

PUBLIC COMMENTS

HB 3971

HOUSE COMMITTEE ON WAYS & MEANS

Hearing Date: April 12, 2021 10:00 AM - or upon final adjourn./recess or bill referral if permission granted

Joanna Hampton

Self

Dallas, TX

Honorable members of the Ways and Means Committee,

I am writing today in support of HB3971. As a resident of Dallas, within a designated historic district, this bill is a vital and much needed tool for our historic districts.

Like many historic districts throughout the state, our home is located in an older urban area which is seeing substantial growth and reinvestment. We welcome this growth however due to state law, as tax assessments occur in response to this growth there is no ability to take into account the historic designation. The preservation guidelines which provided stability for our historic districts to flourish over the past 30 years do not allow for demolition and the increased density which typically occurs outside of our districts.

HB3971 will allow consideration of historic designation in establishing land value and placing the appropriate value in the structures which are the foundation for the historic districts, honoring their history in the development of our city, and their contribution to the fabric our our community.

As the committee considers this bill, I hope that consideration will be given to all designated historic residential structures whether individual landmarks, or those in historic districts with mixed development types. In many ways, these properties experience even greater development pressure and are vital to telling the full story of our states rich history.

Thank you for your consideration.

Jason Harper

Self - construction manager/historic district homeowner/Preservation Dallas Board Member

Dallas, TX

As a historic district homeowner in Dallas, Texas for 25 years, and Preservation Dallas Board Member I support this bill.

Bob Charlap

Self

Dallas, TX

- this is a much needed tool for residential properties in historic districts
- preservation guidelines which have provided for stability for historic districts to flourish do not allow for increased density which typically occurs outside of the district's boundaries
- this bill allows for appraisals of residential structures in designated historic districts to take in to account they cannot be demolished and replaced
- consideration should also be given to all designated historic residential structures whether individual landmarks, or those in historic districts with mixed development types

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David Preziosi
Preservation Dallas
Dallas, Texas, TX

Preservation Dallas is in SUPPORT of HB 3971 regarding market value of residential properties in locally designated historic districts. HB 3971 would be a much-needed tool to help equalize appraisals for residential structures in locally designated historic districts and require appraisal districts to take into account that the structures in those districts cannot be demolished and replaced. The Dallas County Appraisal District has continued to increase the value of the land in historic districts while greatly devaluing the improvement based on nearby development so that it is much less than the land value. In historic districts, the improvement should be the most valuable part of the appraisal and not the land due to the regulations which protect residences in local historic districts.

Elizabeth Wally
self
Dallas, TX

Please support HB 3971 which will help those of who live us in the residential sections of the few historic districts in Dallas. We do not need more density! These neighborhoods have grown and changed over the years but are now in the right balance or single and multi-family! HB 3971 does provide for appraisals of residential structures in designated historic districts to take in to account they cannot be demolished and replaced, which is important - we in Dallas have had a tendency to tear down first, before asking questions.

I also think consideration should be given to each designated historic residential structure whether individual landmarks, or those in historic districts with mixed development types.
Thank you for your attention.

Chris Farish
Self - Attorney
DALLAS, TX

In the past two years, the "value" of the dirt my house rests on has increased from approximately \$8/sq.ft. in 2018 to \$20/sq.ft. in 2020. In both 2019 and 2020 I challenged this increase based on the fact my property is restricted by the Historical District Ordinance in place. In 2020 specifically, I pointed out that none of the properties the appraisal district was using as a "comparable" was located in a historical district, and as such, the dirt being purchased wasn't restricted in the same manner the dirt under my house is restricted. I was summarily told by the appraiser that the lot with no restrictions and zoned for multi-family development was comparable to my lot that, were it vacant, would be restricted to a single-family structure that conforms with the historical character of the neighborhood. I love my neighborhood and I appreciate the restrictions inherent in living here. However, the county appraisers are disinterested in comparing apples to apples and lazy when it comes to trying to account for the restrictions of historical district living. Therefore, I encourage the House Ways & Means Committee to pass HB-3971 and protect residential properties in historic districts and the owners of those properties. This Bill, which I only today became aware of, would prevent the very issue that I have encountered over the past two years that has led to an overall increase in my property taxes of \$12/sq.ft., which translates to almost \$151,000 in "value" of my property.

Paul Ridley
self, attorney
Dallas, TX

Strongly support as a resident of Dallas historic district Munger Place for 28 years and former member of Dallas Landmark Commission.

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