



## **COLUMBIA TAX MODERNIZATION COMMITTEE MEETING AGENDA THURSDAY, MAY 19, 2022**

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The Columbia Tax Modernization Committee will conduct a City Council Special Committee Meeting on Thursday, May 19, 2022 at 2:00 pm in Council Chambers at City Hall, 1737 Main Street, 3rd Floor, Columbia, SC 29201. Members of the public may view the meeting online at [www.columbiasc.gov](http://www.columbiasc.gov). For questions regarding the meeting, please contact the City Clerk at (803)545-3045 or [cityclerk@columbiasc.gov](mailto:cityclerk@columbiasc.gov).

The Honorable Daniel J. Rickenmann, Mayor  
The Honorable Howard E. Duvall, Jr., At-Large ▪ The Honorable Edward H. McDowell, Jr., District II  
The Honorable William Brennan, District III ▪ The Honorable Aditi Bussells, At-Large  
The Honorable Tina N. Herbert, District I ▪ The Honorable Joe E. Taylor, Jr., District IV

*Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.*

### **CALL TO ORDER**

### **INVOCATION**

### **WELCOME**

1. Meeting Overview - The Honorable Joe E. Taylor, Chair

### **PRESENTATIONS**

2. A Vicious or a Victorious Cycle: The Impact of Property Taxes on Communities, Schools, and People - Dr. Stephen Walters, Chief Economist at the Maryland Public Policy Institute
3. Legislative and Local Action Plan - Mr. Charles Terreni, Esq., Terreni Law Firm, LLC
4. Additional Information Regarding Implementation and Hedges for the Schools, the County and the City - Ms. Rebecca Gunnlaugsson, Ph.D., President of Acuitas Economics

### **COMMITTEE DISCUSSION**

5. Recommendation of a Final Draft Plan - Ms. Rebecca Gunnlaugsson, Ph.D., President of Acuitas Economics
6. Final Meeting Schedule - The Honorable Joe E. Taylor, Chair



**We Are Columbia**

**COLUMBIA TAX MODERNIZATION COMMITTEE MEETING AGENDA  
THURSDAY, MAY 19, 2022**

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**ADJOURNMENT**



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We Are Columbia

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**MEETING DATE:** May 19, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Meeting Overview - The Honorable Joe E. Taylor, Chair

**FUNDING SOURCE &  
ORIGINAL BUDGET:**



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We Are Columbia

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**MEETING DATE:** May 19, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **A Vicious or a Victorious Cycle: The Impact of Property Taxes on Communities, Schools, and People - Dr. Stephen Walters, Chief Economist at the Maryland Public Policy Institute**

**FUNDING SOURCE & ORIGINAL BUDGET:**

**ATTACHMENTS:**

- TMC\_Tax\_Plan\_Part\_3\_051922 (PDF)

# COLUMBIA COMPETITIVE PROPERTY TAX PLAN

**FINAL DRAFT**

City of Columbia  
Tax Modernization Committee

May 19, 2022



# Columbia's Tax Modernization Committee



Remarks by

**Steve Walters**

Chief Economist, Maryland Public Policy  
Institute

Fellow, The Johns Hopkins University,  
Institute for Applied Economics

Professor *Emeritus* of Economics, Loyola  
University Maryland

*swalters@loyola.edu*

5/19/2022

# We want (and deserve) *more*



- ❧ More jobs
- ❧ Better schools
- ❧ More affordable apartments
- ❧ More parks
- ❧ More libraries
- ❧ More quality of life
  - ❧ Grocery stores, restaurants, shops, galleries

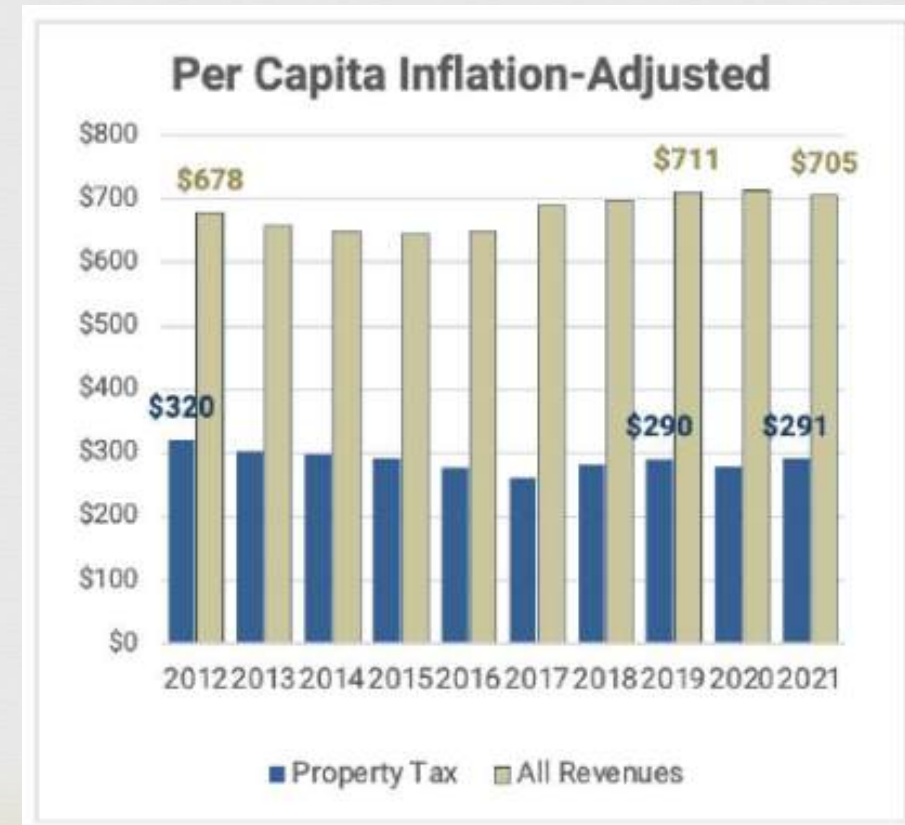


# A vicious or virtuous cycle?



- ❧ How *not* to get more
  - ❧ Columbia's vicious cycle:
  - ❧ Property taxes are *supposed* to fund key gov't services like schools, parks, etc.
  - ❧ But over 2012-21, Columbia's property tax base has been shrinking, so that *real per capita property tax revenues have fallen 9.1%*

## Columbia's tax base



# Review: How did this happen?

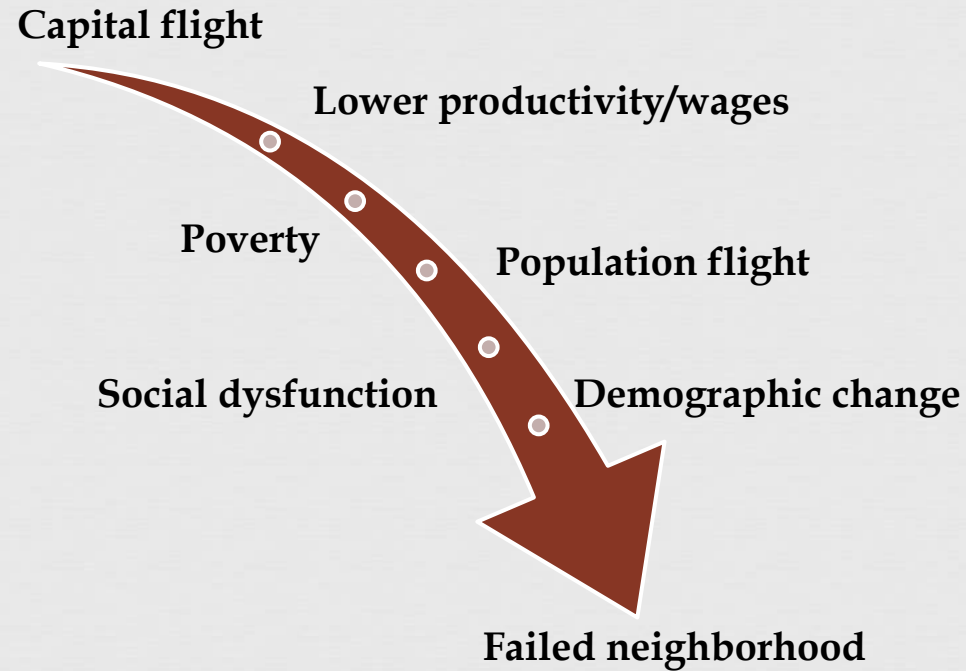


- ❧ Columbia's (RSD1 & RSD2) property tax burden is simply not competitive with rivals:
  - ❧ E.g., put your new apartment complex in Greenville and pay 40% less annual property tax; in Charleston pay 57% less
  - ❧ Our competitors are in a virtuous cycle, we're in a vicious one

- ❧ Investment in rental & business property flows where it is treated more kindly:

<b><i>\$250,000 property in:</i></b>	<b><i>Tax</i></b>	<b><i>Discount</i></b>
Columbia RSD2	\$8,886	0.00%
Columbia RSD1	\$7,288	-17.98%
West Columbia	\$6,186	-30.38%
Rock Hill	\$5,859	-34.06%
Greenville	\$5,339	-39.92%
Charleston	\$3,810	-57.12%

# Review: Consequences of inaction

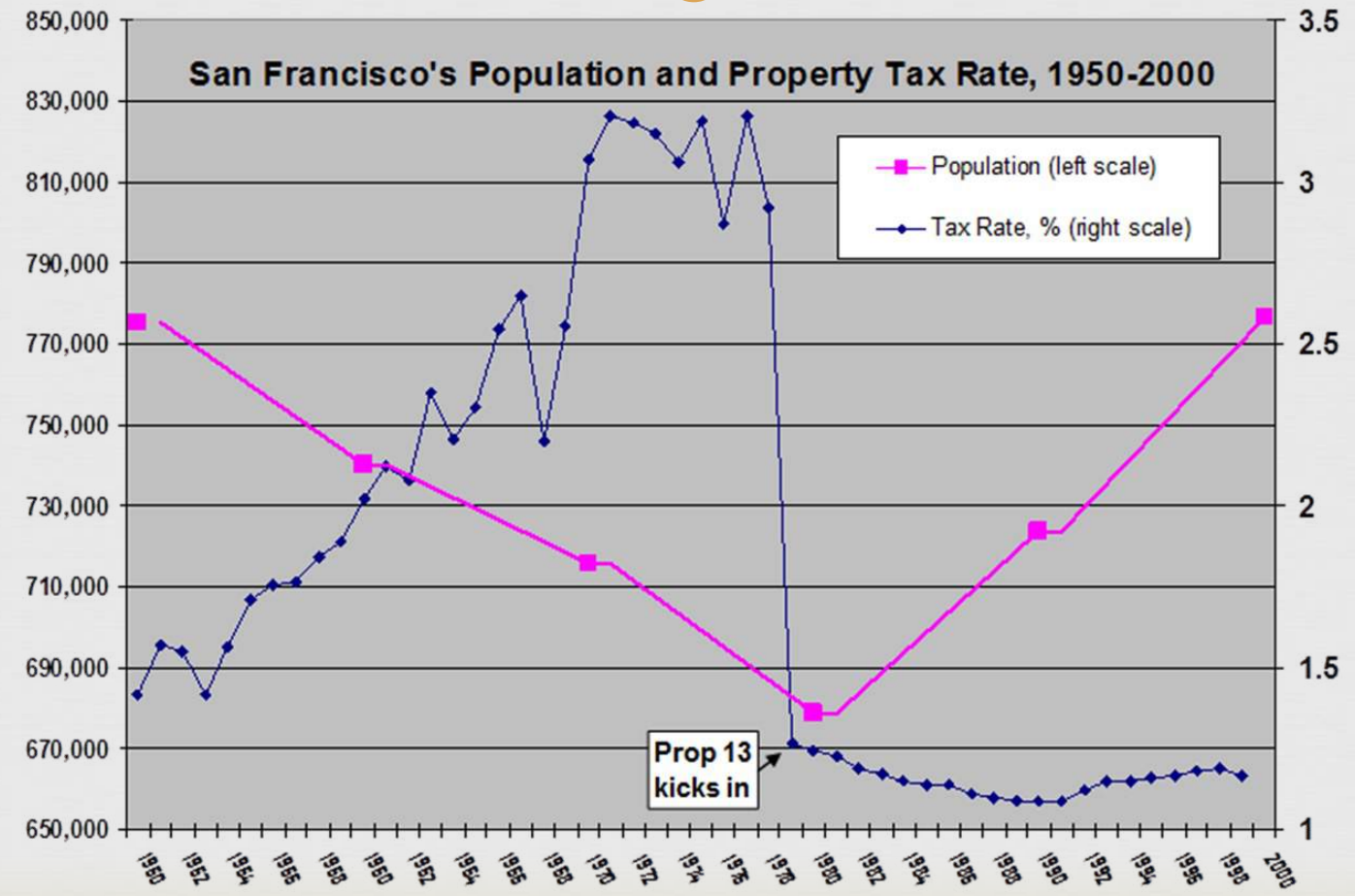


*“Decaying cities, declining economies, and mounting social troubles travel together. The combination is not coincidental.”*

