

November 19, 2019

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Leslye Corsiglia
Executive Director

Honorable Mayor Sam Liccardo and Members of the City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

**RE: Agenda Item 3.3 -
Update on the Polling Results on the Potential March 2020 Ballot Measures**

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Carrasco, Esparza, Foley, Khamis, and Peralez

We know the challenge before us. Ever since the dissolution of redevelopment agencies in the 2000s, the City of San Jose has lacked a consistent revenue source for the production of affordable housing to the tune of \$40 million per year. Undoubtedly, this has contributed to our current crisis whereby the city is 4,229 homes short of meeting its affordable housing goal. Not mentioned is the impact on countless families and residents priced out of the communities they have come to call home.

The proposed real estate property transfer tax before the Council is a progressive and targeted approach that invites corporations and the wealthy to be a part of the solution in addressing our housing affordability and homelessness crisis. Its current iteration addresses concerns previously expressed by the Council. It is a one-time, three-tiered tax paid for by either the seller, buyer, or split among both at the point of sale on properties priced at \$2 million or more. The tax will primarily apply to the top five percent of property sales. This helps ensure that average homeowners are not unduly burdened with new taxes. It also ensures that moderate-income and first-time homebuyers are not deterred from becoming homeowners.

On average, the proposed transfer tax is estimated to generate \$49.7 million to fund the production of affordable housing annually. Overall, the funding generated from it will allow us to match the funding we lost nearly a decade ago and create a robust pipeline to build affordable housing and address homelessness.

The City's current poll results are consistent with those presented from its April poll reflecting continued support, and an appetite among voters for solutions. The Council has a real opportunity to turn the tide against this crisis and we hope it joins us in moving our city forward.

Sincerely,

Leslye Corsiglia
Executive Director



11/15/2019

Mayor Sam Liccardo and Members of City Council
City of San José
200 East Santa Clara Street
San José, CA 95113

RE: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

Dear Mayor and Council:

Too many San Joseans are struggling as a result of our housing affordability, displacement and homelessness crisis. In order to tackle these interrelated issues we know we need to do much more as a City to produce and preserve affordable homes and protect more families from displacement and homelessness. We know we need to increase investments across each of these priorities, protection, preservation and production, to provide stability to our communities and families and protect the diversity that makes our City great.

As the City discusses the proposed real estate transfer tax, we believe it is important for these future resources to address each of these “three P’s” of housing affordability and preventing displacement and instability. Specifically, we encourage the Council to create a provisional budget and on-going spending priority plan if it were to place this tax on the 2020 ballot to direct how these resources can address the following priorities:

- At least 15% of funds should address tenant protections and homelessness prevention, such as resources for the homelessness prevention system to provide emergency rental assistance and legal services for low income tenants facing eviction.
- Investments in affordable housing production, preservation (such as acquisition and rehab), or alternative affordable housing models (including community land trusts, and limited equity housing cooperatives) focused on:
 - No less than 45% of funds for Extremely Low Income households and individuals (>30% of area median income.)
 - No less than 35% of funds for Very Low and Low Income households and individuals (30%-80% of area median income.)

- No more than 5% of funds for Moderate Income households (80-120% of area median income).
- Nonprofits and entities purchasing property for developing or preserving 100% affordable housing projects should be exempt from the real estate transfer tax.

We believe investing in these priorities can make significant headway towards addressing our greatest housing needs as a City and protecting our families.

Sincerely,

Nadia Aziz

Managing Attorney, Law Foundation of Silicon Valley

Salvador Bustamante

Executive Director, Latinos United for a New America

Maria Noel Fernandez

Campaign Director, Silicon Valley Rising

Poncho Guevara

Executive Director, Sacred Heart Community Services

Camille Llanes-Fontanilla

Executive Director, SOMOS Mayfair

Derecka Mehrens

Executive Director, Working Partnerships USA

Rev. Ray Montgomery

Executive Director, PACT

November 19, 2019 :: AGENDA ITEM 3.3

George & Phyllis Prior

Sat 11/16/2019 5:12 PM

To:Agendadesk

Inbox

[External Email]

Ref: San Jose proposed new property tax for affordable housing (Agenda Item 3.3)

We ask that our email be shared/distributed to the 'Mayor and all Council members:

This is a BIG NO for us!

We have been taxed enough!!!

... and now It's time for "our city government to live within its means in San Jose"!

VOTE NO!!!!

George and Phyllis Prior

Council meeting 11/19/19 Item 3.3 19-1060

Barb MacNeil

Sat 11/16/2019 7:13 PM

To:

Agendadesk

Inbox

[External Email]

Mayor Liccardo and San Jose Council Members,

We are ADAMANTLY opposed to ANY new taxes put on those desiring to buy or sell their homes or businesses in San Jose, CA.

