

# City of Philadelphia



Council of the City of Philadelphia  
Office of the Chief Clerk  
Room 402, City Hall  
Philadelphia

(Resolution No. 041087)

## RESOLUTION

Authorizing City Council's Committee of the Whole to investigate legislative solutions to support the longtime residents of gentrifying neighborhoods, and to retain a consultant to conduct the investigation's financial analysis.

WHEREAS, Over the last several decades in many of Philadelphia's neighborhoods, longtime owner-occupants of principal residences have faced the real threat of losing the financial ability to remain in their homes by virtue of the rising market values and consequent property tax assessments which are the hallmarks of the process of neighborhood change known as gentrification; and

WHEREAS, In 1982, in response to Philadelphia legislators' concerns regarding the issues surrounding gentrification, the Pennsylvania General Assembly approved placing a question on the statewide ballot, which received approval on November 6, 1984 by the state's voters, officially amending the Constitution of the Commonwealth of Pennsylvania; and

WHEREAS, Consequently the Pennsylvania Constitution was amended to include Art. VIII, § 2(b)(v), which reads that the "General Assembly may, by law, establish standards and qualifications by which local taxing authorities in counties of the first and second class may make uniform special real property tax provisions applicable to taxpayers who are longtime owner-occupants as shall be defined by the General Assembly of residences in areas where real property values have risen markedly as a consequence of the refurbishing or renovating of other deteriorating residences or the construction of new residences"; and

WHEREAS, Pursuant to these powers, the General Assembly approved the act of Dec. 13, 1988, (P.L. 1190, No. 146), which authorizes counties of the first or second class "to adopt uniform special real property tax relief provisions in order to allow longtime owner-occupants of residences to remain in peaceful possession of their homes," and which establishes standards and qualifications by which the City of Philadelphia can do so by ordinance; and

# City of Philadelphia

*RESOLUTION NO. 041087 continued*

WHEREAS, In the intervening years, City Council has made several attempts to legislate such special real property tax relief, but difficulties have arisen in determining the designation of areas affected that should be eligible for the relief; and

WHEREAS, City Council should conduct public hearings to determine the public opinion of the impact of gentrification in their neighborhoods, and the potential support for legislative action on such special real property tax relief; and

WHEREAS, City Council should employ and retain a consultant to conduct an analysis of property tax values citywide to assist in the designation of areas eligible for these special real property tax provisions; now, therefore,

BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the Committee of the Whole is hereby authorized to hold public hearings to investigate legislative solutions to support the longtime residents of gentrifying neighborhoods, and is authorized to retain a consultant to conduct the investigation's financial analysis.

# City of Philadelphia

*RESOLUTION NO. 041087 continued*

# City of Philadelphia

*RESOLUTION NO. 041087 continued*

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the sixteenth of December, 2004.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Kenney, Council President Verna and Councilmember Clarke

Sponsored by: Councilmember Kenney, Council President Verna, Councilmembers Clarke, Reynolds Brown, Goode, Ramos, Blackwell, Krajewski, Rizzo, Miller, Tasco, Kelly, O'Neill, Nutter, Mariano and Cohen