

Follow-up to Letter to DCRA and CFO
Re. Vacant Property Survey of SMD2F06
Dated June 7, 2006, CCPS 06-12

30 June 06 MKS: Received response from DCRA

19 July 06 MKS: Received response from CFO

21 Aug 06 MKS: Analysis of results:

11 properties were raised as a concern in the SMD. Of these:

- Six properties were reported as on the DCRA vacant property list but not on the CFO Class 3 property listing. If a property is listed by DCRA as vacant and the property is listed on the CFO Class 3 tax listing the property owner pays a higher tax rate (currently 5% of assessed value). It is possible to obtain a waiver from the Class 3 tax rate under DC law if certain conditions apply, such as the issuance of a valid construction permit. Of the 6 properties reported in the ANC letter to the CFO as candidates for the Class 3 tax rate :
 - The CFO confirmed that 5 of the 6 are in fact on the Class 3 listing (but were not included on the online listing) and are paying the higher tax rate.
 - The other property had an exception because a construction permit was issued.

- The DCRA was requested to inspect 9 properties for the vacant property maintenance standard. Of these 9, 3 were not listed as vacant by DCRA but identified as vacant by the survey participants. The DCRA response said they will conduct an exterior survey of two of those properties and that one property is occupied. The DCRA will also clarify the status of 2 other properties by sending vacant property registration packages and on another property conduct an interior inspection.

Overall the results of the exchange between the ANC, the CFO and the DCRA are positive. There are several areas of concern that the ANC needs to work with DCRA and the CFO:

- 1) Class 3 exception follow through: Once a Class 3 exception is issued there needs to be a follow-up mechanism to ensure the exception remains valid.

- 2) Inspection of vacant property maintenance standards: Many vacant properties in the area are rundown and unsightly and the DCRA should be aggressively working with the property owner to clean the property up.