Longtime residents, and those who own businesses, are fleeing San Jose and CA precisely because of high taxes. Now you are wanting new buyers or sellers to have to pay even more for subsidizing the homeless, et. al.??

We aren't fools. First comes businesses and next will come homeowners.

We will remember each and every one of you who vote for this added tax, because you obviously don't understand or care about the negative effects it will create for San Jose businesses or residents, whether they are buyers or sellers.

See you at the ballot box in March 2020.

Barbara MacNeil

Item 3.3, 19-1060

becky maes

Sat 11/16/2019 8:04 PM

To:Agendadesk

Inbox

[External Email]

Uh that is a big NO for us...
Are you kidding? NO more taxes!
Maes Family

FW: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures

From: Alison Brunner

Sent: Sunday, November 17, 2019 11:26 PM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures

[External Email]

Dear Mayor and Councilmembers:

I am writing to urge you to vote in support of the memo from Councilmembers Esparza, Carrasco, and Arenas on Item 3.3 in order to generate a critical, ongoing source of funding for affordable housing production and preservation, and for efforts to protect low-income renters from displacement, housing insecurity, and homelessness.

A Real Estate Transfer Tax would raise an estimated \$50 million a year in new resources to help address the unprecedented housing crisis our community is facing. This housing crisis has already caused major displacement of longtime, low-income residents, led to a massive increase in homelessness, and resulted in poor educational and health outcomes for low-income renters, including seniors, families, children, individuals with disabilities, and communities of color.

These are among the many reasons that Councilmembers Esparza, Carrasco, and Arenas' proposal to allocate a substantial amount of the revenue raised to building and preserving affordable housing for Extremely Low Income families and individuals is so important. By prioritizing 45% of future resources to this type of housing, along with investments housing Very Low-, Low- and Moderate income people, there is a real chance that we can begin to counter the forces that have destabilized and displaced so many of our low-income neighbors. Additionally, the memo proposes a set aside of 15% of potential spending on critical tenant protections and homeless prevention.

On November 19, please vote in favor of the memo by Councilmembers Esparza, Carrasco, and Arenas. Our community is in dire need of the smart, effective strategies that this Real Estate Transfer Tax and proposed plan offers. I hope you will step up to enact this important proposal that will help stabilize low-income residents and build towards a more secure future for many in the years ahead.

Sincerely,

Alison Brunner, Esq. | CEO
Pronouns: she/her/hers

4 North Second Street, Suite 1300
San Jose, California 95113
www.lawfoundation.org

FW: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

From: Mullissa Willette

Sent: Saturday, November 16, 2019 5:08 PM

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

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

[External Email]

Dear Mayor and Councilmembers:

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

Our community is in a crisis. A Real Estate Transfer Tax could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis we have ever seen. We need a spending plan focused on the greatest needs of our low income working families, seniors, houseless, women-headed households, disabled, immigrants and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding.

Importantly, this proposal would set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help stop more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. This proposal rightly focuses the bulk of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people. This proposal also responds to growing interest in the community for new alternatives like community land trusts and limited equity cooperatives, new models for addressing housing needs and building assets of our low income working families.

This is the kind of plan we need for our communities! We have an opportunity to help stabilize our most vulnerable and build towards a more secure future for many in the years ahead. On November 19th, please vote in favor of the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,
Mullissa Willette

San Jose Resident

FW: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures

City Clerk

From: Courtney Koger

Sent: Saturday, November 16, 2019 3:56 PM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures

[External Email]

Dear Mayor and Councilmembers:

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

Our community is in a crisis. A Real Estate Transfer Tax could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis we have ever seen. We need a spending plan focused on the greatest needs of our low income working families, seniors, houseless, women-headed households, disabled, immigrants and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding.

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This is the kind of plan we need for our communities! We have an opportunity to help stabilize our most vulnerable and build towards a more secure future for many in the years ahead. On November 19th, please vote in favor of the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,

Courtney Koger
Resident of San Jose, District 3

FW: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures

From: Henry Millstein

Sent: Saturday, November 16, 2019 2:42 PM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures

[External Email]

Dear Mayor and Councilmembers:

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

I call on you to allocate the funds to be raised in the following proportion:

15 percent for tenant protections

45 percent for ELI housing

35 percent for VLI housing

Yours,

Henry Millstein

From: Susan Price-Jang [

Sent: Saturday, November 16, 2019 1:16 PM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: memo from Council Members Esparza, Carrasco and Arenas, Item 3.3

[External Email]

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

Dear Mayor and Council Members:

November 16,

2019

Many of my low-income renter neighbors (often Spanish-speaking) have faced intimidation or illegal actions by their landlords. I have tried to help by either taking my neighbors to SJ Housing Dept. or to the Law Foundation. For ten years I did this as the Family Advocate working at our neighboring elementary school, Sherman Oaks. I am now "retired," but find that my neighbors still need assistance because they don't know their legal rights as tenants. So I continue taking them to the City or to the Law Foundation. The Law Foundation definitely could use more lawyers because the need for tenant help is great (BTW, I am a "mom-n-pop" landlord.)

