

2025 MINUTES OF THE STATE BOARD OF EQUALIZATION

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Thursday, July 29, 2025

The Board convened at May Lee State Office Complex Auditorium, 651 Bannon Street, Sacramento, at 10:06 a.m., with Mr. Gaines, Chairman, Ms. Lieber, Vice Chair, Mr. Vazquez, and Mr. Schaefer present; and Mr. Emran present on behalf of Ms. Cohen in accordance with Government Code, section 7.9. A quorum was established.

The Pledge of Allegiance was led by Mr. Emran.

Mary Cichetti, Clerk, Board Proceedings, provided guidelines for public participation and other meeting procedures.

Informational Hearing

Mr. Gaines passed the gavel to Mr. Vazquez to chair the Informational Hearing on *Property Tax Implications for Construction of Modular Homes to Help Rebuild After Disasters* portion of the Board Meeting.

Mr. Vazquez and Mr. Gaines made introductory remarks regarding the Informational Hearing to gather technical and testimonial data from key leaders and experts on the possible use of modular housing to help communities rebuild after disasters and play a part in addressing the state's lack of affordable housing.

Mr. Vazquez led a discussion on *Modular Housing and Disaster Recovery: Challenges and Opportunities* and introduced the following speakers, who provided input on the past, present, and future use of modular housing to address disaster relief and recovery efforts, including recommendations for Board consideration.

Bea Stotzer, President & Chief Executive Officer,
New Economics for Women

Bobby Shokri, Founder & Chief Executive Officer,
Menu Homes

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Mr. Vazquez led a discussion on *Modular Housing and Housing Affordability: Challenges and Opportunities* and introduced the following speakers, who provided input on the past, present, and future use of modular housing to address California's housing affordability crisis, including streamlining the construction of affordable housing, as well as contributions to the increase of the overall housing supply in the state, and recommendations for Board consideration.

Vamsi Kotla, Chief Executive Officer, ReMo Homes

Partha Dutta, Ph.D, Chief Technologist at United Semiconductors, and Chief Scientist, ReMo Homes

Ryan Blowers, Chief Technology Officer, ReMo Homes

The Board recessed at 12:06 p.m. and reconvened at 12:20 p.m. with Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Mr. Emran present.

Mr. Vazquez continued the discussion on *Modular Housing and Housing Affordability: Challenges and Opportunities* and introduced the following speaker.

Bill O'Neil, Vice President, Capital Markets, SoLa Impact

Mr. Vazquez introduced the following speaker, who discussed *The Labor Perspective: Challenges and Recommendations for the Modular Housing Industry* and provided input on the unique aspects of the modular housing industry as it relates to labor considerations, cost of construction, and recommendations for Board consideration.

Chris Hannan, President, State Building and Construction Trades Council of California (SBCTC)

The Board recessed at 1:15 p.m. and reconvened at 2:16 p.m. with Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Mr. Emran present.

Members made closing remarks regarding the Informational Hearing on *Property Tax Implications for Construction of Modular Homes to Help Rebuild After Disasters*.

Mr. Gaines resumed chairing the meeting.

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Board Member Matters

Mr. Vazquez made introductory remarks regarding a proposal to hold a *Property Tax Welfare Exemption and Affordable Housing Financing and Streamlining Options Informational Hearing* at the August 20, 2025, meeting on how the Board of Equalization can contribute to the current statewide efforts to improve and streamline California's affordable housing financing process ([Exhibit 7.1](#)).

MOTION: Mr. Vazquez made a motion to hold an Informational Hearing on *Property Tax Welfare Exemption and Affordable Housing Financing and Streamlining Options* at the August 20, 2025, meeting as proposed. The motion was seconded by Ms. Lieber. The motion passed. Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Exhibits to these minutes are incorporated by reference.

Mr. Schaefer and Ms. Lieber made introductory remarks regarding a proposal to hold a *Workforce Housing by Public Agencies Informational Hearing* at the September 16, 2025, meeting on property taxation implications of and opportunities for the development of workforce housing by public agencies ([Exhibit 7.2](#)).

MOTION: Mr. Schaefer made a motion to hold an Informational Hearing on *Workforce Housing by Public Agencies* at the September 16, 2025, meeting as proposed. The motion was seconded by Ms. Lieber. The motion passed. Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Consent Agenda

MOTION: Mr. Schaefer made a motion to adopt the Board Meeting Minutes of June 18, 2025, as presented. The motion was seconded by Ms. Lieber. The motion passed. Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

On behalf of the Board, Mary Cichetti, Clerk, Board Proceedings, read into the record a retirement resolution to John Diamond, Associate Property Appraiser, Real Property Appraisal and Board Roll Support Unit, State-Assessed Properties Division, Property Tax Department, extending the Board's sincere and grateful appreciation for his dedicated service to the State Board of Equalization and to the State of California.

