

## MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT CITY AND COUNTY OF SAN FRANCISCO

KATE HARTLEY  
DIRECTOR

LONDON D. BREED  
ACTING MAYOR

### IN MEMORY OF MAYOR EDWIN M. LEE

2017 has come to an end with the sad news of the untimely death of our Mayor Edwin Lee. During his time in office, Mayor Lee championed affordable housing and leaves behind a legacy that includes increasing the number of affordable homes and down payment assistance available to low and moderate homebuyers. We send our thoughts and prayers to his family and to Supervisor London D. Breed as she takes on the responsibility of Acting Mayor.



### WHY AM I RECEIVING A SUPPLEMENTAL OR ESCAPE TAX BILL?

Like many homeowners, you probably do not pay the SF Treasurer's Office directly for your annual property tax bills. Instead, your property taxes are paid by your lender from your impound account. However, many first time homebuyers get caught off guard when they receive a Supplemental or Escape tax bill that is not part of your monthly payment. When you purchased your home, the transfer of ownership triggered a reassessment of the property value by the Assessor-Recorder's Office. This process establishes a new base value for calculating your property taxes, and can take several years to complete. So, you can make property tax payments based on outdated tax rolls for months and then receive a hefty tax bill. The Supplemental tax bill captures the difference between what you were billed and what you should have been billed. Learn more about tax assessments at [sfassessor.org](http://sfassessor.org).

It's your responsibility to pay Supplemental tax bills when they come due. Some new homeowners may even receive a property tax refund from their impound account only to later be billed for Supplemental taxes by the Assessor-Recorder's Office. Work with a housing counselor to create a plan for addressing your tax assessments! Contact Homeownership SF today at 415-202-5464 or [info@homeownershipsf.org](mailto:info@homeownershipsf.org).

### IS YOUR PROPERTY TAX BILL THE RIGHT AMOUNT?

If you own a Below Market Rate home, the Assessor-Recorder calculates your property tax bill based on the restricted value not the market value of your home. Take a close look at your property tax bill and make sure you are being assessed the right amount. If you have concerns about your property tax assessment, you can call the Assessor-Recorder's Office at 415-554-5596 to schedule an informal appeal.

Both market rate and BMR owners are entitled to property tax savings through the California Homeowner's Exemption, which provides up to a \$7,000 credit. Check your property tax bill to see if you are already receiving a Homeowner's Exemption. If you are not, submit a Homeowner's Exemption Claim form to the Assessor-Recorder's Office. **Submission Deadline:** February 15 or before the 30th day following the date of notice of supplemental assessment, whichever comes first.



Mayor's Office of Housing and Community Development  
One S. Van Ness Avenue, 5th Floor  
San Francisco, California 94103  
(415) 701-5500  
TDD (415) 701-5503

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## FIND ASSISTANCE IN THE LANGUAGE YOU SPEAK

Connect with a counselor about your  
housing needs and financial goals!

### Ayuda en español:

415-670-9896

[catalina@homeownershipsf.org](mailto:catalina@homeownershipsf.org)

### Para sa tulong sa Tagalog:

415-202-5464

[amiel@homeownershipsf.org](mailto:amiel@homeownershipsf.org)

### 中文協助:

415-928-5910 ext. 3

## REMINDER FOR MOHCD HOMEOWNERS:

Short- and long-term rentals of a city  
sponsored home is not allowed. If you  
would like to anonymously let MOHCD  
know of possible program violations,  
please call [415-701-5613](tel:415-701-5613) and provide  
the address and unit number of the  
home that may not be in compliance.

## FREE WORKSHOPS FOR BMR & DALP HOMEOWNERS

### Taxes for Homeowners

January 25, 2018 from 6:00p.m.—8:00p.m.

SF LGBT Center | 1800 Market Street, San Francisco, CA 94102

Register at [HomeownershipSF.org](http://HomeownershipSF.org)

Learn about property taxes and the impact of homeownership on  
your personal taxes, including possible income tax deductions.

### 物業稅和重新貸款 | Property Tax & Refinance in Chinese

February 3, 2018 from 2:00p.m.—4:00p.m.

ASIAN Inc. | 1167 Mission Street, 4<sup>th</sup> Floor, San Francisco, CA 94103

Register by calling 415-928-5910 ext. 3

物業稅是新業主的主要住房開支之一。了解你的物業評估價值、物業  
稅帳單和學習如何申請物業稅豁免。重新貸款是正確的選擇嗎？了解  
重新貸款的基本流程、利弊和重新貸款可負擔房屋/市政府計劃的要求

，為將來需要重新貸款你的房屋作好準備。Property tax is a major  
expense for homeowners. Know your assessed value, understand  
your property tax bill, and learn how to apply for exemptions. Learn  
about the concepts, procedures, pros and cons of refinancing, and  
the subordination of BMR/City Loans.

### Understanding Homeowners Associations

March 1, 2018 from 5:00p.m.—7:00p.m.

MEDA | 2301 Mission Street, #301, San Francisco, CA 94110