I feel for my neighbors, many of whom have lived here for years, as they face possible displacement by landlords who wish to tear down their apartment buildings, effectively throwing the tenants either on the street or out of San Jose...

On Item 3.3, I strongly encourage you to vote in support of the memo from Council Members Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

Our community is in a crisis. A Real Estate Transfer Tax could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis we have ever seen. We need a spending plan focused on the greatest needs of our low income working families, seniors, houseless, women-headed households, disabled, immigrants and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding.

Importantly, this proposal would set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help stop more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. This proposal rightly focuses the bulk of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people. This proposal also responds to growing interest in the community for new alternatives like community land trusts and limited equity cooperatives, new models for addressing housing needs and building assets of our low income working families.

This is the kind of plan we need for our communities! We have an opportunity to help stabilize our most vulnerable and build towards a more secure future for many in the years ahead. On November 19th, please vote in favor of the memo by Council Members Esparza, Carrasco and Arenas.

Sincerely,

Susan Price-Jang

PACT leader

From: Eileen McLaughlin

Sent: Sunday, November 17, 2019 10:00 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; 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>

Cc: City Clerk <city.clerk@sanjoseca.gov>

Subject: Comment letter, Item 3.3 Potential Real Property Transfer Tax Measure

[External Email]

Mayor Liccardo, Vice Mayor Jones and Members of Council:

Please consider comments in the attached letter when considering your decisions in regard to the Proposed Residential Property Transfer Tax Measure.

Thank you.

Eileen McLaughlin

November 17, 2019

Via email

Major Sam Liccardo
Vice Mayor Chappie Jones
Members of San Jose City Council
200 East Santa Clara Street
San Jose, CA 95113

RE: 11/19/2019 Agenda Item 3.3., Potential Real Property Transfer Tax Measure

Dear Mayor Liccardo, Vice Mayor Jones and Members of Council:

I am a resident who has only recently learned about this potential Transfer Tax Measure. That is a concern as the timeline for your action is to put it on the March 2020 ballot, filing deadline 12/6/2019.

Reviewing documents available raised significant questions:

1. Does this proposal really qualify as a General (simple majority) tax or should it be a special tax (2/3 vote) for a specific purpose? From the documents posted by the City, the latter seems more descriptive. It appears that from the start the purpose was to find resources to use for affordable housing and homelessness. Those are specific and related purposes for which mention continues, including specific allocation recommendations in the latest Memoranda from the Mayor and Councilmembers. How can a General tax measure be justified?

2. Tax Measure revenue will be placed in the City's General Fund (multipurpose funds) and the Measure is proposed to be in effect "...until repealed..." with no other limitation defined. That makes it permanent. Where is there any binding assurance that all the funds will go, permanently, to affordable housing and homelessness?

3. Is it appropriate to propose a Measure that specifically defines transfer tier values but has neither an expiration nor terms to permit periodic reevaluation? As proposed (11/19/2019 Staff Memorandum) and given time and the fact that real estate value continuously rise, the estimate of 5% affected homeowners will increase substantially. Even allowing for economic cycles, the Measure would provide a steadily growing source of funding to the City. *10%, 20% of transferred homes?* More? The Tax Measure must be planned as reviewable and revisable with respect to funds needed in a specified, periodic process.

4. Did anyone poll the people who live in homes at or approaching the \$2M tax tier? For seniors and especially long-term homeowners, was there any effort to assess how much equity is really theirs? Have some senior homeowners acquired Reverse Mortgages, in which less of the equity will be available to them? Or are there other financial factors involved, like responsibility for disabled children, that will affect the equity available when they sell? While the Transfer Tax can be paid by buyer, seller or split, there are no terms that would protect seniors or the disabled from absorbing that loss.