MOTION: Ms. Lieber made a motion to adopt the retirement resolution of John Diamond as presented. The motion was seconded by Mr. Vazquez. The motion passed. Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

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David Yeung, Deputy Director, Property Tax Department, presented property tax forms revisions for Board approval and adoption due to the passage of Assembly Bill 1879 (Stats. 2024, ch. 217) ([Exhibit 7.3](#)).

MOTION: Mr. Vazquez made a motion to adopt the property tax forms revisions as presented. The motion was seconded by Mr. Schaefer. The motion passed. Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Tax Program Matters

Mr. Emran left the meeting and Ms. Cohen joined via teleconference.

Jack McCool, Chief, State-Assessed Properties Division (SAPD), Property Tax Department, reported that the 2025-26 private railroad car tax rate is set at 1.151 percent in accordance with the computation under the provisions of Revenue and Taxation Code, section 11403 ([Exhibit 7.4](#)).

Pamela DiNapoli, Principal Property Appraiser, SAPD, requested Board approval for the lien date 2025 assessment of private railroad cars under the provisions of the Private Railroad Car Tax Law ([Exhibit 7.5](#)).

MOTION: Mr. Vazquez made a motion to adopt the 2025 private railroad car roll as recommended by staff. The motion was seconded by Ms. Lieber. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

Jack McCool, Chief, SAPD, requested Board adoption of the following recommendations for 2025 State-Assessed Property Board Roll Changes:

- 8151 CVIN, LLC
Decrease original Board-adopted value of \$179,900,000 by \$11,577,690 (which is in addition to the previously adopted assessment reduction of \$128,641,000) to \$39,681,310 due to BOE calculation error.
- 414 Torrance Pipeline Company, LLC
Decrease original Board-adopted value of \$14,300,000 by \$1,200,000 to \$13,100,000 due to BOE calculation error.
- 148 Southern California Edison Company
Decrease original Board-adopted value of \$41,664,500,000 by \$57,100,000 to \$41,607,400,000 due to BOE calculation error.

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MOTION: Ms. Lieber made a motion to approve corrections to the 2025 Board Roll of State-Assessed Property as recommended by staff. The motion was seconded by Mr. Schaefer. The motion passed. Mr. Gaines, Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

Jason Ybarra, Supervising Property Appraiser, SAPD, requested Board approval for the allocations of the unitary values adopted by the Board in May 2025, plus adjustments based on prior Board action and staff-recommended nonunitary values (Exhibit 7.6).

MOTION: Mr. Vazquez made a motion to adopt the 2025 State-Assessed Property roll as recommended by staff. The motion was seconded by Mr. Schaefer. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

The Board recessed at 3:25 p.m. and reconvened at 3:37 p.m. with Mr. Gaines, Ms. Lieber, Mr. Vazquez, and Mr. Emran present.

Board Member Matters (Continued)

Mr. Emran made introductory remarks and introduced the following speaker, who provided a *CalFire Presentation on California Wildfire Season and Mitigation*.

Frank Bigelow, Deputy Director of Community
Wildfire Preparedness & Mitigation and Fire
Engineering & Investigations Division

Executive Director's Reports

Mr. Vazquez left the meeting.

Yvette M. Stowers, Executive Director, reported on the status of pending and upcoming organizational issues.

Yvette M. Stowers, Executive Director, reported that the Counties of Amador, Imperial, Inyo, Mendocino, San Benito, and Sierra have received time extensions to complete and submit their 2025 Local Assessment Rolls, pursuant to Revenue and Taxation Code section 155.

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Amy Hendrickson, Senior Specialist Property Appraiser, Taxpayers' Rights Advocate (TRA) Office, reported on the workload of the Taxpayers' Rights Advocate Office.

Ted Angelo, Chief, Legislative, Research & Statistics Division, reported on administrative and program related legislative bills impacting the BOE.

Public Comment on Matters Not on the Agenda

Mr. Gaines invited persons who wish to address the Board regarding items not on the agenda to come forward, but none provided comment.

Closing

The Board adjourned at 4:45 p.m.

The foregoing minutes are adopted by the Board on August 20, 2025.