



Contact:
David Pendered
404-408-2838

George Burgan
404-420-1583
678-358-4427 (cell)

235 Peachtree Street, NE
Suite 2000
Atlanta, GA 30303
www.andpi.org

For Immediate Release – October 10, 2008

Residents of Metro Atlanta’s High-Foreclosure Neighborhoods Could Pay Millions in Excess Property Taxes

Low-Income and Minority Neighborhoods Most at Risk

(Atlanta, GA) Homeowners in the 15 metro zip codes hardest hit by foreclosures will pay more than \$71 million in excess property taxes next year if dramatic reassessments are not made, according to a new study released by Atlanta Neighborhood Development Partnership (ANDP), a 17-year housing nonprofit supporting mixed income and affordable housing.

While declining home values could lead to modest overpayments metro-wide – on average \$103 annually or just over \$8 per month - residents of high-foreclosure neighborhoods will see much steeper excess payments, up to 15 times the metro average. Residents of Fulton County’s 30310 zip code, for example, would pay more than \$1,400 in excess taxes if appraised values are not adjusted.

The neighborhoods most impacted tend to be predominantly minority and lower-income according to the report which was conducted by Robert Charles Lesser and Company, the nation’s leading independent real estate advisory firm.

“Foreclosures are decimating neighborhoods across metro Atlanta,” said John O’Callaghan, president and CEO of ANDP. “Inflated property taxes in these communities are burdening existing homeowners and preventing future buyers from bringing new life to vacant and abandoned homes.”

O’Callaghan cited the report in calling on county tax officials in metro Atlanta’s five core counties to support a wholesale revaluation of homes in high-foreclosed areas to bring appraised values and accompanying taxes in line with current market values as required by state law.

“Without direct action to update tax appraised values, these struggling neighborhoods will continue to see high vacancy rates, increased crime, and further blight and deterioration,” O’Callaghan added.

ANDP is working to collaborate with local and state officials to ensure that property tax bills mailed out next year reflect the true value of a home, and not the value that was assessed before the foreclosure crisis began damaging neighborhoods. Updated tax assessments could lower the cost of monthly mortgage payments and rents by up to \$120 per month in some areas making abandoned and boarded-up homes affordable.

The RCLCO report examined high-foreclosure zip codes and neighborhoods in Clayton, Cobb, DeKalb, Fulton and Gwinnett counties.

###

Atlanta Neighborhood Development Partnership, Inc. (ANDP)

235 Peachtree Street NE | Suite 2000 | Atlanta, GA 30303 | www.andpi.org

ANDP is recognized as metropolitan Atlanta’s leading advocate for mixed income communities as a means of addressing regional shortage of affordable housing. The organization’s mission is to promote and create mixed income communities through direct development, lending, policy research and advocacy that result in the equitable distribution of affordable housing throughout the metropolitan Atlanta region.

For ANDP: John O’Callaghan
President & CEO
404-420-1591 – Direct
404-775-0894 – Cell
jocallaghan@andpi.org

Susan Adams
Director of Research, Policy & Information
404-420-1595 – Direct
404-788-8827 – Cell
sadams@andpi.org

RCLCO (Robert Charles Lesser & Co.)

999 Peachtree Street | Suite 2690 | Atlanta, GA 30309 | www.rclco.com

RCLCO is the nation’s leading independent real estate advisory firm, providing market and financial analysis and strategic planning for a broad spectrum of clients. RCLCO is recognized in the industry as having the ability to address specific project situations as well as overall long-term strategic needs. With unsurpassed experience in market and feasibility analysis and strategic programming, RCLCO’s client base includes developers, major investors, lenders, non-profits and government agencies.

For RCLCO: Dave Pierce
Associate
404 601 0548 – Direct
dpierce@rclco.com

Susan Kirsch
Senior Principal
404-601-0554 - Direct
skirsch@rclco.com