5. For seniors, equity in one's home is often Long Term Care Insurance. When my mother died in 2015, almost 100 and after a decade of decline with Alzheimer's Disease, her expenses over some 10 years for

facilities and personal aides were about \$1M. Medicare does not cover dementia care. She was lucky because she had owned a very small, 1930's house in Menlo Park. By location, her equity paid for her care. I also watched as every year the care costs increased - as they still do. For the 50% of seniors over 85 that develop dementia, costs can be overwhelming. When money runs out, the solution is MediCal, going onto the public dole for people who worked hard to be self-responsible their entire lives. Should the Tax Measure encumber an asset counted on for Long Term Care?

6. In District 1, zipcode 95129 is likely to be a major source of the Tax Measure revenue. This is my neighborhood. An OpEd in the today's Sunday Mercury News said the tax would only affect "luxury homes." If so, why is my kitchen sink the same one that was installed 60 years ago by the original builder? The home I bought 31 years ago sits on a street of decidedly modest homes where suddenly, in 2018, three homes sold for more than \$2M. It was the "Apple Affect." Tantau Avenue connects the neighborhood directly with the Apple Spaceship campus. Those office buildings opened and modest homes were seized by Apple employees bidding up prices \$300,000 over asking price. By late summer, the market pulled back but, as I have seen over the decades, they never drop all the way back. That's true City-wide in real estate.

As a resident, parent and, I think, a caring person, I support actions to provide affordable housing and solve the complex homeless situation. But this tax measure proposal fails to address questions raised above and to recognize the fact that people who live in \$2M homes cannot all be considered financially secure. The proposed Tax Measure is not ready for the ballot. As proposed, I will vote NO.

Sincerely,

Eileen McLaughlin

District 1



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California State Senator

Hon. Kansen Chu
State Assembly Member

Hon. Dave Cortese
Santa Clara County Supervisor

Hon. Ash Kalra
California State Assembly Member

Hon. Sam Liccardo
Mayor, City of San Jose

Hon. Evan Low
California State Assembly Member

Councilmember Raul Peralez
City of San Jose

Chuck Robbins
CEO, Cisco

Hon. Mike Wasserman
Santa Clara County Supervisor

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Jennifer Loving
Destination: Home

Miguel Márquez
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The Sobrato Organization

Ben Spero
Spectrum Equity Investors

Ted Wang
Cowboy Ventures

Erica Wood
Silicon Valley Community Foundation

November 17, 2019

Mayor & City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

RE: Property Transfer Tax Measure (Item 3.3 on the 11/19 Agenda)

Honorable Mayor and City Councilmembers,

Thank you for your leadership on the proposed ballot measure to increase the property transfer tax in support of critical affordable housing and homelessness initiatives.

As you all are acutely aware, we are facing a growing homelessness crisis in our city. The most recent Point-in-Time count revealed that there were more than 6,000 homeless individuals in San Jose - representing a 40% increase since 2017. In addition, despite successfully housing close to 8,000 homeless individuals over the past 4.5 years, we are still seeing 2-3 times as many becoming homeless for the first time. We are in crisis and we must do all we can to invest more resources towards producing more deeply affordable housing and preventing more families from falling into homelessness.

We agree with the spending priorities outlined in the memo from Councilmembers Esparza, Carrasco and Arenas and urge the City Council to adopt an expenditure plan that:

- Conforms with the Council-adopted Affordable Housing Investment Plan policy to allocate at least 45% of affordable housing funds towards Extremely Low Income (ELI) housing.
- Directs at least 15% of the funds towards emergency rental assistance for at-risk tenants and other homelessness prevention strategies.

Adopting these important spending priorities are significant and concrete ways San Jose can meaningfully reduce and prevent homelessness in our community.

Sincerely,

Jennifer Loving

BERG & BERG ENTERPRISES, INC.

11/15/19

Mayor Sam Liccardo & Council Members

City of San Jose

200 East Santa Clara Street,

San Jose, CA 95110

Ph 408-535-4800 Fax 408-297-6422

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 11/19/19

Item 3.3 Transfer Tax

**Subject: Objection To Transfer Tax
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

Cc: Chris Burton

Economic Development Officer

City of San Jose

200 East Santa Clara Street, 3rd Floor

San Jose, CA 95113

Tel: 408-535-8114 direct, 408-535-3555 main, Fax: 408-292-6719

Email: chris.burton@sanjoseca.gov

From: Krystal E

Sent: Monday, November 18, 2019 8:44 AM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

[External Email]

Dear Mayor and Councilmembers:

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

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thank you,

Krystal

From: Mary Helen Doherty

Sent: Monday, November 18, 2019 9:13 AM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

[External Email]

Dear Mayor and Councilmembers:

Our community is in a crisis and is in dire need of your support! **I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas**, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

A **Real Estate Transfer Tax** could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis we have ever seen. We need a spending plan focused on the greatest needs of our low income working families, **communities of color**, seniors, houseless, **immigrants**, women-headed households, disabled, who are hit the hardest by rising rents, displacement, homelessness and overcrowding.