Jane Jacobs

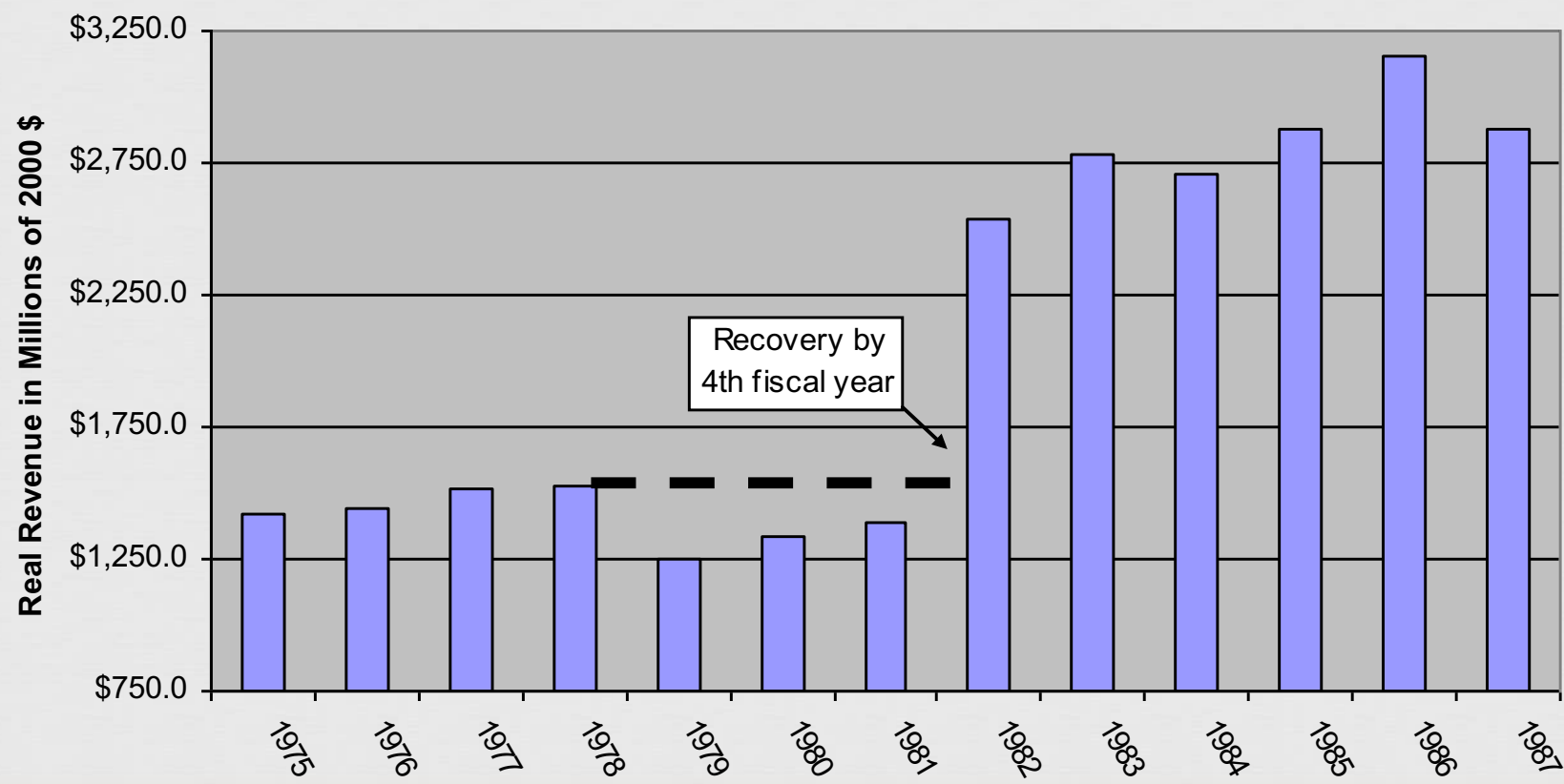


# But: A virtuous cycle can start fast



# And: A virtuous cycle can get us *more*

**Real Total Revenue in San Francisco, 1975-87**  
*(less State Surplus Revenue Distributions)*



# Our complicated situation



- ❧ Before Prop 13, SF's property tax rate was ~3% of assessed value -- actually a little less than RSD2's current 3.55%, and about the same as RSD1's 2.92%
- ❧ But all Cali had to do was cap the property tax rate at a competitive level all across the state, and the playing field was leveled for all
- ❧ SC has Act 388
  - ❧ An added "vicious cycle" of excessive dependence on rental and commercial property for school funding
- ❧ Columbia has jurisdictional issues; multiple school districts
- ❧ *But, unlike SF, Columbia has the foresight and ability to control its destiny*

# The path to virtue



1. *Recognize: Tax competitiveness is a necessary condition* if a city is to have a sound economy that provides opportunities for all its citizens to flourish, and generates *the resources for local gov't to do more*
2. *Legislate:* At the state level, need legislation to *allow localities to opt-in* to an exemption for rental & commercial property *so that the effective assessment rate* on such property falls from 6% to 4%, on par with residential real estate
3. *Transition:* To “build a bridge before you have to cross the financial river,” *delay phase-in of necessary rate cut for 2 years* (in order to build an “escrow fund”), and *then reduce the effective assessment rate gradually over as many as 8 successive years*

# The path to virtue (cont.)



After phase-in, the effective tax rate on rental and commercial property in, e.g., RSD1 will fall from 2.92% of value to 1.82%, below Rock Hill's 2.34% and Greenville's 2.14%, and competitive with Charleston's 1.52%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Change
<b>Cumulative Assessment Rate Reduction</b>	-	-	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	
<b>New "Effective" Assessment Rate</b>	6.00%	6.00%	5.75%	5.50%	5.25%	5.00%	4.75%	4.50%	4.25%	4.00%	-33.3%

Build Escrow Account

Phase in Tax Rate Reduction



# Roadmap for Tax Reform

CITY OF COLUMBIA TAX MODERNIZATION  
COMMITTEE

MAY 19, 2022

# S.C. Const. Art. X, Section 1. Taxation and assessment.

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(5) All other real property not herein provided for shall be taxed on an assessment equal to six percent of the fair market value of such property.

# S.C. Const. Art X, Section 3. Property exempt from ad valorem taxation.

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In addition to the exemptions listed in this section, the General Assembly may provide for exemptions from the property tax, by general laws applicable uniformly to property throughout the State and in all political subdivisions, but only with the approval of two-thirds of the members of each House.

[S.C. Const. Ann. Art. X, § 3](#)

# § 12-37-220. General exemption from taxes.

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(B) In addition to the exemptions provided in subsection (A), the following classes of property are exempt from ad valorem taxation subject to the provisions of Section 12-4-720:

**(52) 14.2857 percent of the property tax value of manufacturing property** assessed for property tax purposes pursuant to Section 12-43-220(a)(1). For purposes of this item, if the exemption is applied to real property, then it must be applied to the property tax value as it may be adjusted downward to reflect the limit imposed pursuant to Section 6, Article X of the South Carolina Constitution, 1895;

*The exemption is designed to reduce the default assessment ratio on manufacturing property from 10.5% to 9%.*

# Phase in of S.C. Code § 12-37-220(b)(52)

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B. Notwithstanding the exemption amount allowed pursuant to item (52) added pursuant to subsection A of this SECTION, the percentage exemption amount is phased-in in **six equal and cumulative percentage installments**, applicable for property tax years beginning after 2017.

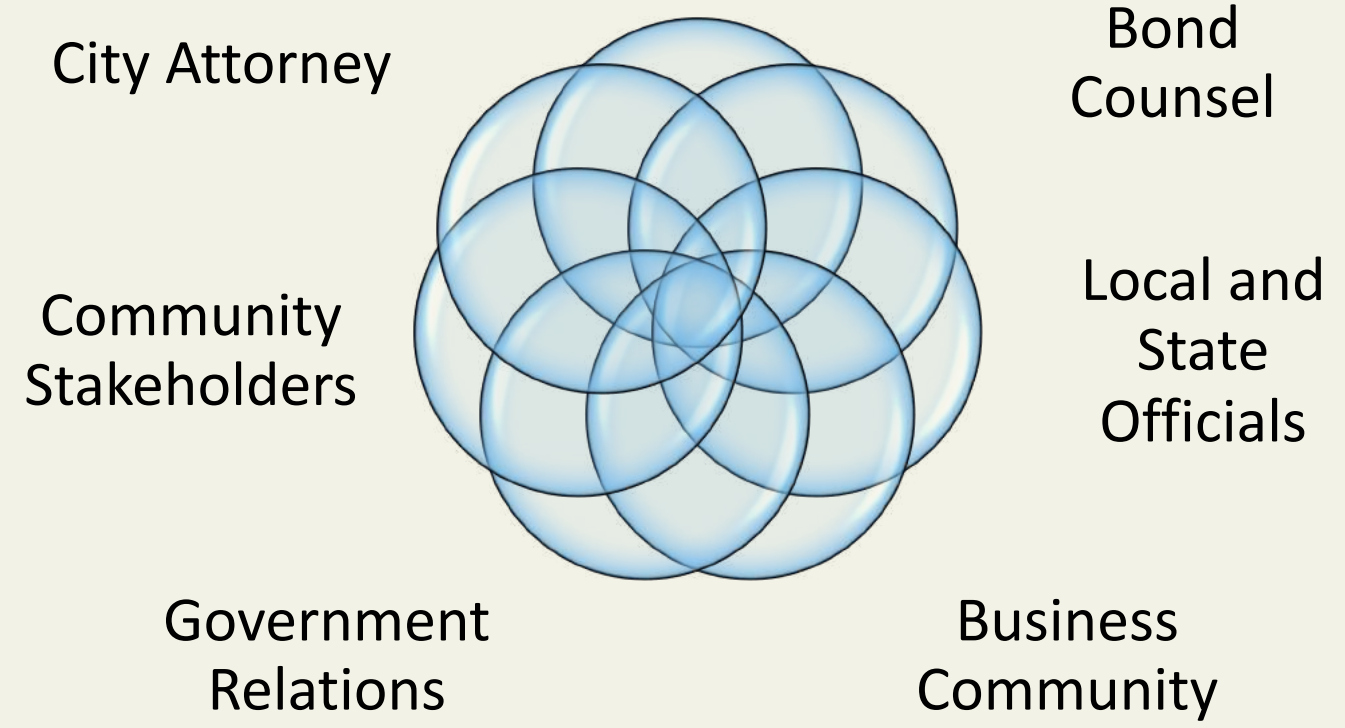
**Section 19.B. Act 40 of 2017;** 2017 S.C. ALS 40, 2017 S.C. Acts 40, 2017 S.C. H.B. 3516, 2017 S.C. R. 51

***The full exemption will be available in 2023.***

# Next Steps

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## DISCUSSIONS



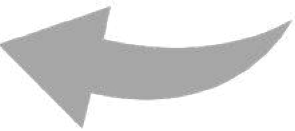
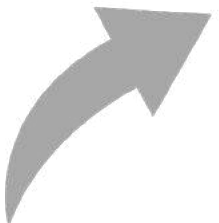
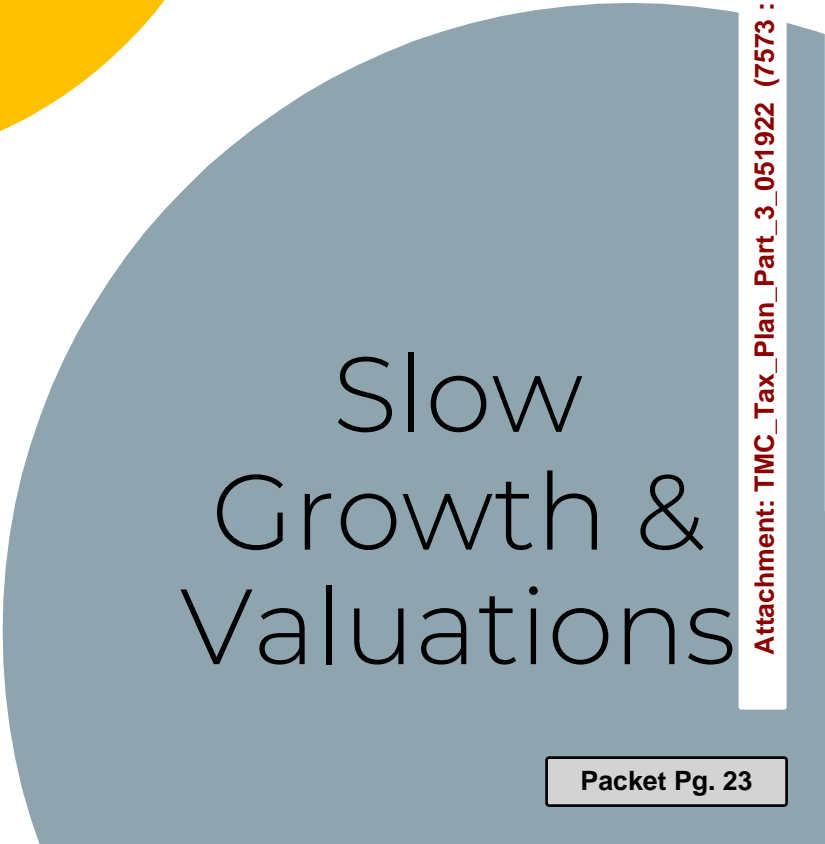
# IMPLEMENTATION SCENARIOS

REBECCA GUNNLAUGSSON, PH.D.

