

12/3 CC Item 3.6

From: kathryn hedges

Sent: Monday, November 18, 2019 10:18 PM

To: The Office of Mayor Sam Liccardo; District3 <district3@sanjoseca.gov>; City Clerk

Subject: Approve Real Estate Transfer Task Ballot Measure

Dear Mayor Liccardo and Councilmember Peralez:

I am a member of PACT, People Acting in Community Together, and a resident of San Jose.

I strongly urge the City to put the Real Estate Transfer Tax on the March 2020 ballot for approval by San Jose voters. A recent City poll shows strong public support for the measure, which is estimated to raise around \$50 million annually to support affordable housing.

Unlike Measure A, which increased property tax for all homeowners, this transfer tax will only apply when high value properties (over \$2 million) are sold or otherwise change hands. It won't burden people who are staying in their homes, or first-time home buyers. It will skim some cream from all those big-ticket property purchases going on in San Jose to help solve the problem of homelessness by funding additional affordable housing.

As we learned from a recent City report on the cost to build affordable housing, the price tag keeps increasing just as the rents do that displace our residents--thousands of whom end up on the streets. We need to fund (and construct) as much new affordable housing as possible before costs increase even more and our funds cover even less affordable housing. (We also need to look at different models of developing and funding affordable housing, but that's another issue unrelated to the Real Estate Transfer Tax. Among other shortcomings of the current affordable housing model, indexing rents to the AMI means that tenants on fixed incomes or those earning only minimum wage will eventually be priced out of their affordable housing... to go where?)

Please approve placing the Real Estate Transfer Tax on the March 2020 ballot.

Thank you,

Kathryn Hedges

From: weifang yao

Sent: Tuesday, November 19, 2019 7:03 AM

To: The Office of Mayor Sam Liccardo; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Subject: Stop adding a new property transfer tax in San Jose!!!

Dear Sir/Madam,

As a resident of San Jose, I strongly urge you NOT to try to add a new real property transfer tax to San Jose residents. First, we already pay too much taxes. Second, adding a new transfer tax does not solving the problems of "lack of affordable housing and homeless services in the region".

Adding a new property transfer tax would eventually let San Jose become the only place to accommodate solely "affordable housing and homeless" in the whole Bay Area, Unless this is what you envision for future San Jose, Please don't support new real property transfer tax.

Thanks,
Maggie Yao

Barb MacNeil

Reply all

Yesterday, 12:29 PM

Agendadesk

Dear Mayor & Council members:

We are adamantly opposed to the proposed transfer tax to go into the General Fund.

Although it is being pushed by those of you on the Council and special interest groups as it going to be used for the homeless and housing, we know it can be used for ANYTHING other than the alleged use, including pensions, valet parking, statues, homeless, new furniture for city hall, trips to wherever for whatever, etc. ANYTHING.

Unless this transfer tax is designated for a particular purpose, we will be voting NO.

Barb MacNeil

From: Myron Crawford

Sent: Wednesday, November 27, 2019 7:09 PM

To: The Office of Mayor Sam Liccardo; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Webmaster Manager; City Clerk

Cc: Burton, Chris

Subject: Council Agenda 12/3/19 Item 3.6 Transfer Tax

BERG & BERG ENTERPRISES, INC.

10050 Bandlely Drive

Cupertino, CA 95014-2188

Ph (408) 725-0700 Fax 408-703-2035

mcrawford@bergvc.com

11/27/19

Mayor Sam Liccardo & Council Members

City of San Jose

200 East Santa Clara Street,

San Jose, CA 95110

mayoremail@sanjoseca.gov;District1@sanjoseca.gov;District2@sanjoseca.gov;District3@sanjoseca.gov; District4@sanjoseca.gov;District5@sanjoseca.gov;district6@sanjoseca.gov;District7@sanjoseca.gov; district8@sanjoseca.gov;District9@sanjoseca.gov;District10@sanjoseca.gov; webmaster.manager@sanjoseca.gov; city.clerk@sanjoseca.gov

Dear Council Members & Mayor,

Reference: Council Agenda 12/3/19

Item 3.6 Transfer Tax

**Subject: Objection To Transfer Tax Item 3.6
 Bad Governance**

- 1) This is a blatant example of bad governance. You are setting a course to levy a transfer tax on a minority of property owners by a vote of a majority of voters that will not have to pay the transfer tax while proposing to add more affordable housing, help the homeless and veterans. All laudable objectives, but all voters/property owners should have to pay the transfer tax. Any time you inform the voters that you are proposing to collect these taxes but make it clear that the taxes will not affect them; but only a few will have to pay, why wouldn't the voters in the majority vote for it. It's bad negligent governance.**

- 2) Your ballot question does not address the fact that eventually the result of this parcel tax will raise the cost of housing, will raise the cost of businesses that operate the taxed levied commercial and multi-unit residential buildings, and that all of the costs will eventually be passed onto the general populace, it will be only a matter of time before the added costs are passed down.**
- 3) Your ballot question does not list the existing city levies and proposed affordable/inclusionary housing fees and affordable housing linkage fees placed on residential and commercial structures. Where is your analysis of the existing housing fee revenues and expenditures. Voters should be informed as to how much these fees have added to the cost of existing and proposed housing and business.**

What you are doing is proposing to raise the taxes on a few and that the voters that vote for the proposal will not have to pay any of the cost, the other 5% of the parties would bear the burden. All of the property owners should have to pay this proposed transfer tax and it should be levied uniformly, then float your ballot measure and see how much support there is!!