This proposal would set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help prevent more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. This proposal focuses the bulk of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people. This proposal also responds to growing interest in the community for new alternatives like community land trusts and limited equity cooperatives, new models for addressing housing needs and building assets of our low income working families.

We have an opportunity to help stabilize our most vulnerable members of our community and build towards a more secure future for many in the years ahead. On November 19th, **please vote in favor** of the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,

Mary Helen Doherty
Member, PACT Housing Work Group

From: Ben Beach

Sent: Monday, November 18, 2019 9:55 AM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

[External Email]

We write to urge you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas on Item 3.3. The memo would enable San Jose to invest in producing and preserving new affordable housing, protecting its most vulnerable tenants from homelessness and displacement and creating quality jobs in the construction industry.

The contemplated real estate transfer tax could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis the city has ever seen. But it will only do that if the city has a spending plan focused on the greatest needs of its low income working families, seniors, houseless, women-headed households, disabled, immigrants and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding. Further, with the right labor protections, the city can ensure that the jobs doing this work helps to ensure quality, family supporting jobs.

The memo proposes to set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help stop more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. The proposal rightly focuses the bulk of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people. The proposal also responds to growing interest in the community for new alternatives like community land trusts and limited equity cooperatives, new models for addressing housing needs and building assets of our low income working families.

The proposal also recognizes the need to continue important conversations between the building trades and affordable housing developers on developing stronger standards for ensuring workers are protected with good jobs and the city is investing in expanding and diversifying the number of skilled trades workers needed to build these future homes.

In sum, the memo proposes exactly what San Jose needs to realize the critical potential of the real estate transfer tax. The city has an opportunity to help stabilize its most vulnerable and build towards a more secure future for many in the years ahead.

Thank you for your consideration of our views on this important matter. Please don't hesitate to let us know if you have questions or require further information.

Sincerely,
Ben Beach
Legal Director

--

Ben Beach, *Legal Director*

Pronouns: he/him/his

[The Partnership for Working Families](#)



Monday, November 18, 2019

Board Members

RE: Real Estate Transfer Tax

CARL ANTHONY

BEN CHOI Dear Mayor and Councilmembers:

TAMAR DORFMAN

PATRICE GUILLORY

DWAYNE MARSH

DERECKA MEHRENS

REA PAÑARES

ROBERT PHILLIPS

Chair

CARLOS ROMERO

Treasurer

CHRIS SCHILDT

Secretary

Ellen Wu, MPH

Executive Director

On Item 3.3, Urban Habitat strongly encourages you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

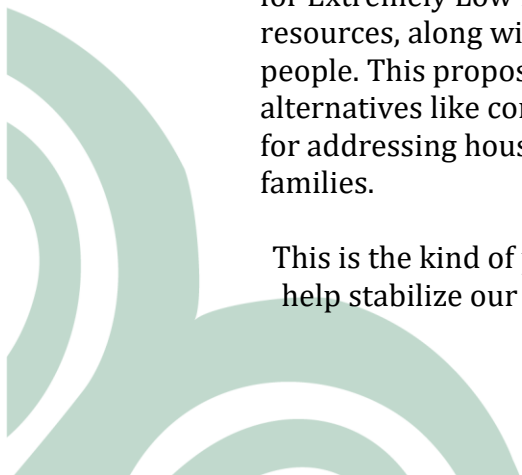
Urban Habitat works to democratize power and advance equitable policies to create a just and connected Bay Area for low-income communities and communities of color. Through strategic partnerships, we support increasing the power and capacity of marginalized communities. We believe those directly impacted by policy decisions should be able to determine their own destinies.

Our community is in a crisis. A Real Estate Transfer Tax could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis we have ever seen. We need a spending plan focused on the greatest needs of our low income working families, seniors, houseless, women-headed households, disabled, immigrants and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding.

Importantly, this proposal would set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help stop more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. This proposal rightly focuses the bulk of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people. This proposal also responds to growing interest in the community for new alternatives like community land trusts and limited equity cooperatives, new models for addressing housing needs and building assets of our low income working families.

This is the kind of plan we need for our communities! We have an opportunity to help stabilize our most vulnerable and build towards a more secure future for many

www.urbanhabitat.org



in the years ahead. On November 19th, please vote in favor of the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,

Tony R. Samara
Program Director of Land Use and Housing
Urban Habitat

From: Sanjay Garla

Sent: Monday, November 18, 2019 11:15 AM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 - Real Estate Transfer Tax

[External Email]

Dear Mayor and Councilmembers:

SEIU USWW represents low income communities of color in San Jose and throughout the state of California. Our communities are bearing the brunt of the housing crisis and we ask the council take bold action to help these communities stay housed and in San Jose.

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

Our community is in a crisis. A Real Estate Transfer Tax could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis we have ever seen. We need a spending plan focused on the greatest needs of our low income working families, seniors, houseless, women-headed households, disabled, immigrants and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding.

Importantly, this proposal would set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help stop more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. This proposal rightly focuses the bulk of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people. This proposal also responds to growing interest in the community for new alternatives like community land trusts and limited equity cooperatives, new models for addressing housing needs and building assets of our low income working families.

This is the kind of plan we need for our communities! We have an opportunity to help stabilize our most vulnerable and build towards a more secure future for many in the years ahead. On November 19th, please vote in favor of the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,

Sanjay Garla
Vice President
SEIU-USWW

From: Jacquie Heffner

Sent: Monday, November 18, 2019 1:17 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Cc: 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

[External Email]

Dear Mayor and Council members:

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

15 percent for tenant protections
45 percent for ELI housing
35 percent for VLI housing

Thank you for your consideration of this matter.

Jacquie Heffner



Silicon Valley MEPS

President
Steve Flores
UA Local 393

Director
Josué García

Treasurer
Dominic Torrealano
SMW Local 104

Trustees
Dan Rodríguez
IBEW Local 332

Stan Smith
Fire Sprinkler Fitters
Local 483

Rick Werner
SMW Local 104

Board of Directors
Eric Haynes
SMW Local 104

Jeff Salvotti
SMW Local 104

Vince Sugrue
SMW Local 104

Will Smith
IBEW Local 332

Pete Seaberg
IBEW Local 332

Jean Cohen
UA Local 393

Al Gonzalez
UA Local 393

Juan Gutierrez
UA Local 393

Wayd LaPearle
UA Local 393

Dylan Boldt
Fire Sprinkler Fitters
Local 483

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

Dear Mayor and Councilmembers:

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to invest in producing and preserving new affordable housing, protecting our most vulnerable tenants from homelessness and displacement and ensuring we are creating quality jobs in the construction industry.

Our community is in a crisis. A Real Estate Transfer Tax could bring in roughly \$50 million a year in new resources to help to stabilize thousands of families struggling against the worst housing crisis we have ever seen. The crisis is negatively impacting the lives of our members and their ability to work and live in San Jose. We need a spending plan focused on the greatest needs of our low income working families, seniors, houseless, women and children, disabled, and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding. With the appropriate labor protections, we can ensure that the jobs doing this work helps to ensure quality, family supporting jobs.

Importantly, this proposal would set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help stop more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. This proposal rightly focuses the bulk of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people.

The proposal also recognizes the need to continue important conversations between the building trades and affordable housing developers on developing stronger standards for ensuring workers are protected with good jobs and we're investing in expanding and diversifying the number of skilled trades workers needed to build these future homes.

This is the kind of plan we need for San Jose. We have an opportunity to help stabilize our vulnerable communities and build towards a more secure future for many in the years ahead. On November 19th, please vote in favor of the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,

Steve Flores
President

From: Lisa Callaghan
Sent: Monday, November 18, 2019 4:06 PM
To: District 10 <District10@sanjoseca.gov>
Subject: Property transfer tax

[External Email]

As the owner of the property located at 6775 Elwood rd San Jose, ca 95120 I would like to express my deep concerns for a yes vote on the up coming initiative to increase the transfer tax. I have been taxed enough over the 20 years of owning San Jose properties. I certainly have zero interest in any more of my money going in to the general fund, where it can be used at the discretion of the council. Please in the interest of your constituents vote NO!

Lisa Callaghan- Aquino

Sent from my iPhone

From: GREG DEWING

Sent: Monday, November 18, 2019 4:03 PM

To: District 10 <District10@sanjoseca.gov>

Subject: Do NOT increase City Transfer Tax!!!!

[External Email]

Dear Mr. Khamis:

Please consider your constituents and vote down the proposed increase in City Transfer Tax being considered tomorrow, November 19th, 2019.

Thank you!

Gregory, Terri, Chase & Madison Dewing

From: Sandy McMaster
Sent: Monday, November 18, 2019 3:47 PM
To: District 10 <District10@sanjoseca.gov>
Subject: Proposal for city property transfer tax

[External Email]

Mr. Khamis,

I urge you to vote NO!