MAY 19, 2022

# CONTINUOUS LOOP

The City of Columbia finds itself caught in a continuous loop of high property tax rates that lead to slower growth and poor property valuations. In turn, these result in smaller tax revenues, prompting leaders to increase tax rates, which further deters growth and depresses valuations.



# COMMERCIAL/RENTAL COMPETITIVE TAX PLAN

1

Announce an 8-year schedule of incremental tax rate reductions to begin in two years.

2

Build escrow account from new investment (and by slowing spending) during first two years.

3

Use escrowed funds and growth in other revenues to satisfy spending while new investment grows, and tax reductions are phased in.

4

Enact "triggers" that adjust the tax rate reductions faster/slower, based on availability of new revenues each year.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Change
<b>Cumulative Assessment Rate Reduction</b>	-	-	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	
<b>New "Effective" Assessment Rate</b>	6.00%	6.00%	5.75%	5.50%	5.25%	5.00%	4.75%	4.50%	4.25%	4.00%	-33.3%

Build Escrow  
Account

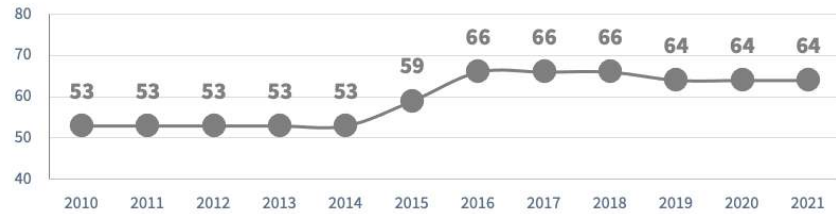
Phase in Tax Rate Reduction

# RSD ONE DEBT SERVICE FUND

Historic  
Compounded Annual  
Growth Rate

Projected  
Compounded Annual  
Growth Rate

## MILLAGE RATE



**1.90%**



**0%**

## REVENUES



**3.38%**



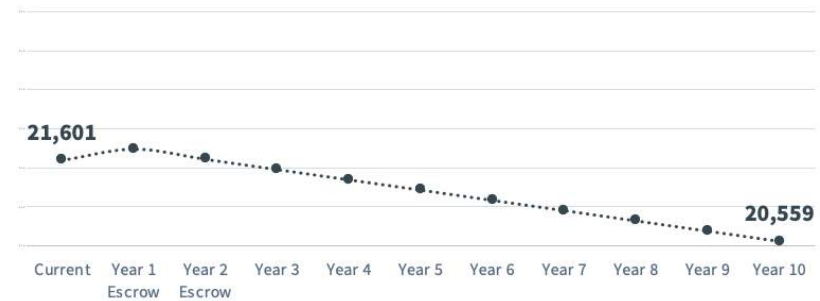
**0.63%**

1.85%  
-1.55%

## STUDENTS



**-0.69%**



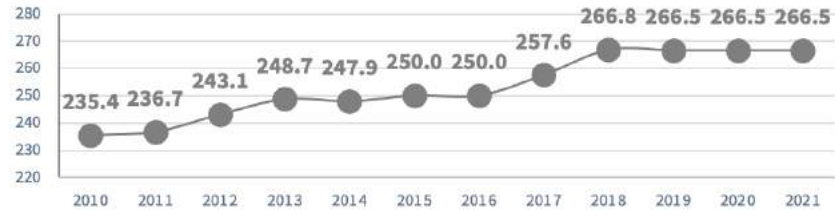
**-0.49%**

# RSD ONE GENERAL FUND

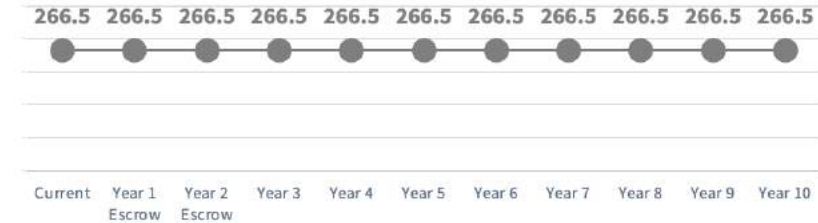
Historic  
Compounded Annual  
Growth Rate

Projected  
Compounded Annual  
Growth Rate

## MILLAGE RATE

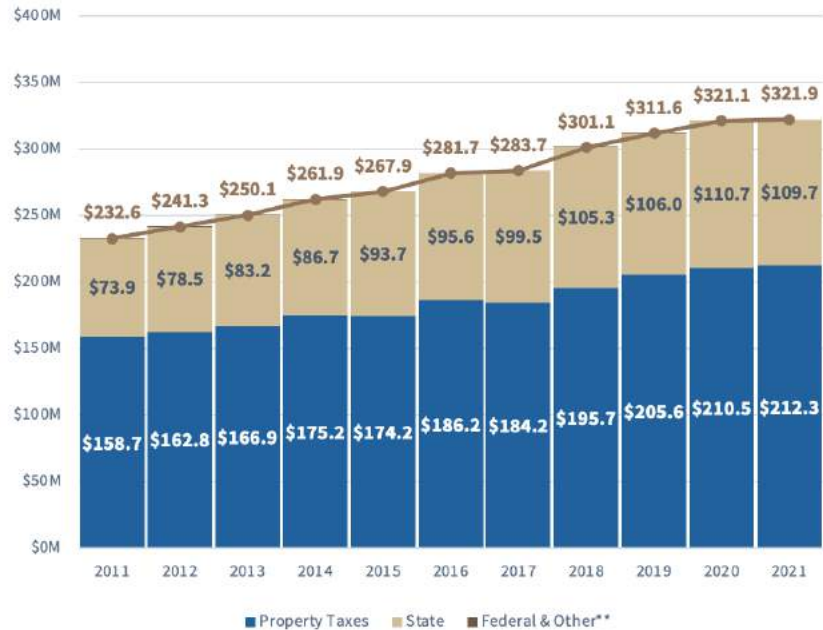


1.25%



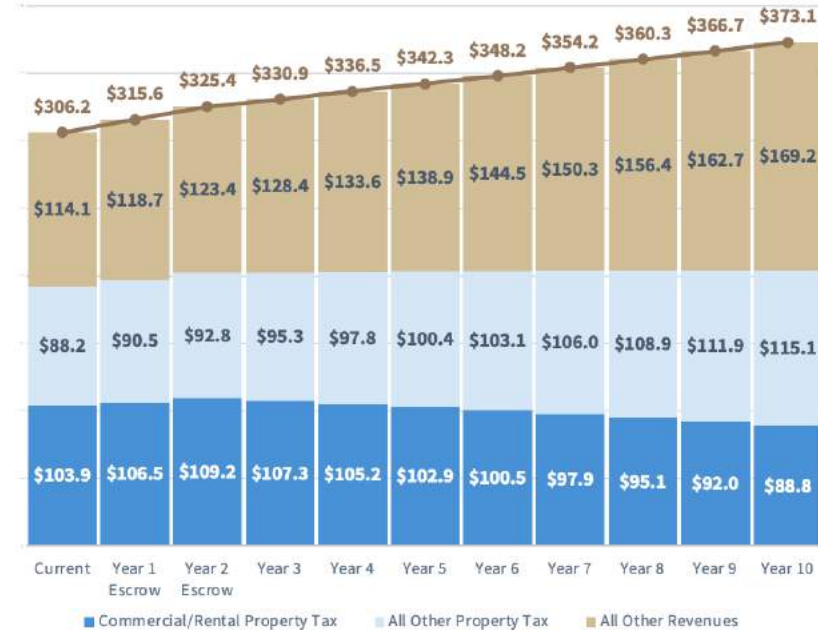
0%

## REVENUES



3.30%

4.02%  
2.95%



2.00%

4.02%  
-1.55%  
2.69%

0.60%  
Total Property Tax

Author's calculations based on (1) SC Department of Revenue's School District Detailed Index of Taxpaying Ability dataset, Tax Years 2010 – 2020; (2) April 2022 Parcel Dataset, Assessor's Office of Richland County; (3) Comprehensive Annual Financial Reports, FYs 2011-2021, Richland School Districts 1 and 2. (1) Commercial/Rental values from Richland County Assessor. All other values from DOR ITA for tax year 2020. \*Other revenues include Federal, Interest, other local, and

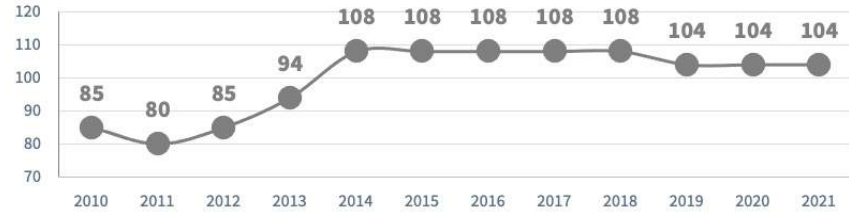
# RSD TWO

## DEBT SERVICE FUND

Historic  
Compounded Annual  
Growth Rate

Projected  
Compounded Annual  
Growth Rate

### MILLAGE RATE



2.04%



0%

### REVENUES



3.63%



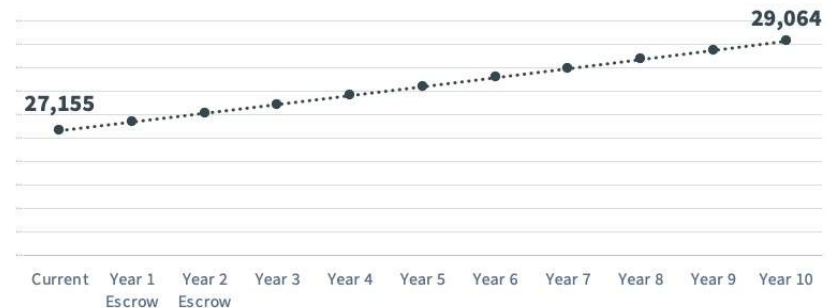
1.24%

2.39%  
-1.68%

### STUDENTS



0.68%



0.68%

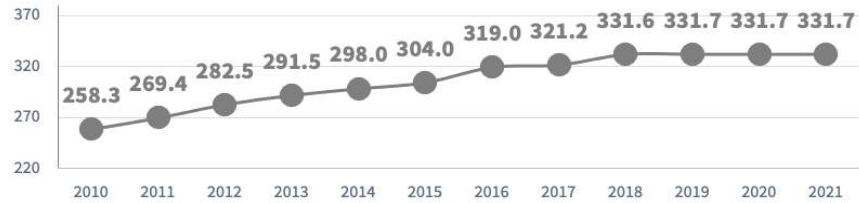
Author's calculations based on (1) SC Department of Revenue's School District Detailed Index of Taxpaying Ability dataset, Tax Years 2010 - 2020; (2) April 2022 Parcel Dataset, Assessor's Office of Richland County; (3) Comprehensive Annual Financial Reports, FYs 2011-2021, Richland School Districts 1 and 2; (4) Commercial/Rental values from Richland County Assessor. All other values from DOR ITA for tax year 2020.