If this ballot measure proceeds as proposed it will be neither fair, representative nor democratic.

Thank you,

Myron Crawford



1651 North First Street, San Jose, CA 95112
(408) 445-8500 • www.sccaor.com

December 3, 2019

Honorable Mayor Sam Liccardo
Honorable Vice Mayor Chappie Jones
Honorable Councilmember Dev Davis
Honorable Councilmember Pam Foley
Honorable Councilmember Johnny Khamis
Honorable Councilmember Lan Diep
Honorable Councilmember Maya Esparza
Honorable Councilmember Sergio Jimenez
Honorable Councilmember Magdalena Carrasco
Honorable Councilmember Sylvia Arenas

City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113

RE: Item 3.6 Potential March 2020 Real Property Transfer Tax Ballot Measure

Dear Honorable Mayor Liccardo and Councilmembers,

On behalf of the Santa Clara County Association of REALTORS® (SCCAOR) and our 6,000 members, I write in support of the memo authored by Mayor Liccardo, Councilmember Diep, and Councilmember Foley. SCCAOR is supportive in regards to indexing the \$2,000,000 price threshold to the Consumer Price Index. This is crucial to ensure the entry level homebuyer is protected, as intended, in the future as the market changes over time.

However, it is still SCCAOR's position to oppose the very idea of increasing the transfer tax at all, as the data has indicated that it will have a negative impact on affordability overtime. With costs on all fronts rising, adding another cost to living on the backs of homeowners in San Jose is not the answer.

We appreciate, the Mayor, Council, and City staff's hard work to prevent the impact from being as bad as it could be to homeownership affordability. However, our organization is still incredibly concerned about the late nature of the spending plan restrictions being approved so close to the ballot vote in March. SCCAOR's continuing concern remains that these dollars have the proper oversight and accountability. It is imperative to ensure they are utilized for the creation of affordable housing and first-time homebuyer incentives long term.

Regards,


Gustavo Gonzalez

President, Santa Clara County Association of REALTORS®

CALIFORNIA'S FIRST REAL ESTATE BOARD

*SCCAOR exists to meet the business, professional and political needs of its members
and to promote and protect home ownership and private property rights.*

From: Julianne Quintana

Sent: Monday, December 2, 2019 6:43 PM

To: The Office of Mayor Sam Liccardo

Subject: Vote YES on the Real Estate Transfer Tax Ballot Measure

Re: Vote YES on the Real Estate Transfer Tax Ballot Measure

Dear Sam Liccardo,

I'm a resident of San Jose and I support efforts to place a real estate transfer tax measure on the March 3, 2020 presidential primary. The measure will increase the transfer tax on the sale of luxury homes and commercial properties priced \$2 million or more. It is a progressive and targeted approach that will help generate approximately \$50 million per year. The tax will primarily apply to the top five percent of properties when sold in the city thereby ensuring that average homeowners are not unduly burdened with new taxes. I further urge you to prioritize revenues raised from this transfer tax to fund the production of more affordable homes and homelessness prevention efforts.

Please vote "YES" to the measure's ballot language, resolution, and ordinance in order to meet the December 6, 2019 filing deadline.

Sincerely,

Julianne Quintana

From: Mary Helen Doherty

Sent: Monday, December 2, 2019 6:48 PM

To: The Office of Mayor Sam Liccardo

Subject: Vote YES on the Real Estate Transfer Tax Ballot Measure

Re: Vote YES on the Real Estate Transfer Tax Ballot Measure

Dear Sam Liccardo,

As a resident of San Jose I support efforts to place a real estate transfer tax measure on the March 3, 2020 presidential primary. The measure will increase the transfer tax on the sale of luxury homes and commercial properties priced \$2 million or more ensuring that average homeowners are not unduly burdened with new taxes. I

I further urge you to prioritize revenues raised from this transfer tax to fund the production of more affordable homes and homelessness prevention efforts.

Please vote "YES" to the measure's ballot language, resolution, and ordinance in order to meet the December 6, 2019 filing deadline.

Sincerely,

Mary Helen Doherty

From: Dustin Harber

Sent: Monday, December 2, 2019 7:50 PM

To: The Office of Mayor Sam Liccardo

Subject: Vote YES on the Real Estate Transfer Tax Ballot Measure

Re: Vote YES on the Real Estate Transfer Tax Ballot Measure

Dear Sam Liccardo,

I support efforts to place a real estate transfer tax measure on the March 3, 2020 presidential primary. The measure will increase the transfer tax on the sale of luxury homes and commercial properties priced \$2 million or more. It is a progressive and targeted approach that will help generate approximately \$50 million per year. The tax will primarily apply to the top five percent of properties when sold in the city thereby ensuring that average homeowners are not unduly burdened with new taxes.