Thank you,
Sandy McMaster

From: Rich Crowley
Sent: Monday, November 18, 2019 4:03 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Message for Council - Increase of City Transfer Tax

[External Email]

Dear Councilmember -

As I have stated in the past I oppose property tax increases when their use is NOT locked into funding the stated purpose, especially when there are other monies available to address the problem through another level of government. Taxes for General Fund purposes are subject to each year's budget process and are therefore "at risk" for being diverted to whatever the Council feels is a better priority each year.

Don't push this on property owners,

RICH

Rich Crowley



Santa Clara & San Benito Counties Building & Construction Trades Council

David Bini
Executive Director

Robert Baldini
President

November 18, 2019

Boilermakers 549
Brick & Tile 3
Carpenters 2236
Carpenters 405
Carpet & Linoleum 12
Cement Masons 400
Drywall Lathers 9144
Electricians 332
Elevator Constructors 8
Glaziers 1621
Heat & Frost Insulators 16
Iron Workers 377
Laborers 270
Laborers 67
Millwrights 102
Operating Engineers 3
Painters District Council 16
Painters 507
Plasterers 300
Plumbers & Steamfitters 393
Roofers & Waterproofers 95
Sheet Metal Workers 104
Sign, Display 510
Sprinkler Fitters 483
Teamsters 287
UA Local 355

Affiliated with:
State Building and
Construction Trades
Council of California
California Labor
Federation, AFL-CIO
California Labor C.O.P.E.
South Bay AFL-CIO
Labor Council

Mayor Sam Liccardo and San Jose City Councilmembers
200 E. Santa Clara St., 18th Floor
San Jose, CA 95113

Subject: Item 3.3 Update on the Polling Results on the
Potential March 2020 Ballot Measures.

Dear Mayor and Councilmembers:

On behalf of the Santa Clara and San Benito Counties Building and Construction Trades Council, I write in support of the memo from Councilmembers Esparza, Carrasco and Arenas on Item 3.3. The City of San Jose must invest in producing and preserving new affordable housing, in protecting our most vulnerable tenants from homelessness and displacement and in ensuring jobs in the construction industry are quality jobs.

A Real Estate Transfer Tax could bring in the resources necessary to help thousands of families in need of housing that is within financial reach. Any Spending plan should focus on the needs of our low income working families, seniors, houseless, women and children, disabled, and communities of color who are struggling most in the crisis caused by rising rents, displacement, homelessness and overcrowding. And only with labor protections that guard against exploitive employment practices can we ensure that the construction jobs created will be quality, family supporting jobs.

This proposal would set aside 15% of future potential spending for tenant protections and homeless prevention, that would include assistance for tenants facing eviction. We need this and other measures to reverse the trend of displacement and homelessness of our families from our neighborhoods. This proposal rightly focuses the majority of future resources on building and preserving affordable housing for Extremely Low Income families and individuals, prioritizing 45% of future resources, along with investments housing Very Low-, Low- and Moderate income people.

In our city and county, we have been engaged in important conversations between the building trades and affordable housing developers on developing stronger standards so that we are not increasing demand for affordable housing by exploiting those who are building it. We must ensure that the public money we expend will uplift workers and increase the number of skilled and trained trades workers for our future construction needs.



Mayor Sam Liccardo
November 18, 2019
Page -2-

Our communities, and the construction workers who live in and build San Jose need you. On November 19th, we ask your support for the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,


David Bini
Executive Director



From: Elizabeth Agramont-Justiniano

Sent: Monday, November 18, 2019 5:19 PM

To: City Clerk <city.clerk@sanjoseca.gov>; 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures

[External Email]

Dear Mayor and Councilmembers:

On Item 3.3, I strongly encourage you to vote in support of the memo from Councilmembers Esparza, Carrasco and Arenas, to ensure we have the resources necessary to make a major new investment in producing and preserving new affordable housing and protecting our most vulnerable tenants from homelessness and displacement.

15 percent for tenant protections

45 percent for ELI housing

35 percent for VLI housing

Thanks!



AFFORDABLE HOUSING NETWORK of Santa Clara County

November 18, 2019

Subject: Item 3.3 Update on the Polling Results on the Potential March 2020 Ballot Measures.

Dear Mayor and Councilmembers:

Affordable Housing Network strongly supports the memo from Councilmembers Esparza, Carrasco and Arenas regarding use of the funds that would become available if the March ballot measure is passed. To alleviate the area's crushing housing crisis, urgent steps are necessary to ensure that new housing produced goes to those most in need, and that funds are dedicated to increasing tenant protections and preventing homelessness.

We need a spending plan focused on the greatest needs of our low income families, seniors, houseless, women-headed households, disabled, immigrants and communities of color who are hit the hardest by rising rents, displacement, homelessness and overcrowding.

