

**OFFICE OF THE COUNTY COUNSEL
COUNTY OF SAN MATEO**

To: Honorable Board of Supervisors
From: County Counsel
Subject: Property Tax Roll Correction APN 063-492-350
 1805 E Bayshore Road, #1-94, East Palo Alto
 Light Tree Housing Partners, et al
Date: March 12, 2001

RECOMMENDATION: Approve a property tax roll correction for the 1999 Supplemental Roll and the 1999/2000 and 2000/2001 Annual Rolls to reflect a welfare exemption for Light Tree Housing Partners

Light Tree Housing Partners purchased the property located at 1805 E Bayshore Road, #1-94, East Palo Alto, on March 5, 1999. Light Tree Housing Partners sold the land to Light Tree Land LLC and leased it back for a term of 60 years. As a result, Light Tree Housing Partners is still deemed the appropriate assessee for the property. In February 2000, Citizens Housing Corporation, the non-profit general partner of Light Tree Housing Partners, filed an application for a welfare exemption for the property under section 214(g) of the Revenue and Taxation Code for the 1999/2000 and 2000/2001 tax years. That section provides an exemption from property taxes to low income rental housing under certain conditions. The Assessor's office reviewed the application and requested more information. In June 2000, Citizens supplied the additional information, and the application was sent to the State Board of Equalization (SBE) for approval. The SBE approved the claim for all years requested in December 2000.

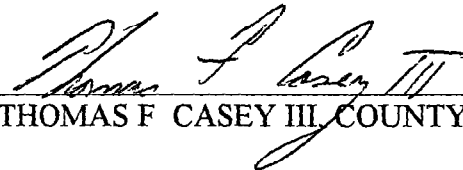
The Assessor was able to correct the 1998 Supplemental Roll to reflect the approved claim. However, the corrections for the 1999 Supplemental Roll, 1999/2000 Annual Roll and 2000/2001 Annual Roll exceed \$15,000 and therefore require approval by the Board of Supervisors. The amount of the tax decreases to reflect the exemption are as follows:

<u>Roll</u>	<u>Amount of Tax Decrease</u>
1999 Supplemental	\$50,561 28
1999/2000 Annual Roll	\$25,526 58
2000/2001 Annual Roll	\$77,368 90

The total tax dollar decrease for these years is \$153,456 76. The County's General Fund share would be approximately \$21,485 00.

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March 12, 2001

We recommend that the Board approve the corrections described above to reflect the welfare exemption for Light Tree Housing Partners


THOMAS F CASEY III, COUNTY COUNSEL

TFC/MKR mc

cc John L Maltbie, County Manager
Warren Slocum, Assessor-County Clerk-Recorder
Tom Huening, Controller
Lee Buffington, Tax Collector-Treasurer

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**SUPPLEMENTAL ROLL
ASSESSOR'S CHANGE - DECREASE**

TO THE CONTROLLER

Assessor's Change No 99-185

REQUEST FOR APPROVAL OF INCREASE IN SUPPLEMENTAL TAXES FOR FISCAL YEAR _____

CORRECTION (1) CANCELLATION (2) REFUND (3)

For approval of tax dollar decreases less than \$10,000

For District Attorney to approve decrease \$10,000-\$15,000

Controller estimate of tax dollar decrease requested \$ _____

For District Attorney to present to Board of Supervisors request for tax decrease over \$15,000

Controller estimate of tax dollar decrease requested \$ _____

I This s to certify pursuant to Sect on 4831 of the Revenue and Taxation Code that Tax Roll change or changes are requested as follows: reason for change

CORRECTION TO SUPPLEMENTAL EXEMPTION

Assessor recommends waiver of penalty for late payment of taxes per R & T Code Sec. 4958 N Y

FISCAL YR. PARCEL NUMBER OR UNSECURED ACCOUNT NUMBER SEQUENCE NO	1 ST OWNER		
99 063-492-350-2 01	Light Tree Housing Partners		
SECURED PARCEL NUMBER F UNSECURED ACCOUNT NUMBER ABOVE	2 ND OWNER OR DBA		
	C/O Citizens Housing Co		
TAX CODE AREA	MAILING ADDRESS		
021-053	26 O Farrell St. Ste #506, San Francisco, CA 94108		

CHANGED ASSESSED VALUE

FROM	New Base Values	Prior Supplemental Amount	Roll Value	New Supplemental Amount
Land	2 375 000	0	599 876	1 775 124
Improvements	5 000 000	0	1 874 350	3 125 650
Fixtures				
Personal Property				
Exemption #1				
Exemption #2				
Net Taxable Value	7 375 000	0	2 474 226	4 900 774
TO.				
Land	2 375 000	0	599 876	1 775 124
Improvements	5 000 000	0	1 874 350	3 125 650
Fixtures				
Personal Property				
Exemption #1	4 900 774			4 900 774
Exemption #2				
Net Taxable Value	2 474 226	0	2 474 226	0