# RSD TWO GENERAL FUND

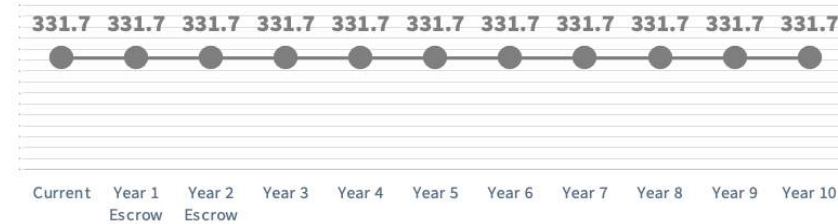
Historic  
Compounded Annual  
Growth Rate

Projected  
Compounded Annual  
Growth Rate

## MILLAGE RATE

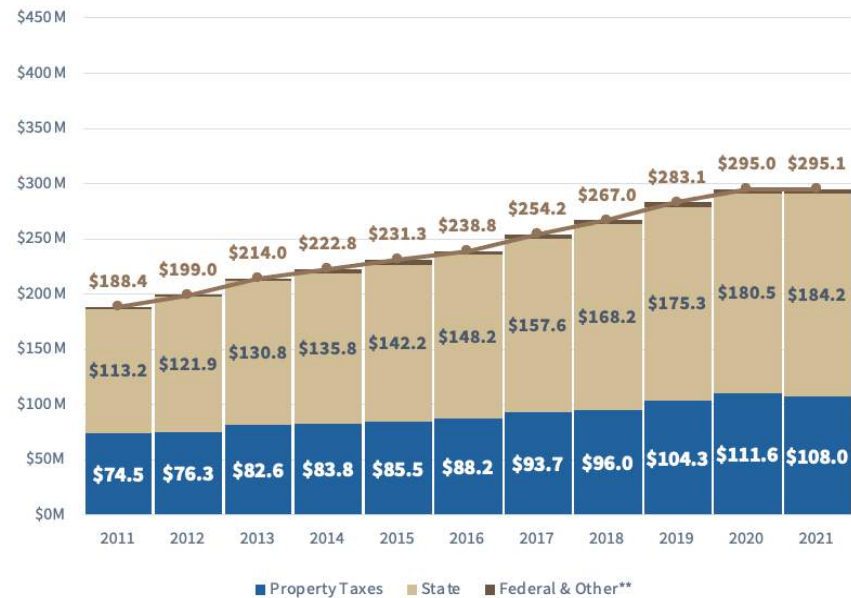


**2.53%**



**0%**

## REVENUES



**4.59%**

4.99%  
3.78%



**3.63%**

4.99%  
-1.68%  
3.87%

**1.07**  
Total  
Proper  
Tax

Author's calculations based on (1) SC Department of Revenue's School District Detailed Index of Taxpaying Ability dataset, Tax Years 2010 – 2020; (2) April 2022 Parcel Dataset, Assessor's Office of Richland County; (3) Comprehensive Annual Financial Reports, Fys 2011-2021, Richland School Districts 1 and 2. (1) Other revenues from Richland County Assessor. All other values from DOR ITA for tax year 2020. \*Other revenues include Federal, Interest, other local, and

# SOURCES

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"Revenue Per Pupil Report by School District for 2021-22 Excluding Bond Revenue." South Carolina Revenue and Fiscal Affairs Office (RFA). Revised 11/15/21.

"School District Detailed Index of Taxpaying Ability" dataset, Tax Years 2010 - 2020. South Carolina Department of Revenue.

Comprehensive Annual Financial Reports, FY 2021 (FY 2020 where 2021 not available). Cities of Greenville, Charleston, Rock Hill, and Columbia; Town of Lexington; Counties of Greenville, Charleston, York, Lexington, and Richland; School Districts of Richland 1 and Richland 2.

Richland County Assessor Property Tax Dataset, Tax Year 2021.

US Census Population Estimates, 2000 – 2021 (through 2020 for cities and towns).

"Membership Report 135 Day, School Year 2020-21." South Carolina Department of Education - Office of Finance.

SC Constitution Article X, §1(5) (<https://www.scstatehouse.gov/scconstitution/A10.pdf>)

SC Act 40 of 2017 ([https://www.scstatehouse.gov/sess122\\_2017-2018/bills/3516.htm](https://www.scstatehouse.gov/sess122_2017-2018/bills/3516.htm)).

U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

"Fiscal Year 2020 - 2021 135-day Financial Requirements Report," Office of Finance, SC Department of Education"

# APPENDIX SUPPLEMENTAL MATERIAL



# SOUTH CAROLINA PROPERTY TAX FORMULA

$$\left[ \begin{array}{c} \text{Taxable} \\ \text{Value} \end{array} \right] \times \left[ \begin{array}{c} \text{Assessment} \\ \text{Rate} \end{array} \right] \times \left[ \begin{array}{c} \text{Millage} \\ \text{Rate} \end{array} \right] - \left[ \begin{array}{c} \text{Local Option} \\ \text{Sales Tax Credit} \end{array} \right]$$

Determined by County Assessor. Limited to 15% increase every 5 years, unless property is transacted.

Constitutionally Specified by Property Type

Combined City, County, Schools (Operations & Debt Service), Special Purpose Districts

Credit to property owners totalling 71% of Local Option Sales Tax collections

# EXAMPLE

## PROPERTY TAX CALCULATION

SC Property Tax Formula	Owner-Occupied House		Rental Home / Commercial Property	
Taxable Value	\$250,000		\$250,000	
X Assessment Rate	X 4%	<i>Assessed Value</i>	X 6%	<i>Assessed Value</i>
		<i>\$10,000</i>		<i>\$15,000</i>
X [ City Millage	X [ 0.0938		X [ 0.0938	
+ County Millage	+ 0.1257	<i>Property Tax</i>	+ 0.1257	<i>Property Tax</i>
+ School Ops Millage	+ 0	<i>(Before LOST</i>	+ 0.2665	<i>(Before LOST</i>
+ School Debt Millage ]	+ 0.064 ]	<i>Credit)</i>	+ 0.064 ]	<i>Credit)</i>
		<i>\$2,835</i>		<i>\$8,250</i>
- [ [ City LOST Factor	- [ [ 0.00228		- [ [ 0.00228	
+ County LOST Factor ]	+ 0.00157 ]	<i>LOST Credit</i>	+ 0.00157 ]	<i>LOST Credit</i>
X Taxable Value ] ]	X \$250,000 ] ]	<i>\$963</i>	X \$250,000 ] ]	<i>\$963</i>
<b>= Property Tax</b>	<b>= \$1,872.50</b>		<b>= \$7,287.50</b>	

# KEY POINTS

1

Commercial, rental, and second home properties are all classified as "*all other real property*" under South Carolina law.

2

"*All other real properties*" have an assessment rate of **6%**, 1.5 times higher than owner-occupied properties.

3

Owner-occupied properties are further exempted from **school operations** millage rates.

4

SC has one of the lowest tax rates for owner-occupied properties in the US, yet one of the highest for commercial and rental properties.

2.a

# COMMERCIAL/RENTAL COMPETITIVE TAX PLAN

1

## TARGET COMMERCIAL/RENTAL

Offer a credit to “*all other real property*” that would have the effect of reducing the assessment rate from 6% to 4%. Model after Act 40 of 2017, which did the same for manufacturing property statewide.

2

## DEVELOP LEGISLATION

Draft legislation at:  
**State level** to enable counties the opportunity to implement a rate credit for “all other real property,” and  
**County level** to opt into the state-legislated rate exemption opportunity.

3

## CALCULATE PHASE-IN FORMULA

Property tax rate reduction plan for Columbia/Richland County would be based on the template outlined by Dr. Stephen Walters, to be phased in over 10 years.

# PEER CITIES

Commercial/rental property tax rates are more severe in Richland County than peer locations, not due to Act 388, but due to **high combined city, county and school millage rates.**

CHARLESTON

**\$3,810**

GREENVILLE

**\$5,339**

LEXINGTON

**\$8,125**

WEST COLUMBIA

**\$6,186**

ROCK HILL

**\$5,859**

COLUMBIA

**\$7,288** RSD1

**\$8,886** RSD2

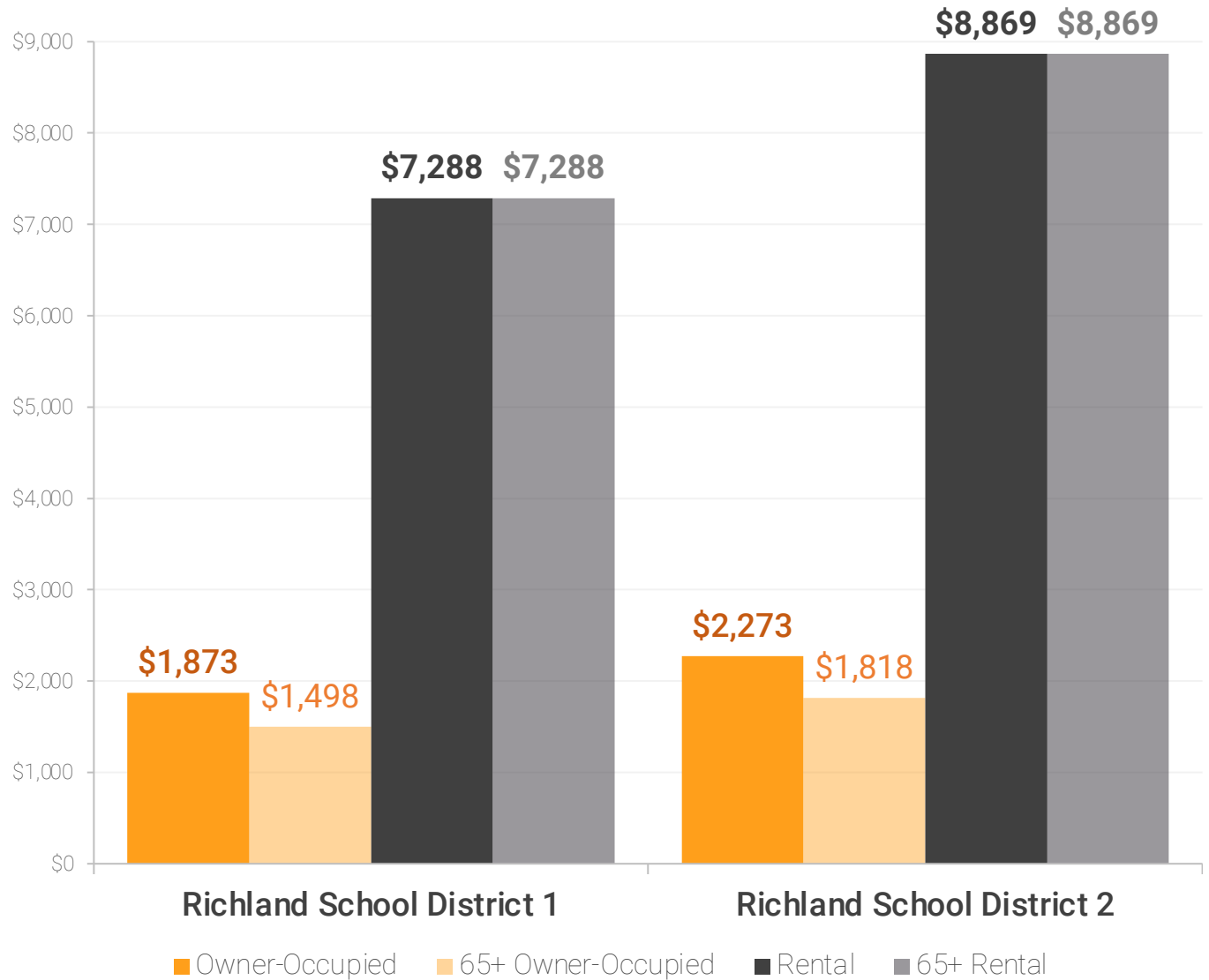
# RENTAL PROPERTY TAX DISPARITY



Rental properties, pay **3.9 times** more property tax than owner-occupied properties.

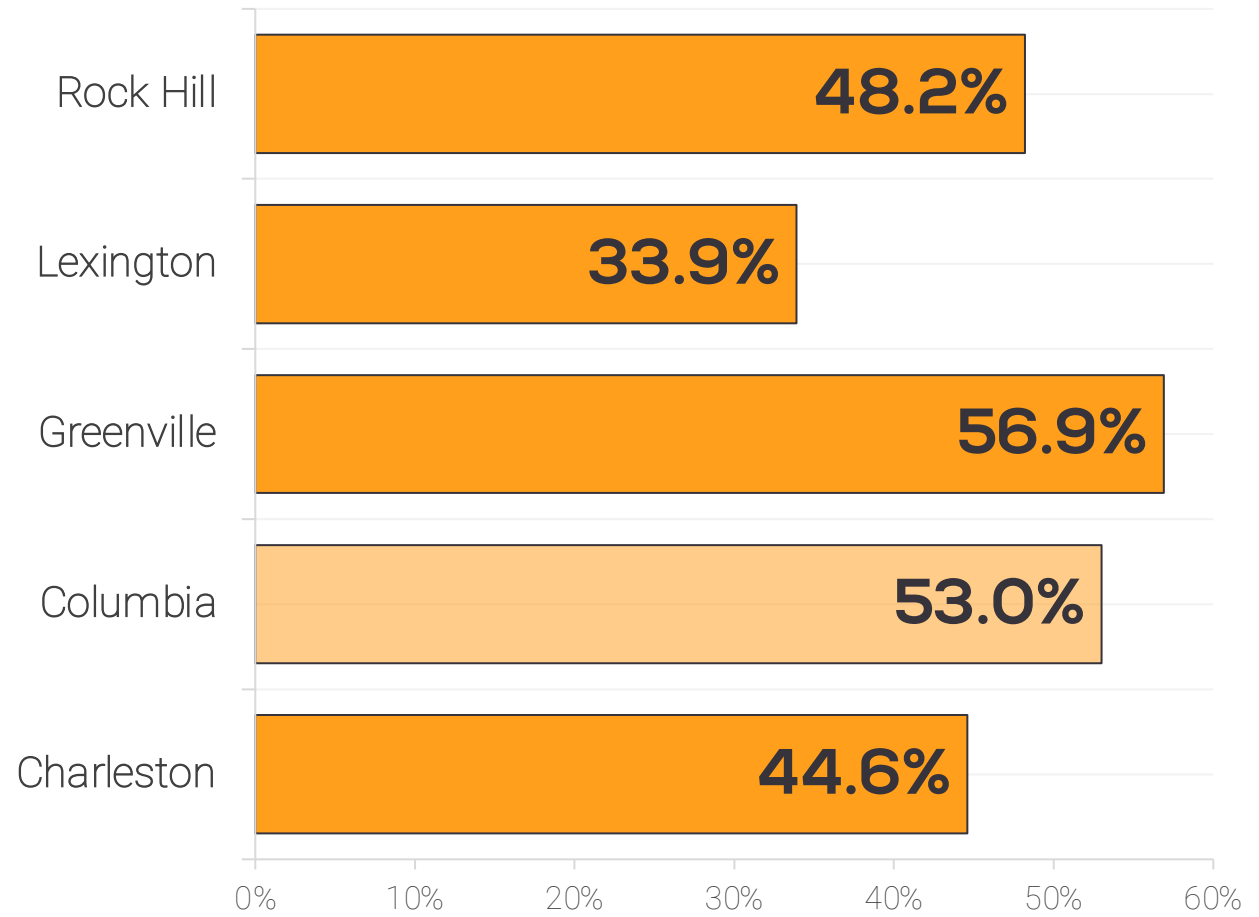


Residents aged **65 or older** do **not** receive the state's Homestead reduction if they rent.

