



TOM ★ ★ ★ ★ ★  
**MALONE**  
 FOR 25<sup>th</sup> WARD ALDERMAN  
 On the Web: [WWW.TOM2007.COM](http://WWW.TOM2007.COM)

**UNLESS WE ACT NOW TO CHANGE COURSE, YOUR PROPERTY TAXES WILL ALMOST DOUBLE OVER THE NEXT FIVE YEARS!!**

As I have gone door to door during this campaign, I have heard many neighbors' opinions about the key issues we face, and by far the biggest issue is the skyrocketing property taxes. This election is the time for our Ward to take a stand on this very serious issue:

- **Over the last five years, property taxes in New Haven have risen at close to three times the rate of inflation. We have had years of continuous tax increases at the same time the city has amassed almost \$700 million in debt, costing taxpayers almost \$60 million each year in interest payments. We are spending almost as much in interest payments as we spend on police and fire services in New Haven!**
- **Your property taxes could come close to doubling over the next five years**
  - This year, average New Haven homeowners saw their assessed property value increase 88% as a result of the recent State-mandated reassessment. City Hall established a five-year phase-in period for the new assessments, so that **your assessed value will increase an average of 18% this year and every year for the next 4 years.**
  - This reassessment was done at the top of the real-estate market cycle, so while your assessment will continue to rise, your home's actual value is likely declining. **Our area has already seen home prices decline more than 5%** in the last 12 months, and further declines are expected.
  - Your property taxes are calculated using the assessed value multiplied by the mill rate. The Board of Aldermen could have chosen to lower the mill rate enough to make the re-assessment tax revenue-neutral, but they chose not to do that. They reduced it just a little, and thus **the average property tax bill increased about 11% this year, an increase of more than four times the rate of inflation.**
  - With automatic assessment increases every year for the next four years, and with City Hall unlikely to reduce our mill rate significantly, we are programmed for four more years of tax increases at more than four times the rate of inflation, **resulting in your taxes going up 70%- 90%** at a time when your property value is likely to see continued significant declines.
- **Many of our neighbors are struggling to afford the taxes we have now. How will the increases over the next five years affect them?** Going door to door, I have been shocked and saddened by the number of our neighbors who are selling their house or considering selling their house because the taxes are already more than they can afford. **This is a trend we must stop now.**

**In an email to residents last fall, my opponent wrote to say "Don't Panic" about the potential tax increases. She then voted for a budget that increased your taxes dramatically. With property values declining, taxes skyrocketing, and residents increasingly unable to afford to live here, I have to ask, "If now is not the time to panic, when IS the right time to get serious about solving this very serious problem?" With inflation at historic lows, why are City Hall's costs rising so much faster than your family's budget?**

**I believe the time to take a stand on this issue is right now.** I will work for more fiscal discipline in City Hall and more community involvement in the budget process. I will be an independent voice on the Board of Aldermen fighting for flat or slower budget growth so that residents' incomes and economic growth can catch up to the taxes we are paying. We SHOULD expect our government to find innovative ways to operate more efficiently. We CAN reduce skyrocketing budget growth. We CAN keep our Ward affordable to live in. We MUST act now. I am asking for your vote on November 6 to fight for these goals. It is time to get control of taxes in New Haven.

**Questions? To Volunteer? Donations?**  
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*Your Voice in City Hall*