



ANTONIO VAZQUEZ
MEMBER
CALIFORNIA STATE BOARD OF EQUALIZATION

MEMORANDUM

Date: January 4, 2024

To: Sally J. Lieber, Chair
Ted Gaines, Vice Chair
Mike Schaefer, Board Member, Fourth District
Malia M. Cohen, State Controller

From: Antonio Vazquez, Board Member, Third District

Re: **January 23, 2024, Board Meeting Item 7. Statewide Informational Hearing on Modernizing California's Property Tax System, Part IV: Board Work Group on Affordable Housing, draft "*Blueprint of Property Tax Incentives for Affordable Housing*".**

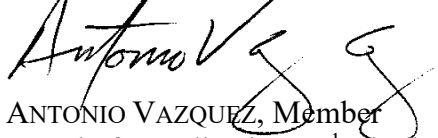
Members, this is a proposal for the Board to discuss, review, and take possible action regarding the draft "*Blueprint of Property Tax Incentives for Affordable Housing*," attached, resulting from the fourth Statewide Informational Hearing on Modernizing California's Property Tax System and Board Work Group focused on Affordable Housing, held on October 19, 2023. The transcript, testimonial data, and Board approved minutes and report (<https://www.boe.ca.gov/meetings/pdf/2023/202312-BWG-Housing-Minutes-Rprt.pdf>) of the Informational Hearing, as well as previously approved Board documents, Assessors' Handbooks, guidance, and instructional materials were used as resource documents for developing the draft Blueprint now set before you.

The central purpose of the *Blueprint* is to (1) highlight and describe current property tax exemptions and incentives applicable to affordable housing properties, (2) identify the findings, critical issues, and challenges of the various types of low-income housing projects (and owners and developers) in attempting to qualify or become eligible for such exemptions or incentives, and (3) to provide a synopsis of the recommendations, suggestions, and legislative proposals (including cost/benefit analyses) intended to address the "gaps" ranging from funding and time delays, to adaptive reuse, to the valuation impacts from skyrocketing premiums insurance premiums.

I would be very grateful for your review and input regarding this draft *Blueprint* and look forward to any comments and suggestions that we can incorporate. Ultimately, I intend to submit the final draft for your review and approval the next month, so that it can be distributed as a Board-approved

document in a timely manner during this legislative season to our stakeholders, the Governor, and the Legislature.

Sincerely,



ANTONIO VAZQUEZ, Member
Board of Equalization, 3rd District

cc: Ms. Deborah Bautista-Zavala, Chief Deputy, Office of Member Antonio Vazquez
Mr. Gary Gartner, Chief Deputy, Office of Chair Sally J. Lieber
Mr. Matt Cox, Chief Deputy, Office of Vice Chair Ted Gaines
Mr. Cody Petterson, Chief Deputy, Office of Member Mike Schaefer
Mr. Hasib Emran, Deputy State Controller
Ms. Yvette Stowers, Executive Director