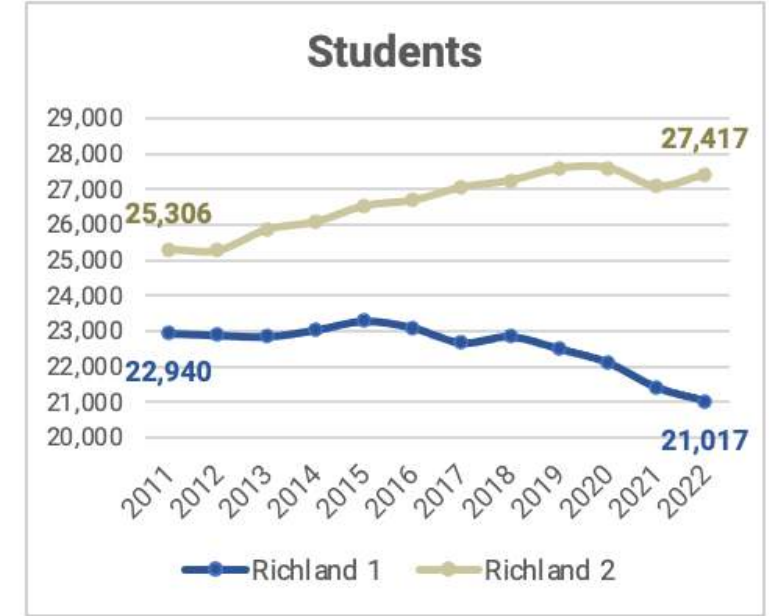
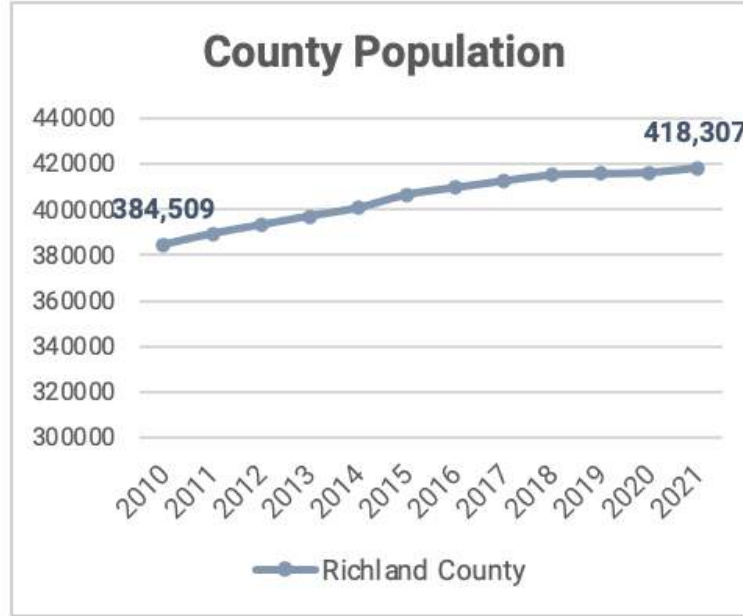
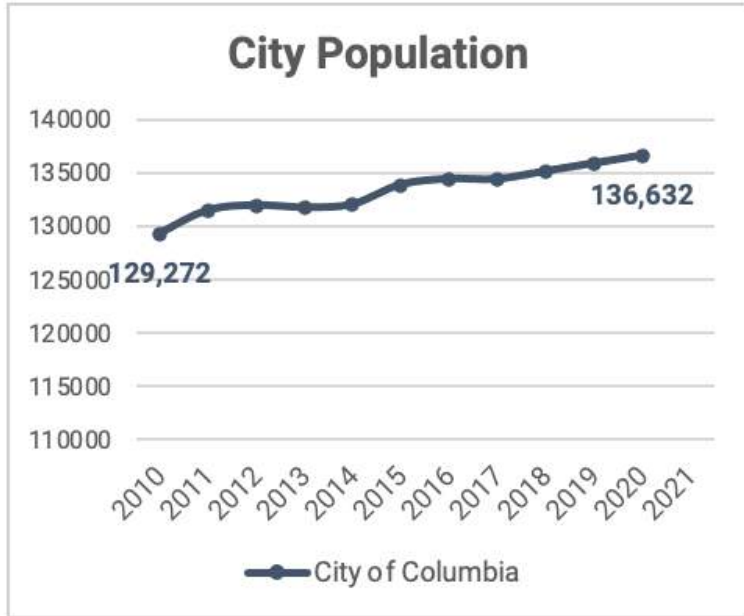


Attachment: TMC\_Tax\_Plan\_Part\_3\_051922 (7573 : The Impact of Property taxes)

# RENTER- OCCUPIED HOUSING RATE



# POPULATION GROWTH TRENDS



**Columbia: 5.7%**

Rock Hill: 12.4%      Charleston: 25.1%  
 Lexington: 31.9%      Greenville: 21.1%

**Richland 8.8%**

York: 27.7%      Charleston: 17.9%  
 Lexington: 14.4%      Greenville: 18.3%

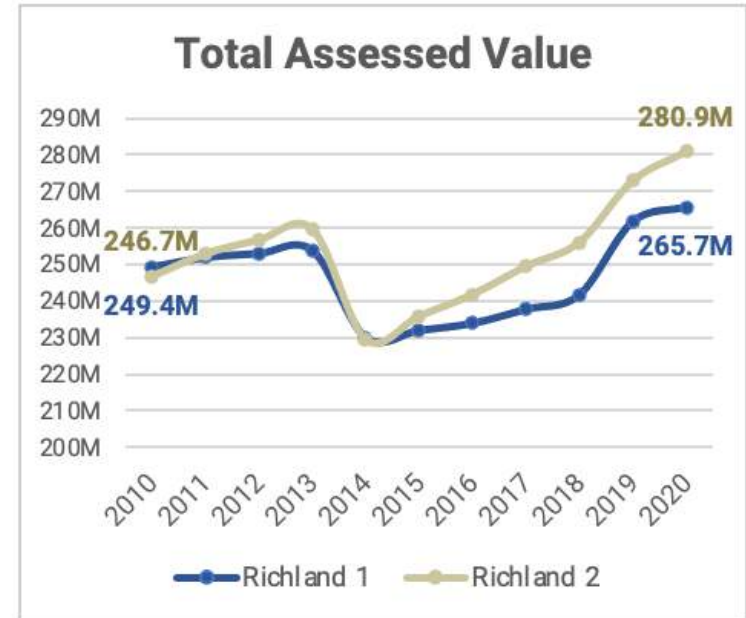
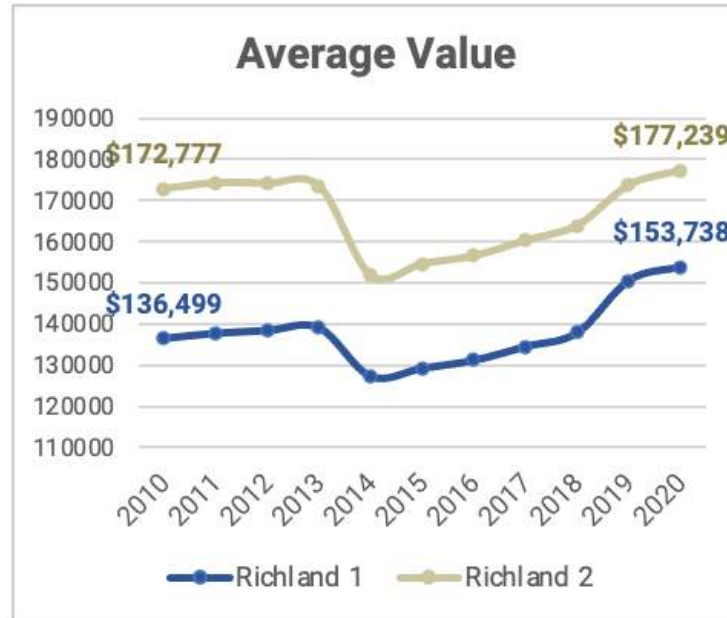
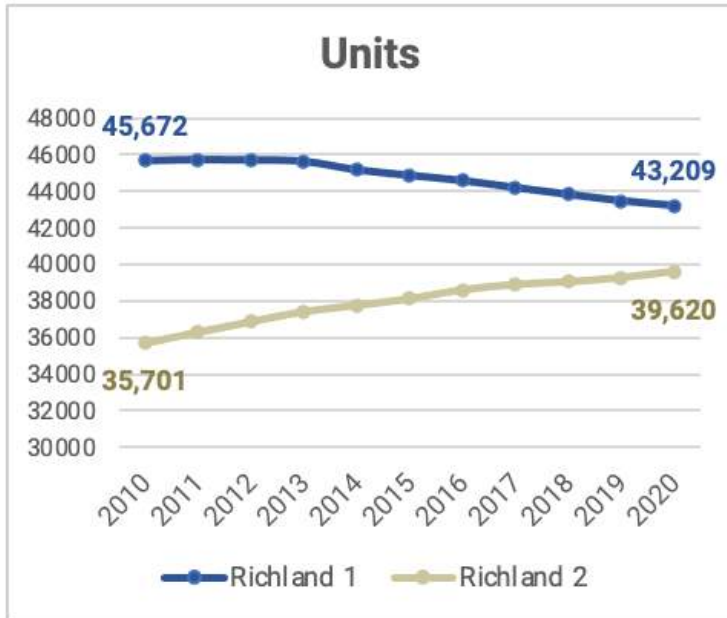
**RSD1: -8.4%**

