



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**

County Counsel

**DATE:** December 22, 2005

**BOARD MEETING DATE:** January 10, 2006  
**SPECIAL NOTICE/HEARING:** None  
**VOTE REQUIRED:** Majority

**TO:** Honorable Board of Supervisors  
**FROM:** County Counsel  
**SUBJECT:** Correction of Property Tax Roll, APN 063-202-280  
2361 University Avenue, East Palo Alto  
Nugent Square Partners Affordable Housing Welfare Exemption

**RECOMMENDATION:**

Approve a correction to the 2005 property tax rolls to correct for welfare exemption related to APN 063-202-280, located at 2361 University Avenue, East Palo Alto (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:**

Nugent Square Partners L.P. purchased the Property on August 27, 2003 and constructed a 129 unit apartment building to be used as low-income housing. In January 2005, East Palo Alto Community Alliance and Neighborhood Development Organization (EPA CAN DO) and Eden Housing Inc., the two non-profit general

partners of Nugent Square Partners, applied for the welfare exemption pursuant to section 214 of the Revenue and Taxation Code.

**DISCUSSION:**

After review of the welfare claim, the Assessor has found that all requirements have been met and approval of the roll correction for the 2005 tax rolls is requested. The Request for Approval form is attached for reference. The correction for the 2004 roll did not meet the \$50,000 threshold for consideration by this Board.

**FISCAL IMPACT:**

The fiscal impact of this action is a \$107,340.15 decrease in the 2005 tax roll. The County's General Fund share of that decrease is approximately 14% of the decrease (i.e., approximately \$15,027.62).

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

Nugent Square Partners Lp  
409 Jackson St  
Hayward, CA 94544

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No. 05-0744A

APN: 063-202-280

VOL: 98 SITUS: 2361 University Ave East Palo Alto

TRA: 021014

The following Tax Roll Change(s) are requested, pursuant to section code **4831.5** of the Revenue and Taxation Code, due to: ASSESSEE ERROR - Correction To Institutional Exemption

Year	Land	Imps	Pers. Prop 2005	Fixtures	Ex Cd	Ex Amt	Net Value
From	1,167,543	8,900,000	0	0		0	10,067,543
To	1,167,543	8,900,000	0	0	WEL	10,067,543	0
Diff	0	0	0	0		10,067,543	-10,067,543

	Rate	Valuation	Dollars	Est. Interest
<input type="checkbox"/> Tax Dollar Decreases over \$10,000 require County Counsel authorization	1.0662	10,067,543	= 107,340.15	0
<input type="checkbox"/> Tax Dollar Decreases over \$50,000 also require Board of Supervisors approval.	Revised (+) (-)	0	= 0	0
<u>Net Decreases</u>		10,067,543	= 107,340.15	0

Refund Required  Y  N  
If yes, Estimated Refund: \_\_\_\_\_

Payable to: \_\_\_\_\_

**Signature / Authorization**

<b>Assessor Representative:</b>	<b>Date:</b>	<b>Deputy Controller:</b>	<b>Date:</b>
	8/30/05		9/6/05
<b>County Counsel:</b>	<b>Date:</b>	<b>Board of Supervisors:</b>	<b>Date:</b>
	10/3/05		

**Action**

<b>Tax Refund Payable to:</b>			
<b>Roll Changed by:</b>	<b>Date:</b>	<b>Tax bill corrected &amp; mailed by</b>	<b>Date:</b>