region Watershed, to estimate, and includes market based taxes

** Est. City Taxes "Abated" uses just the City's tax rate to estimate the taxes that could have been generated (approx. 33% of the total tax rate, and 30% of total taxes, which include market value based taxes)

*** 2022 is estimated using Pay 2022 market value and Pay 2021 tax rates

The taxes "abated" is calculated by assuming the property did not receive 4(d) certification for the qualifying units, and therefore those units would have paid higher taxes (for each 4(d) qualifying affordable unit, the tax capacity is reduced by about 40%, from a classification rate of 1.25% to 0.75%, with a portion of the market value reduced to a 0.25% classification rate)

NOTE: The Low Income Tax Classification uses a two-tier system to calculate the tax capacity. The first tier value was \$150,000 for Pay 2020, \$162,000 for Pay 2021 and \$174,000 for Pay 2022; however, beginning in Pay 2023, the first tier value will fall to \$100,000 for Pay 2023/Pay 2024, and then adjust annually by the average statewide change in estimated market value in apartments (both market rate and affordable), excluding new construction