York 3: -3.0%  
 Lexington 1: 22.6%

**RSD2: 8.3%**

Charleston: 12.1%  
 Greenville: 7.4%

# OWNER-OCCUPIED PROPERTY GROWTH



**RSD1: -5.4%**

**RSD2: 11.0%**

**RSD1: 12.6%**

**RSD2: 2.6%**

**RSD1: 6.6%**

**RSD2: 13.8%**

York 3: 8.2%  
Lexington 1: 16.1%

Charleston: 14.7%  
Greenville: 10.2%

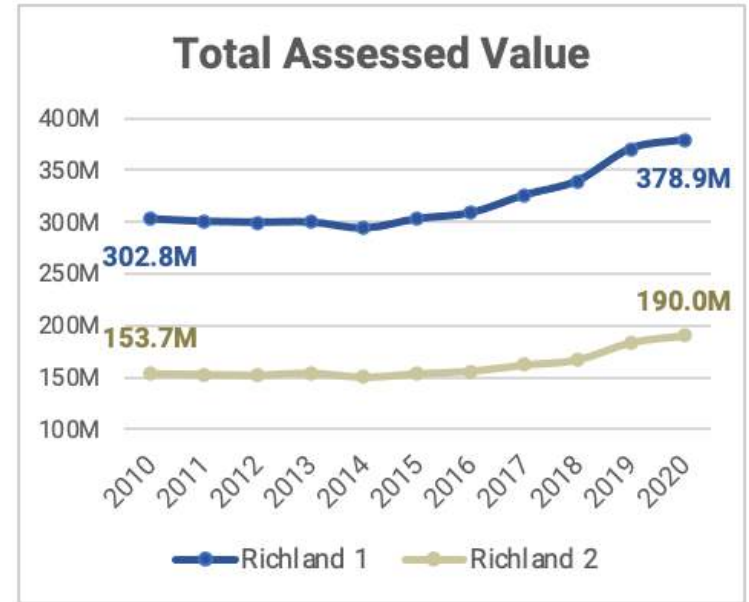
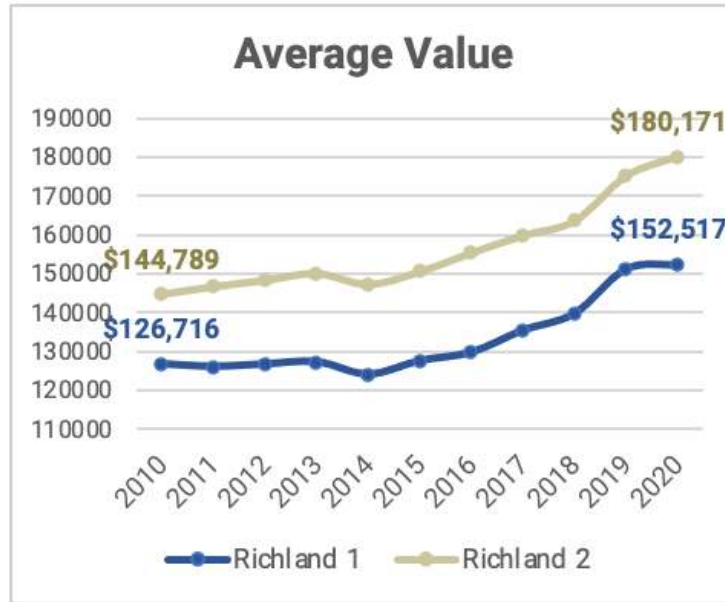
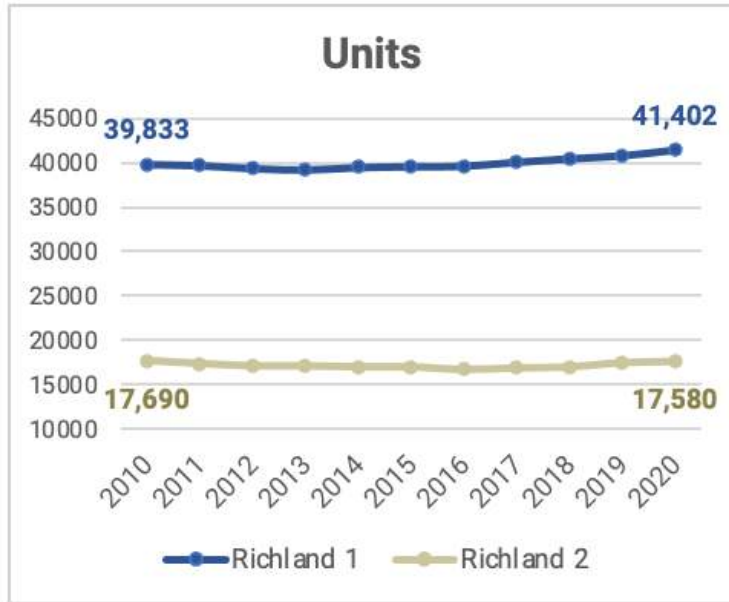
York 3: 29.9%  
Lexington 1: 33.0%

Charleston: 51.3%  
Greenville: 23.7%

York 3: 40.5%  
Lexington 1: 54.4%

Charleston: 73.6%  
Greenville: 36.4%

# COMMERCIAL/RENTAL PROPERTY GROWTH



**RSD1: 3.9%**

**RSD2: -0.6%**

York 3: -6.5%  
Lexington 1: -13.2%

Charleston: 9.8%  
Greenville: 2.5%

**RSD1: 20.4%**

**RSD2: 24.4%**

York 3: 58.9%  
Lexington 1: 48.5%

Charleston: 39.6%  
Greenville: 35.1%

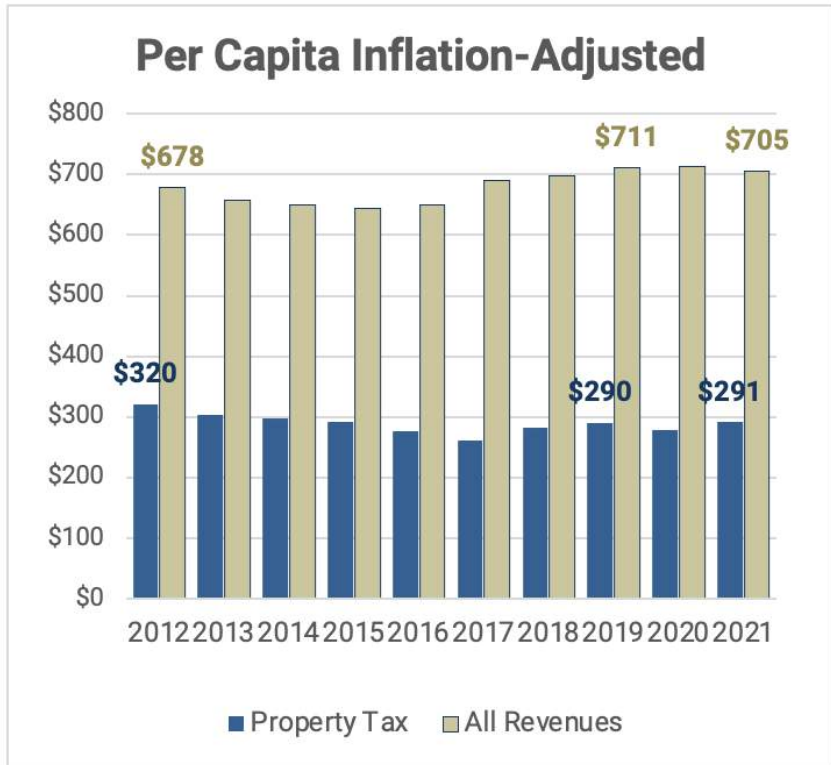
**RSD1: 25.1%**

**RSD2: 23.7%**

York 3: 48.6%  
Lexington 1: 28.8%

Charleston: 53.2%  
Greenville: 38.5%

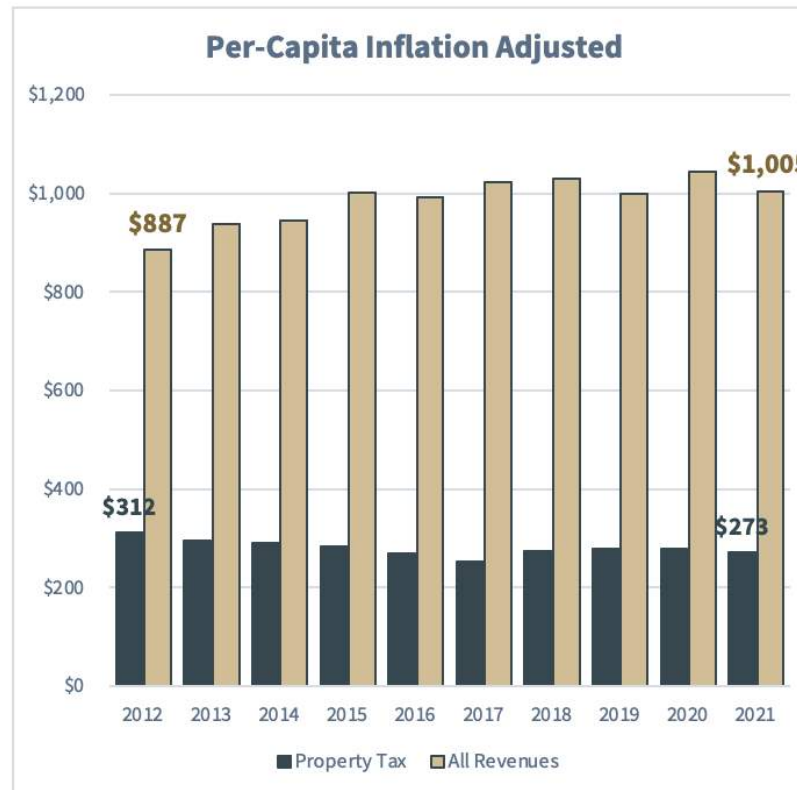
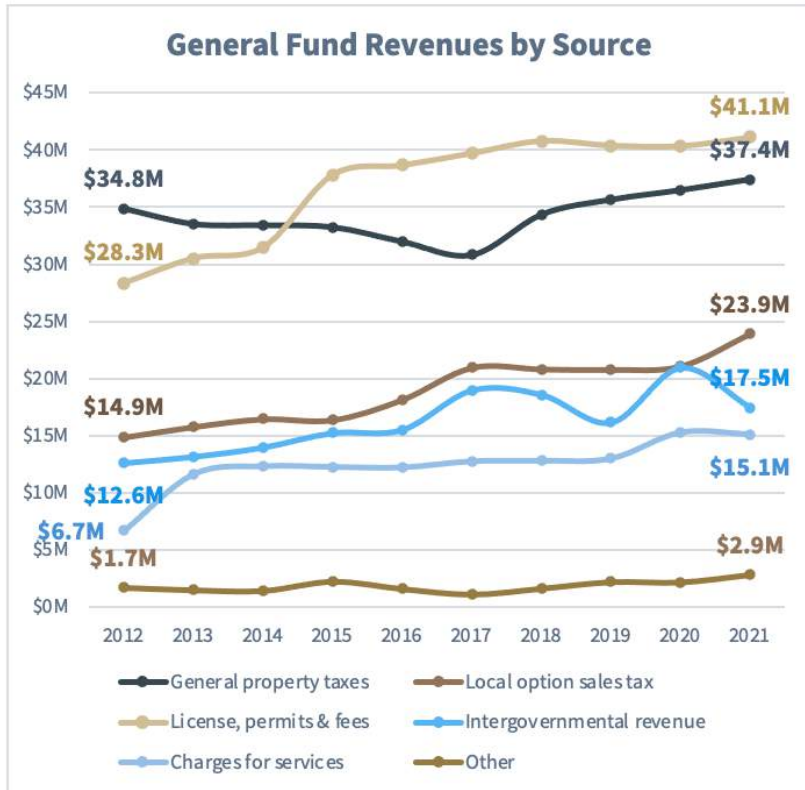
# CITY OF COLUMBIA SELECTED REVENUES



### Historic Annual Growth

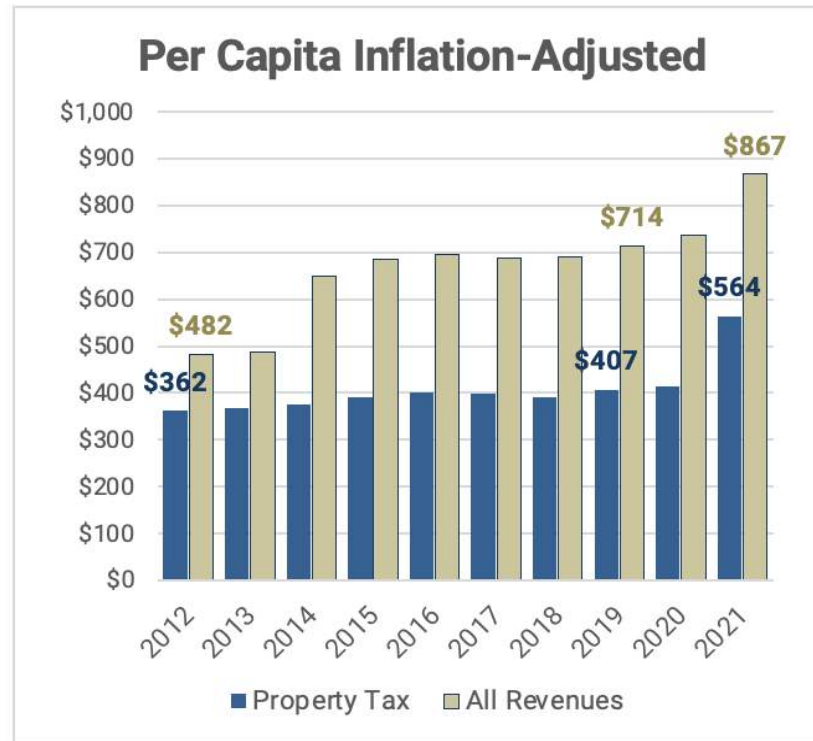
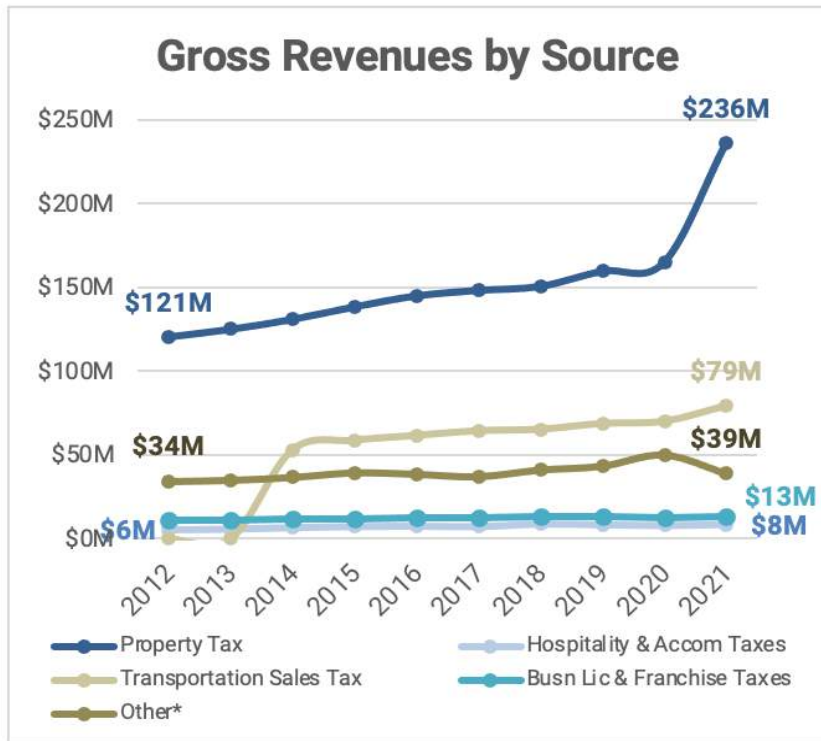
	2012-19	2012-21
Property Tax	0.7%	1.4%
Local Option Sales	5.0%	5.6%
Hospitality & Accom	1.8%	0.0%
Other*	7.6%	7.3%
<b>All Revenues</b>	<b>2.7%</b>	<b>2.8%</b>