2 APPROVED BY ASSESSOR'S OFFICE	DATE	3 APPROVED BY CONTROLLER	DATE
<i>F. Kelly</i>	2/27/01	<i>[Signature]</i>	FEB 2 2001
4 APPROVED BY DISTRICT ATTORNEY	DATE	5 APPROVED BY BOARD OF SUPERVISOR	DATE
<i>C. Mary K. Kuyler</i>	3-9-01		
6 ACTION	DATE	NTALS	
<input type="checkbox"/> Roll Changed			
<input type="checkbox"/> Tax bill corrected and mailed			

- | | |
|---|---|
| (1) Section 4831 Assessor's errors | (2) Section 4986 Cancellation of uncollected taxes |
| (1) Section 4831.5 Correction of errors caused by the assessee | (3) Section 5096 Refunds permissible |
| | (3) Section 170 Reassessment for calamity / misfortune |

DECREASE - \$4,900,774 x 1.0317% = \$50,561.28

**San Mateo County Assessor's Office
Request for DECREASE of TAXES for
Fiscal Year 1999-2000**

To Controller:

No. 300

Correction Cancellation Refund

The following Tax Roll Change (s) are requested, pursuant to Section 4831.5 of the Revenue and Taxation Code, due to: CLERICAL ERROR IN ANNUAL ASSESSMENT.

Secured Parcel Number:	Vol.	Unsecured Assessment No.	Account Number	Tax Rate Area		
063-492-350-2	099			012-053		
Owner:		Mailing Address:				
Light Tree Housing Partners Et Al C/O Citizen Housing Co		26 O'Farrell Street #506 San Francisco, CA 94108				
	Land	Imps	Pers Prop	Leg	Exempt	Net Value
From	599 876	1 874 350	0		0	2 474 226
To	599 876	1 874 350	0		2 474 226	0
Diff	0	0	0		-2,474,226	-2,474,226

Tax Dollar Decreases over \$10,000 require County Counsel authorization

$$\text{Rate } 1.0317 \times \text{Valuation } 2,474,226 = \text{Dollars } 25,526.58$$

Tax Dollar Decreases over \$15,000 also require Board of Supervisors approval

Revised 0 = 0 @ $\frac{1}{2}$

$$(+) (-) \quad (2,474,226) (25,526.58)$$

Estimated Tax Dollar Decrease \$ 25,526.58

Signature / Authorization

Assessor Representative:	Date:	Deputy Controller:	Date:
<i>John Well</i>	<i>2/27/01</i>	<i>[Signature]</i>	<i>ED 21</i>
County Counsel:	Date:	Board of Supervisors	Date:
<i>John A. Casey III</i>	<i>3/12/01</i>		
Action			
Roll Changed by:	Date:	Tax bill corrected & mailed by	Date:

**San Mateo County Assessor's Office
Request for DECREASE of TAXES for
Fiscal Year 2000-2001**

To Controller:

No. 296

Correction

Cancellation

Refund

The following Tax Roll Change (s) are requested, pursuant to Section 4831.5 of the Revenue and Taxation Code, due to **CLERICAL ERROR IN ANNUAL ASSESSMENT.**

Secured Parcel Number:	Vol.	Unsecured Assessment No.	Account Number	Tax Rate Area	
063-492-350-2	099			012-053	
Owner		Mailing Address			
Light Tree Housing Partners Et Al		26 O Farrell Street #506 San Francisco, CA 94108			
	Land	Imps	Pers Prop	Leg Exempt	Net Value
From	2 422 500	5 100 000	0	0	7 522 500
To	2 422 500	5 100 000	0	7 522 500	0
Diff	0	0	0	-7 522 500	-7,522 500

Tax Dollar Decreases over \$10,000 require County Counsel authorization

Rate Valuation Dollars

1.0285 x 7,522,500 = 77,368.90

Revised 0 = 0 @

Tax Dollar Decreases over \$15,000 also require Board of Supervisors approval

(+) (-) < 7,522,500 > < 77,368.90 >

Estimated Tax Dollar Decrease \$ 77,368.90

Signature / Authorization

Assessor Representative:	Date:	Deputy Controller:	Date:
<i>Jan Hill</i>	2/22/01	<i>[Signature]</i>	
County Council:	Date:	Board of Supervisors	Date:
<i>[Signature]</i>	3/12/01		

Action	Roll Changed by:	Date:	Tax bill corrected & mailed by	Date: