



STATE BOARD OF EQUALIZATION
PROPERTY TAX DEPARTMENT
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Executive Director

May 2, 2024

No. 2024/013

TO COUNTY ASSESSORS:

COMMUNITY LAND TRUST HOUSING DATA – 2023 LIEN DATE

A community land trust (CLT) is a non-profit organization that facilitates the development of permanently affordable for-sale and rental housing on land owned by the CLT. With respect to for-sale housing, a CLT makes home ownership available at affordable prices to persons of low and moderate income. Buyers acquire full ownership of the improvements, but lease the underlying land parcels from the CLT under renewable 99-year ground leases restricting resale to low and moderate purchasers at affordable prices. This model allows a CLT to maintain permanent communities of affordable home ownership, even as individual homeowners replace each other over time.

Effective as of lien date January 1, 2020, Senate Bill [196](#) (Stats. 2019, ch. 669) added section 214.18 to the Revenue and Taxation Code,¹ to allow a CLT to file a claim for the welfare exemption² if certain conditions are met.³ In addition, uncodified language in Senate Bill 196 also requires the State Board of Equalization (BOE) to annually collect data, which language reads as follows:

SEC. 6. ... To assist the Legislature in determining whether the exemption allowed by Section 214.18 of the Revenue and Taxation Code fulfills the goals, purposes, and objectives as described in Section 1 of this act, the State Board of Equalization shall annually collect data from county assessors to quantify the amount of assessed value exempted, and the number of owner-occupied dwelling units or rental units, or both, created by community land trusts granted this exemption. Community land trusts claiming this exemption shall provide information to county assessors, in the form and manner as required by the county assessor, about the additional housing created.

¹ All statutory references are to the Revenue and Taxation Code, unless otherwise provided.

² Pursuant to section 214.18(a), a property owned by a CLT must otherwise qualify for the welfare exemption under section 214.

³ Section 214.18(a)(1) through (3). For more information on SB 196 and CLTs, see Letter To Assessors No. [2020/013](#).

To comply with this requirement, BOE staff sent a questionnaire to all County Assessors requesting specified data for the 2023 lien date. BOE staff received information from the following counties:

| | | | | | |
|---------|-------------|----------------|-----------------|------------|----------|
| Alameda | Los Angeles | Plumas | San Joaquin | Siskiyou | Tuolumne |
| Alpine | Merced | Riverside | San Luis Obispo | Solano | |
| Amador | Modoc | Sacramento | Santa Barbara | Sonoma | |
| Fresno | Monterey | San Benito | Santa Clara | Stanislaus | |
| Kings | Orange | San Bernardino | Santa Cruz | Sutter | |
| Lassen | Placer | San Francisco | Shasta | Trinity | |

Enclosed is a table containing the information received. If you have any questions regarding the information provided by a specific county, please contact that county directly. For contact information for all 58 California County Assessors, please visit the BOE's website at <https://www.boe.ca.gov/proptaxes/countycontacts.htm>.

For prior years' information, please see the following:

- Letter To Assessors No. [2023/022](#) (2022 lien date data)
- Letter To Assessors No. [2022/040](#) (2021 lien date data)
- Letter To Assessors No. [2022/032](#) (2020 lien date data)

If you have any questions regarding the provisions for community land trust properties, please contact the County-Assessed Properties Division at 1-916-274-3350.

Sincerely,

/s/ David Yeung

David Yeung
Deputy Director
Property Tax Department

DY:mo
Enclosure

COMMUNITY LAND TRUST HOUSING DATA - 2023 LIEN DATE

| County | Do you have any real property owned by community land trusts in your county as of the January 1, 2023 lien date? | Number of parcels in your county that are owned by community land trusts as of the January 1, 2023 lien date | Number of parcels in your county that are owned by a community land trust and exempt under section 214.18 as of the January 1, 2023 lien date | Total assessed value of all parcels in your county that are owned by a community land trust and are exempt under section 214.18 as of the January 1, 2023 lien date | Number of newly constructed or rehabilitated dwelling units completed (for sale or owner-occupied) as of the January 1, 2023 lien date on land owned by community land trusts (previously or currently) that are exempt under section 214.18 | Number of newly constructed or rehabilitated rental units completed as of the January 1, 2023 lien date on land owned by community land trusts (previously or currently) that are exempt under section 214.18 |
|-----------------|---|---|--|--|---|--|
| Alameda | Yes | 79 | 2 | \$1,767,840 | 0 | 0 |
| Alpine | No | | | | | |
| Amador | No | | | | | |
| Fresno | No | | | | | |
| Kings | No | | | | | |
| Lassen | No | | | | | |
| Los Angeles | Yes | 3 | 3 | \$3,852,677 | 0 | 0 |
| Merced | No | | | | | |
| Modoc | No | | | | | |
| Monterey | No | | | | | |
| Orange | Yes | 12 | 3 | \$0 | 0 | 0 |
| Placer | No | | | | | |
| Plumas | No | | | | | |
| Riverside | No | | | | | |
| Sacramento | No | | | | | |
| San Benito | No | | | | | |
| San Bernardino | No | | | | | |
| San Francisco | Yes | 16 | 0 | \$0 | 0 | 0 |
| San Joaquin | No | | | | | |
| San Luis Obispo | No | | | | | |
| Santa Barbara | No | | | | | |
| Santa Clara | Yes | 1 | 0 | \$0 | 0 | 0 |
| Santa Cruz | No | | | | | |
| Shasta | Yes | 1 | 1 | \$255,156 | 0 | 2 |
| Siskiyou | No | | | | | |
| Solano | No | | | | | |
| Sonoma | Yes | 114 | 0 | \$0 | 0 | 0 |
| Stanislaus | No | | | | | |
| Sutter | No | | | | | |
| Trinity | No | | | | | |
| Tuolumne | No | | | | | |