# CITY OF COLUMBIA GENERAL FUND REVENUES



	Historic Annual Growth	
	2012-19	2012-21
General property taxes	0.4%	0.9%
Local option sales tax	5.7%	6.1%
License, permits & fees	6.1%	4.8%
Intergovernmental revenue	4.2%	4.2%
Charges for services	11.6%	10.7%
<b>All Revenues</b>	<b>4.4%</b>	<b>4.2%</b>

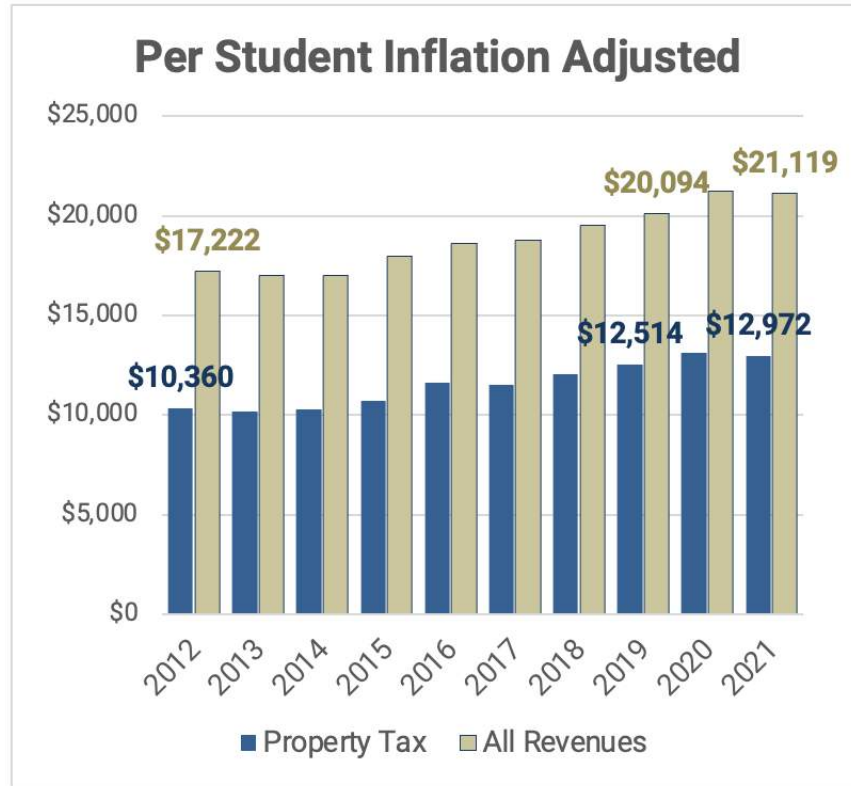
# RICHLAND COUNTY SELECTED REVENUES



### Historic Annual Growth

	2012-19	2012-21
Property Tax	4.1%	8.3%
Transportation Sales	3.8%	4.6%
Hospitality & Accom	6.0%	4.9%
Busn Lic & Franchise	2.6%	2.4%
Other*	3.5%	2.0%
<b>All Revenues</b>	<b>4.0%</b>	<b>6.8%</b>

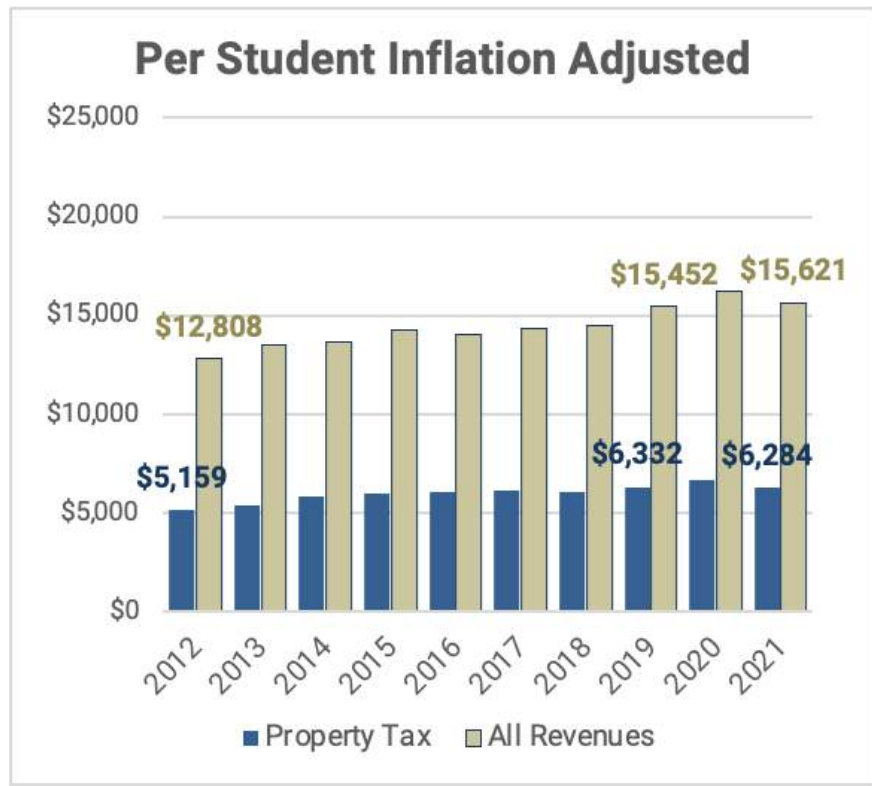
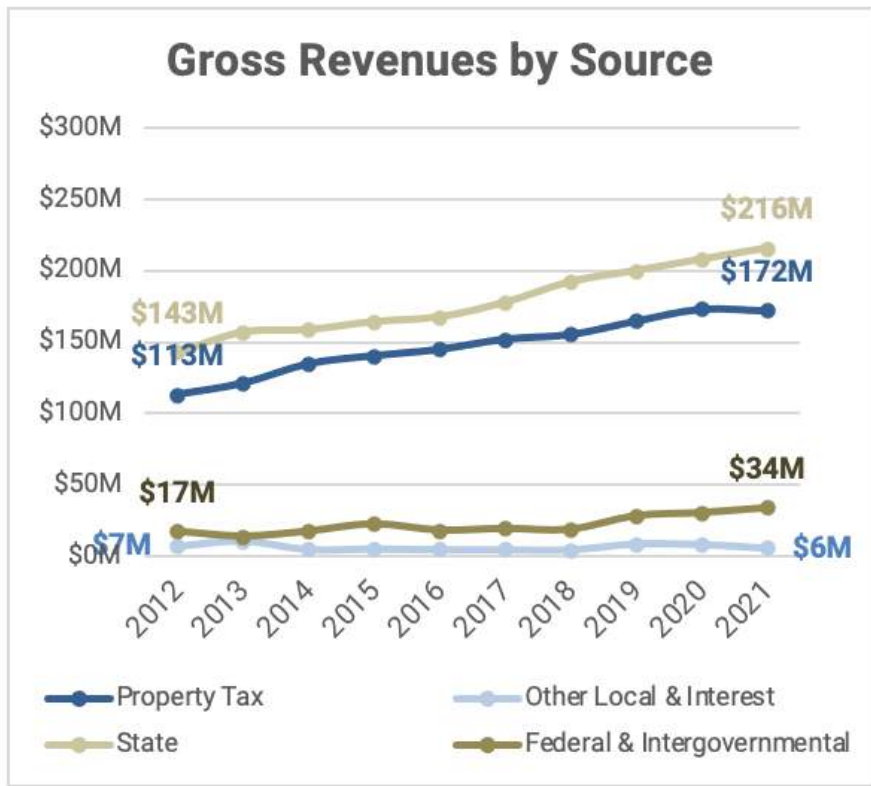
# RICHLAND DISTRICT 1 REVENUES



### 2020-21 Revenues Per Student

<b>RSD1</b>	<b>\$21,119</b>
RSD2	\$15,621
Charleston	\$21,940
Greenville	\$13,892
Lexington 1	\$15,103
York 3	\$13,982
<b>State Average</b>	<b>\$15,259</b>

# RICHLAND DISTRICT 2 REVENUES

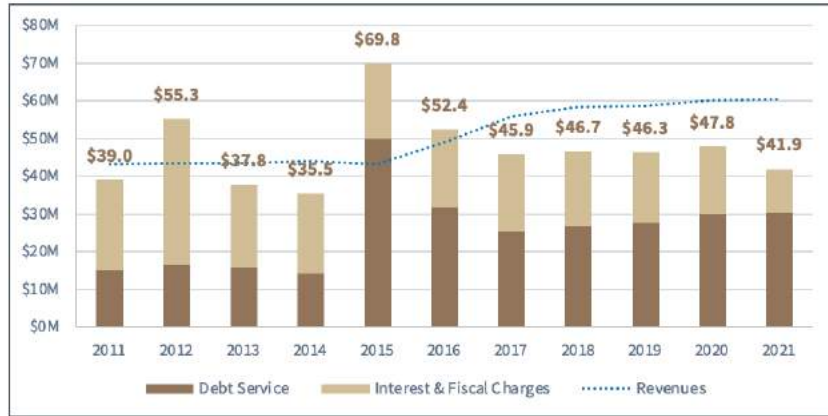


### 2020-21 Revenues Per Student

<b>RSD2</b>	<b>\$15,621</b>
RSD1	\$21,119
Charleston	\$21,940
Greenville	\$13,892
Lexington 1	\$15,103
York 3	\$13,982
<b>State Average</b>	<b>\$15,259</b>

# SCHOOL DISTRICT EXPENDITURES BY SOURCE

RSD1 Debt Service Fund



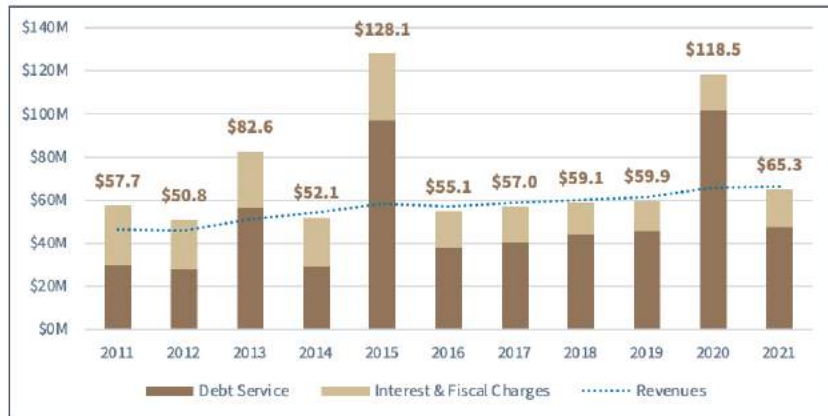
Annual Growth (2011-21)	
Total	<b>0.71%</b>
Debt Service	<b>7.36%</b>
Interest & Charges	<b>-7.19%</b>

RSD1 General Fund



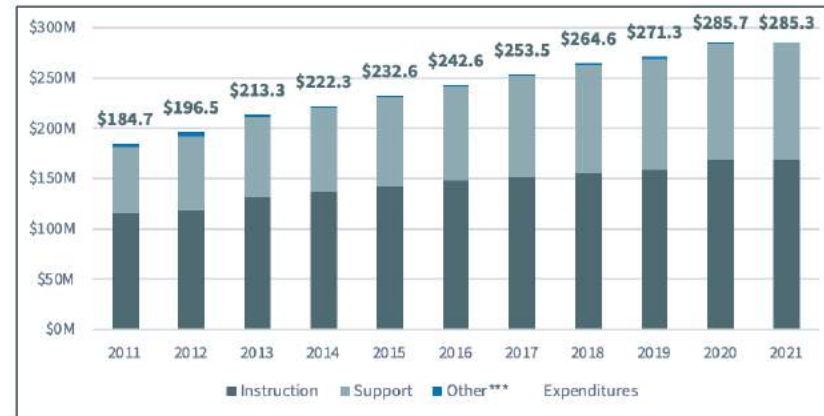
Annual Growth (2011-21)	
Total	<b>3.53%</b>
Instruction	<b>3.39%</b>
Support	<b>3.79%</b>
Other***	<b>0.84%</b>