I further urge you to prioritize revenues raised from this transfer tax to fund the production of more affordable homes and homelessness prevention efforts.

Please vote "YES" to the measure's ballot language, resolution, and ordinance in order to meet the December 6, 2019 filing deadline.

Sincerely,

Dustin Harber

From: Dee Danna

Sent: Saturday, November 30, 2019 8:07 PM

To: The Office of Mayor Sam Liccardo; District1 <district1@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District5 <District5@sanjoseca.gov>

Subject: Proposed parcel tax

Dear Mayor Liccardo and Council Members,

I'm writing to tell you I STRONGLY oppose your proposed transfer tax to be charged on property sale/transfers. Over the last few years the Council and Santa Clara Board of Supervisors have repeatedly sought to find creative ways to levy new taxes without justification of their need, or accountability for the use of the funds.

Please show more respect for San Jose residents and property owners who work hard to maintain their homes and families in an environment of ever rising costs.

Sincerely,

Dee Danna

From: Constance Hunter

Sent: Monday, December 2, 2019 3:38 PM

To: The Office of Mayor Sam Liccardo

Subject: Vote YES on the Real Estate Transfer Tax Ballot Measure

Re: Vote YES on the Real Estate Transfer Tax Ballot Measure

Dear Sam Liccardo,

I'm a resident of San Jose and I support efforts to place a real estate transfer tax measure on the March 3, 2020 presidential primary ballot. The measure will increase the transfer tax on the sale of luxury homes and commercial properties priced \$2 million or more. It is a progressive and targeted approach that will help generate approximately \$50 million per year. The tax will primarily apply to the top five percent of properties when sold in the city thereby ensuring that average homeowners are not unduly burdened with new taxes.

I further urge you to prioritize revenues raised from this transfer tax to fund the production of more affordable homes and homelessness prevention efforts.

Please vote "YES" to the measure's ballot language, resolution, and ordinance in order to meet the December 6, 2019 filing deadline.

Sincerely,

Constance Hunter

From: Jessica Waite

Sent: Monday, December 2, 2019 3:14 PM

To: The Office of Mayor Sam Liccardo

Subject: Vote YES on the Real Estate Transfer Tax Ballot Measure

Re: Vote YES on the Real Estate Transfer Tax Ballot Measure

Dear Sam Liccardo,

I'm a resident of San Jose and I support efforts to place a real estate transfer tax measure on the March 3, 2020 presidential primary.

I also urge you to prioritize revenues raised from this transfer tax to fund the production of more affordable homes and homelessness prevention efforts.

To oppose affordable housing is to openly hate poor people for existing, and to block a measure like this from even appearing on the ballot makes it clear where your morals lie.

Please vote "YES" to the measure's ballot language, resolution, and ordinance in order to meet the December 6, 2019 filing deadline.

Sincerely,

Jessica Waite

From: David Eisbach
Sent: Tuesday, December 3, 2019 2:47 PM
To: Morales-Ferrand, Jacky; VanderVeen, Rachel
Subject: City Transfer Tax

I know this is late but I'd appreciate your reading my point of view and putting it on record.
Seasons Greeting

Dave Eisbach

Letter to Editor,11/17/2019

Mercury News

11/27/2019

San Jose wants property transfer tax to fund affordable housing 11/20/2019

The City, who lets builders pay up-front fees to evade a mix of lower cost dwellings in large developments, and cannot decide where to place lower cost housing because of NIMBY opposition, is forced to spend its money on emergencies. Now they want buyers of \$2,000,000 properties to pay a transfer tax of \$3.75 per \$500 of assessments (\$15,000). That's in addition to the current \$3.30 per \$1,000 (\$3,300) plus the County's \$1,100. Note the subtlety! Many sales today are \$1,500,000. How fast are they rising? If 3%, add \$45,000, if 5% \$75,000 per year. From 11 to 6 years till this general tax kicks in for many more property owners and hopefuls than 5%. The Council wants the general tax, which can divert housing spending to other crises like defined benefit retirement, and expanding full-time employees like the Housing Department. They're killing Housing to save it!

From: Cathy Crisp
Sent: Tuesday, December 03, 2019 1:56 PM
To: The Office of Mayor Sam Liccardo
Subject: Vote YES on the Real Estate Transfer Tax Ballot Measure

Re: Vote YES on the Real Estate Transfer Tax Ballot Measure

Dear Sam Liccardo,

I'm a resident of San Jose and I support efforts to place a real estate transfer tax measure on the March 3, 2020 presidential primary. The measure will increase the transfer tax on the sale of luxury homes and commercial properties priced \$2 million or more. It is a progressive and targeted approach that will help generate approximately \$50 million per year. The tax will primarily apply to the top five percent of properties when sold in the city thereby ensuring that average homeowners are not unduly burdened with new taxes.

I further urge you to prioritize revenues raised from this transfer tax to fund the production of more affordable homes and homelessness prevention efforts.

Please vote "YES" to the measure's ballot language, resolution, and ordinance in order to meet the December 6, 2019 filing deadline.

Sincerely,
Cathy Crisp