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June 15, 2016

Assembly Member Katcho Achadjian
State Capitol, Room 4098
Sacramento, CA 95814

RE: AB 2450 (Achadjian) Assessment of Below Market Rate Homes – NOTICE OF SUPPORT

Dear Assembly Member Achadjian:

On behalf of the Cities Association of Santa Clara County, I write to express our support for AB 2450 (Achadjian). This legislation will improve the accuracy and efficiency of the property tax assessment process and help cities achieve their objective of assisting low-income families through providing affordable housing.

The Cities Association is a collaboration of the 15 cities of Santa Clara County that addresses issues of mutual interest across the county and affordable housing is a top priority for our cities. Currently, only the homeowner is required to disclose, and local housing agencies are not legally mandated to inform the assessors of the existence of BMR contracts even though they maintain records for the purpose of enforcing the restrictions. The result is low-income homeowners are incorrectly over taxed. Correcting an overpayment is expensive, time consuming and may not result in a complete refund. The proposed change will help the governmental agency achieve their objective of assisting low-income families by ensuring BMR families do not pay more property taxes than required. Ultimately, if passed, AB 2450 will improve the accuracy and efficiency of the property tax assessment process, and also clarify that the county assessor, in addition to the tax collector, are to be provided notice when a public entity proposes to acquire property for a public use.

For these reasons, the Cities Association **supports** Assembly Bill (AB) 2450. Thank you for your invaluable effort and leadership.

Sincerely,

Jim Griffith
President, Cities Association of Santa Clara County
Council Member, City of Sunnyvale

cc: Colin Grinnell, Chief Consultant, Senate Governance and Finance Committee
Dan Carrigg, League of California Cities, CarriggD@cacities.org
Cities Association Board of Directors