

From: dee ouellette [<mailto:ouellette.dee@gmail.com>]

Sent: Monday, October 22, 2018 11:33 AM

To: Runner, George; Ma, Fiona; Horton, Jerome; Harkey, Diane (Public Mailbox); b.t.yee@sco.ca.gov

Cc: Richmond-Smith, Joann; Kinnee, Dean

Subject: Comments on Item K - Issue Paper 18-001 Assessment of CLT Housing (BOE Meeting 10/23/18)

Dear Honorable Board Members Runner, Ma, Horton, and Harkey and Controller Yee,

As a resident board member of the Oakland Community Land Trust, I am writing to wholly support the comments made by our Executive Director Steve King relating to Item K - Issue Paper 18-001 Assessment of CLT Housing (attached).

In particular, I would like to focus your attention on the following following statement in those comments:

"The assessment regime suggested in the Staff Recommendation has the real, on-the-ground impact of over-taxing low-income homeowners; the assessed value of both the home and the underlying land exceeds the durably restricted value of the entire property. The result is that our low-income CLT homeowners pay property taxes based on an elevated value that they can never realize – a gross inequity that acts to erode the charitable purpose of CLTs to permanently steward affordable homeownership opportunities. This inequitable over-taxation also has the effect of diminishing the public investment (often City and County funds) made into creating these affordable homeownership opportunities in the first place."

I would also like to focus your attention on the proposed remedy in those comments:

Preview attachment OakCLT Comments RE IssuePaper 18-001 (10.23.18 BOE Board Mtg)

"We support the alternative to the Staff Recommendation outlined in Attachment B of Issue Paper 18-001. ... We firmly believe that the durably restricted price of CLT properties (inclusive of land and improvements) is the appropriate, equitable basis for assessed value. This ensures that low-income CLT homeowners pay their fair share of property taxes based on the value they actually own, but no more."

I appreciate the professionalism and courtesy of the BOE staff in working on this important issue and I urge you to consider the unintended negative impacts of the Staff Recommendation in Issue Paper 18-001.

Sincerely,

Dee Ouellette

Resident Board Member, Oakland Community Land Trust