RSD2 Debt Service Fund



Annual Growth (2011-21)	
Total	<b>1.25%</b>
Debt Service	<b>4.80%</b>
Interest & Charges	<b>-4.35%</b>

RSD2 General Fund



Annual Growth (2011-21)	
Total	<b>4.45%</b>
Instruction	<b>3.80%</b>
Support	<b>5.79%</b>
Other***	<b>-5.59%</b>

# EXAMPLE CITY OF COLUMBIA

## REVENUES DURING TAX REDUCTION PHASE-IN

Assuming  
Continuation of  
Historical Growth  
Rates



2.a

AVERAGE ANNUAL GROWTH	Property Value*		Revenues			
	Historic	Projected	Historic	Projected		
	Commercial Property	2.6%	2.6%	Property Tax	0.9%	1.7%
	All Other Property	2.3%	2.3%	Commercial Property Tax		-1.5%
				All Other Property Tax		2.6%
				All Other Revenues	5.6%	5.6%
				<b>Total Revenues</b>	<b>4.1%</b>	<b>4.5%</b>

Attachment: TMC\_Tax\_Plan\_Part\_3\_051922 (7573 : The Impact of Property taxes)

# EXAMPLE RICHLAND COUNTY

## REVENUES DURING TAX REDUCTION PHASE-IN

Assuming  
Continuation of  
Historical Growth  
Rates



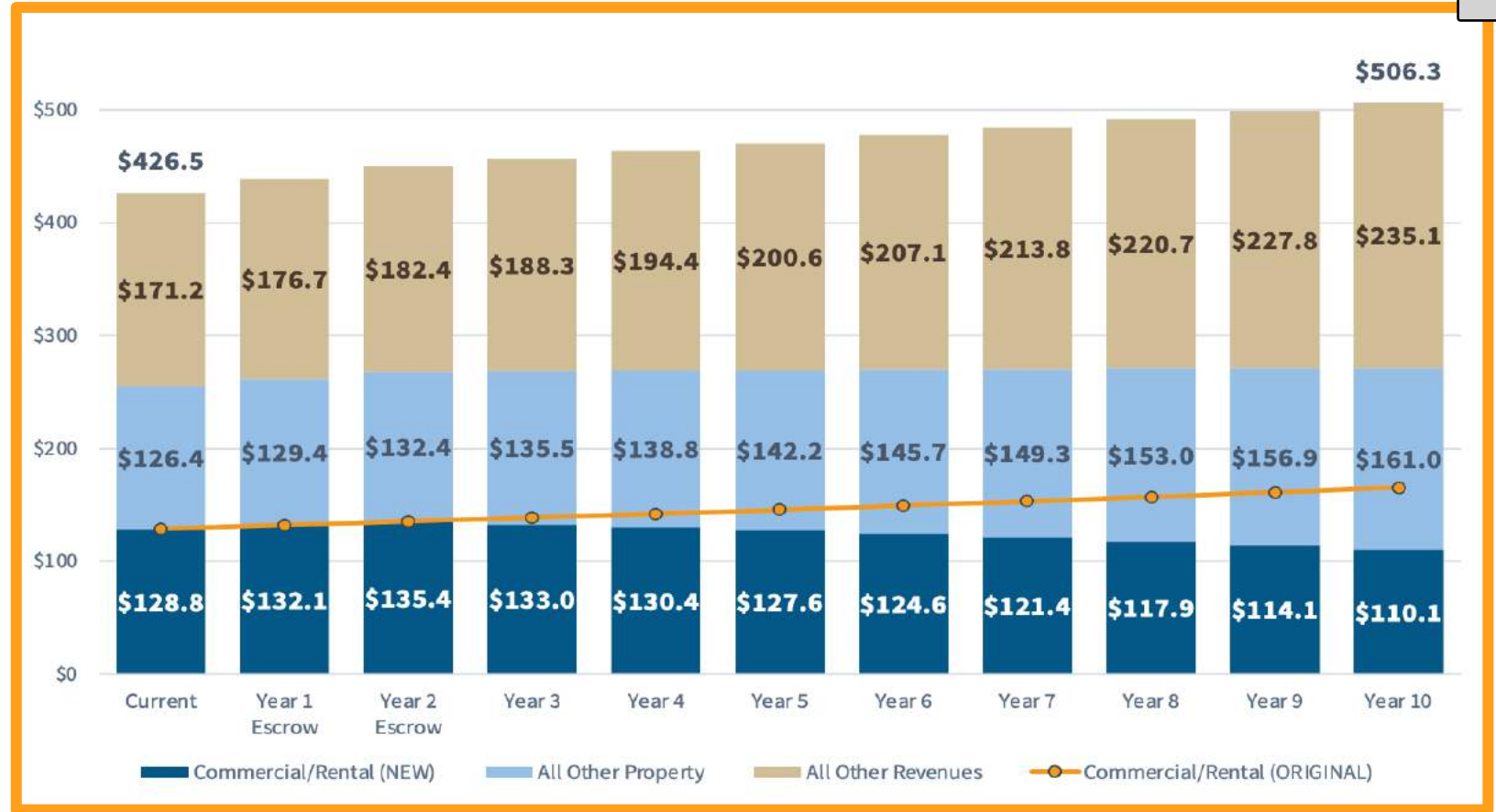
AVERAGE ANNUAL GROWTH	Property Value		Revenues			
	Historic	Projected	Historic	Projected		
	Commercial Property	2.6%	2.6%	Property Tax	4.4%	1.0%
	All Other Property	2.3%	2.3%	Commercial Property Tax		-1.5%
				All Other Property Tax		2.3%
				All Other Revenues	5.5%	5.5%
				<b>Total Revenues</b>	<b>4.8%</b>	<b>2.9%</b>

Author's calculations based on School District Detailed Index of Taxpaying Ability dataset, Tax Years 2010 – 2020 and April 2022 Parcel Dataset, Assessor's Office of Richland County. (1) Owner-Occupied and Commercial/Rental values from Richland County Assessor. All other values from DOR ITA for tax year 2020. Annual Historic Growth from 2010 to 2020. (3) Includes Richland County General and Nonmajor Governmental Funds receiving property tax. (4) Does not include Transportation Sales Tax Revenue. County annual compounded growth rate based on

# EXAMPLE RICHLAND SCHOOL DISTRICT 1

## REVENUES DURING TAX REDUCTION PHASE-IN

Assuming  
Continuation of  
Historical Growth  
Rates



### COMPOUNDED AVERAGE ANNUAL GROWTH

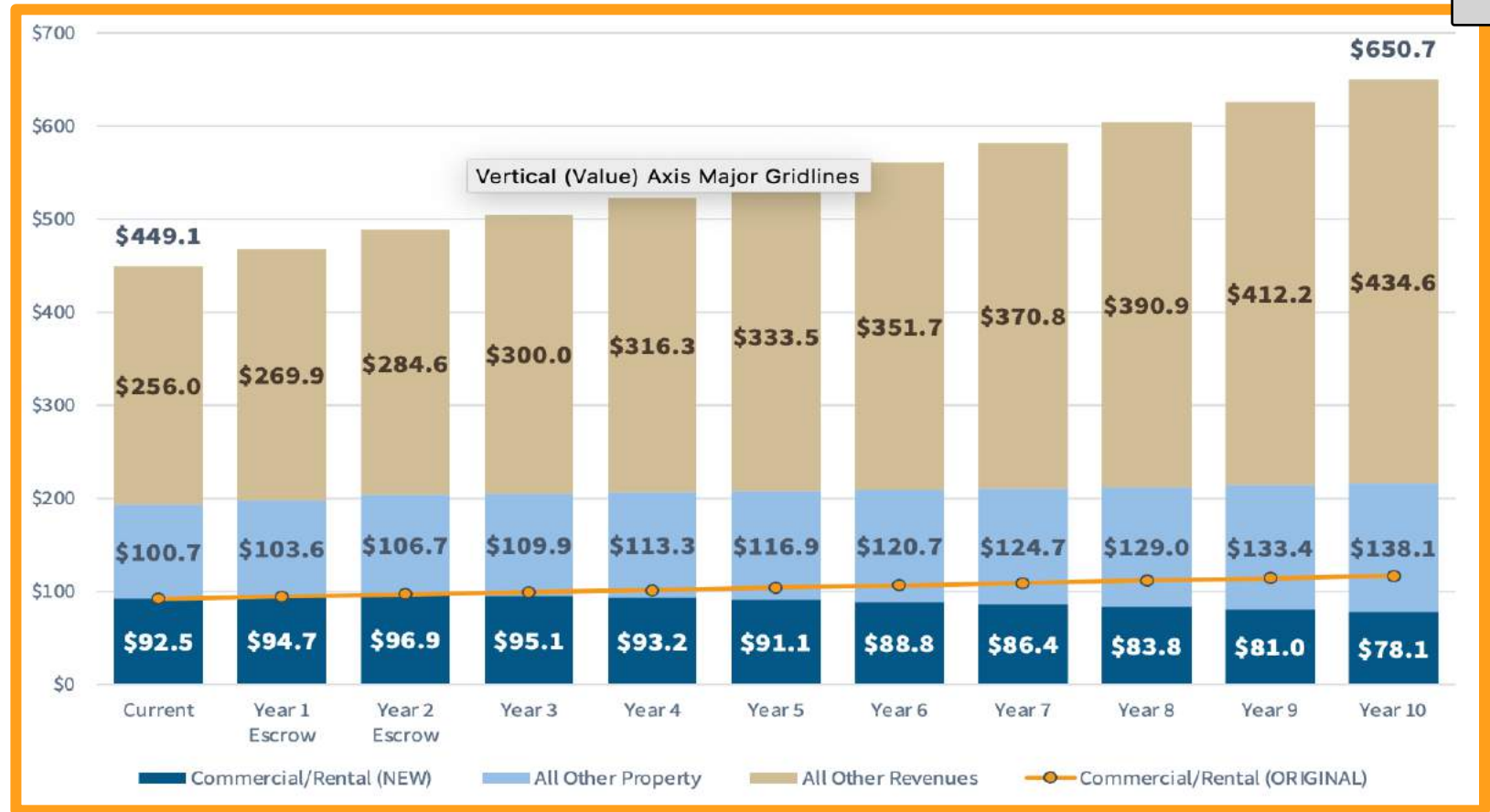
Property Value	Historic	Projected
Commercial Property	2.5%	2.5%
All Other Property	2.4%	2.4%

Revenues	Historic	Projected
Property Tax	3.9%	0.6%
Commercial Property Tax		-1.6%
All Other Property Tax		2.4%
All Other Revenues	3.2%	3.2%
<b>Total Revenues</b>	<b>3.6%</b>	<b>1.7%</b>

# EXAMPLE RICHLAND SCHOOL DISTRICT 2

## REVENUES DURING TAX REDUCTION PHASE-IN

Assuming  
Continuation of  
Historical Growth  
Rates



**COMPOUNDED  
AVERAGE  
ANNUAL  
GROWTH**

Property Value	Historic	Projected
Commercial Property	2.4%	2.4%
All Other Property	3.2%	3.2%

Revenues	Historic	Projected
Property Tax	5.4%	1.1%
Commercial Property Tax		-1.7%
All Other Property Tax		3.2%
All Other Revenues	5.4%	5.4%
<b>Total Revenues</b>	<b>5.4%</b>	<b>3.8%</b>

2.a

Attachment: TMC\_Tax\_Plan\_Part\_3\_051922 (7573 : The Impact of Property taxes)



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We Are Columbia

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**MEETING DATE:** May 19, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Legislative and Local Action Plan - Mr. Charles Terreni, Esq.,  
Terreni Law Firm, LLC

**FUNDING SOURCE &  
ORIGINAL BUDGET:**



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We Are Columbia

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**MEETING DATE:** May 19, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **Additional Information Regarding Implementation and Hedges for the Schools, the County and the City - Ms. Rebecca Gunnlaugsson, Ph.D., President of Acuitas Economics**

**FUNDING SOURCE & ORIGINAL BUDGET:**



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We Are Columbia

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**MEETING DATE:** May 19, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **Recommendation of a Final Draft Plan - Ms. Rebecca  
Gunlaugsson, Ph.D., President of Acuitas Economics**

**FUNDING SOURCE &  
ORIGINAL BUDGET:**



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We Are Columbia

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**MEETING DATE:** May 19, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Final Meeting Schedule - The Honorable Joe E. Taylor, Chair

**FUNDING SOURCE &  
ORIGINAL BUDGET:**