



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Counsel

DATE: November 28, 2005

BOARD MEETING DATE: December 13, 2005
SPECIAL NOTICE HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors
FROM: County Counsel
SUBJECT: Correction of Property Tax Roll, APN 059-092-290
531 Woodside Road, Redwood City
KDF Hallmark LP- Affordable Housing Welfare Exemption

Recommendation:

Approve a correction to the 2004 and 2005 property tax rolls, and corresponding tax refunds to KDF Hallmark LP ("KDF"), to correct for welfare exemptions related to APN 059-092-290, located at 531 Woodside Road, Redwood City (the "Property").

Vision Alignment:

Commitment: responsive, effective, and collaborative government.

Goal 20: Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain.

The implementation of this recommendation will further commitments and assist in achieving goals set forth in the County's Shared Vision 2010 report. Specifically, this proposal implements the commitment of providing "responsive, effective and collaborative government."

Background

The Property contains a 72-unit apartment building purchased by KDF in December 2003. Affordable Housing Access, Inc., the non-profit general partner of KDF manages the property as low-income housing. A supplemental assessment for tax year 2003 was enrolled in April 2004. In November 2004, claims for the Welfare Exemption for tax years 2003 and 2004 were filed. The claim for Welfare Exemption for tax year 2005 was filed in February 2005. It was not until June 2005, after the close of the 2005 roll, that the claim was reviewed, the field inspection concluded,

and the Welfare Exemption confirmed. As a result of the exemption, there was a reduction to the 2003, 2003 Supplemental, 2004 and 2005 property tax rolls. The corrections for 2003 and 2003 Supplemental rolls each resulted in reductions of less than \$50,000 and have been accomplished administratively.

Discussion

The Assessor is requesting approval of 2004 and 2005 property tax roll corrections completed for the Property owned by KDF Hallmark LP pursuant to Sections 214, 75.21, 75.22, 271 and 272 of the Revenue and Taxation Code. The calculations and tax bill display are attached for reference.

Fiscal Impact

The fiscal impact of this action is an \$86,190.20 decrease in the 2004 roll, and a decrease of \$88,382.38 in the 2005 roll. Only the 2004 assessment has been paid and the County's General Fund share of that refund is \$12,066.62.

**SAN MATEO COUNTY ASSESSOR'S OFFICE
REQUEST FOR APPROVAL OF DECREASE OF TAXES**

RECEIVED
CONTROLLERS OFFICE

Kdf Hallmark Lp
1301 Dove St S #720
Newport Beach, CA 92660

Page 1 of 1

2005 JUL -5 A 8:19

No. 05-0115

APN: 059-092-290

VOL: 92 SITUS: 531 Woodside Rd Redwood City

TRA: 009001

The following Tax Roll Change(s) are requested, pursuant to section code 4831 of the Revenue and Taxation Code, due to: ASSESSOR ERROR - Correction To Institutional Exemption

Year	Land	Imps	Pers. Prop	Fixtures	Ex Cd	Ex Amt	Net Value
2004							
From	4,300,000	3,900,000	0	0		0	8,200,000
To	4,300,000	3,900,000	0	0	WEL	8,200,000	0
Diff	0	0	0	0		8,200,000	-8,200,000

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

Rate	Valuation	Tax Dollars
1.0511	x 8,200,000	= 86,190.20

Tax Dollar Decreases over \$50,000 also require Board of Supervisors approval.

Revised (+) (-)	8,200,000	Tax Dollar Reduction - (\$ 86,190.20)
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PAID BY: KDF HALLMARK LP - 108X

2005							
From	4,386,000	3,978,000	0	0		0	8,364,000
To	4,386,000	3,978,000	0	0	WEL	8,364,000	0
Diff	0	0	0	0		8,364,000	-8,364,000

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

Rate	Valuation	Dollars
_____	x _____	= _____

NO TAX GENERATED FOR ROLL YEAR 2005 AS OF TODAY. REDUCTION IN TAX DOLLAR IS DEFINITELY MORE THAN \$50,000.

Tax Dollar Decreases over \$50,000 also require Board of Supervisors approval.

Revised (+) (-)	_____	= _____
Estimated Tax Dollar Decrease	\$ _____	

Signature / Authorization

Assessor Representative: TL <i>Eugene M. Verbeekman</i>	Date: 6/28/05	Deputy Controller: <i>[Signature]</i>	Date: 7/5/05
County Council: <i>[Signature]</i>	Date: 10/3/05	Board of Supervisors:	Date:

Action

Tax Refund Payable to:			
Roll Changed by:	Date:	Tax bill corrected & mailed by	Date:

TX702RD
MODE: QUERY

San Mateo County
TAX BILL DISPLAY / MAINTENANCE

TCORPUS

7/05/05
8:32:30

BILL# 341132 APN 059-092-290 - RY 04 AY 04 ROLL 1 CSEC TRA 09-001 VOL 092

KDF HALLMARK LLP		Situs.....:	531 WOODSIDE RD	
1301 DOVE ST STE 720			REDWOOD CITY	
NEWPORT BEACH CA 92660 2470		CORTAC.....:		
<u>Land</u>	<u>Improvements</u>	<u>Personal Prop.</u>	<u>Exemptions</u>	<u>Net Value</u>
4,300,000	3,900,000	0	0	8,200,000
Fixtures.....:	0	Home Owners...:	0	
	<u>Installment 1</u>	<u>Installment 2</u>	<u>Total Charge</u>	<u>Composite Rate</u>
General Tax...:	43,095.10	43,095.10	86,190.20	1.0511
Tot Specials..:	38.60	38.60	77.20	
Total Tax.....:	43,133.70	43,133.70	86,267.40	<u>Penalty Amount</u>
Pen+Cost+Fee :	.00	.00	.00	4,313.37
Amount Due :	43,133.70	43,133.70	86,267.40	Rate: 10.0000
Date Paid.....:	11/29/04	2/18/05		
Date Posted...:	11/29/04	2/18/05		
Mch/Bch/Seq...:	1/016/000081	1/007/000149		

Supp.Paid 03-2-01
F1-Print Bill F2-Print Tax Receipt F3-Menu F4-List F12-Previous F24-More Cmds