The Esparza proposal would set aside 15% of future potential spending on tenant protections and homeless prevention, including assistance for tenants facing eviction, to help stop more of our families and neighborhoods from facing devastating consequences of displacement and homelessness. This proposal prioritizes 45% of the funds for building and preserving affordable housing for Extremely Low Income families and individuals, as well as using the rest for Very Low-Income, Low-Income, and Moderate income households. This proposal also responds to growing interest in the community for new alternatives like community land trusts and limited equity cooperatives, new models for addressing housing needs and building assets of our low income working families.

This is the kind of plan we need for our communities! On November 19th, please vote in favor of the memo by Councilmembers Esparza, Carrasco and Arenas.

Sincerely,

Sandy Perry, President

From: Jeff Peng

Sent: Tuesday, November 19, 2019 8:44 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; 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 <webmaster.manager@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Objection To Transfer Tax - Council Agenda 11/19/19 Item 3.3 Transfer Tax

[External Email]

Dear Council Members & Mayor:

I am writing this email to you to express my deep concern about the item 3.3 listed on the City Council 11/19/2019 meeting agenda. I **strongly against** this proposal!

Born and raised in a socialism country -- China, I personally know how bad the socialism is. After I came to the United State, I truly appreciate the opportunity this great country has given to me.

However, 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 of these sound like laudable objectives, but this is exactly the socialism behavior.

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.

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, you are promoting the socialism here. It's bad negligent governance.

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.

If this ballot measure proceeds as proposed, it will NOT be fair, NOT representative nor democratic.

Please do NOT let this happen.

Thank you,

Jeff Peng
Real Estate Broker & Loan Originator

RE: 11/19/19 Council Agenda Item 3.3 re: potential Ballot Measure for New Transfer Tax

Jay Ross

Today, 9:40 AM

The Office of Mayor Sam Liccardo;District1;District2;District3;

District4;

+8 more

Inbox

[External Email]

Dear Mayor Liccardo and Council Members,

Homelessness in San Jose is a major problem that needs to be addressed. I appreciate your attention and effort to work on it. A tax to generate revenue to fund solutions for this problem is creative. But, the proposal you are now considering is faulty.

First, as a General Fund tax, the funds are not ear-marked or dedicated to fund anything having to do with solving homelessness. The plan, just like the polling, appears to be to give voters a specific rationale for the tax, but then fail to provide assurances it will be used as promised. This tax proposal should be rejected unless and until it includes assurances the funds will be used as promised.

Second, there is no sunset to this tax. As a result, it has no end if the problem is solved or if it is not working to solve the problem. Combined with the General Fund issue discussed above, the absence of a sunset raises doubt about the objectives of this tax. To demonstrate the focus and commitment to solve the problem, include a reasonable sunset and mechanism to terminate the tax if it is not working as planned.

Third, the tax is only imposed on certain transactions, generally identified as “higher end” sales. Homelessness, however, is a problem for the entire community; the entire community should shoulder the responsibility to solve it. It is inequitable to lean on only some to bear the burden. Make everyone a part of the solution by taxing every transaction, but reduce the amount/percentage of the tax as the sale value drops.

Fourth, recently, Apple and Google announced plans to make multi-billion dollar contributions to fund housing needs in our community. Staff’s analysis of this proposed tax did not include the impact of these dollars on the need for the tax. Please require that analysis before concluding that another tax should be imposed.

Please address each of the above items before moving forward, or reject this tax proposal if they all cannot be addressed.

Thank you,

Sincerely,

Jay Ross

From: Tina Xiao

Sent: Tuesday, November 19, 2019 10:54 AM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; 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 <webmaster.manager@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Objection to Raise City Transfer Tax - Council Agenda 11/19/19 Item 3.3

[External Email]

Dear Council Members & Mayor:

I am writing to you to express my DEEP concern about the item 3.3 listed on today's City Council 11/19/2019 meeting agenda. I **strongly against** this proposal!

(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 favorable housing, helping the homeless and veterans. All laudable objectives but all voters/property owners should have to pay the proposed transfer tax. It's a bad negligent governance and is exactly a socialism behavior.

(2) The proposal does not address the fact that eventually the result of this increase in transfer tax will raise the cost of housing and the cost of businesses. The costs will eventually pass onto the general populace and deteriorate the housing market.

(3) Bad examples once being set are hard to get rid of. For a large city like San Jose, homeless issue is not new. Targeted and private help is more beneficial and effective in addressing the homeless problem. Lots of evidence have shown that the city government isn't doing any better in helping the homeless while funds and expenditures keep piling up in this effort. By levying a higher city transfer tax does MORE HARM than good!

If this ballot measure proceeds as proposed, it will NOT be fair, NOT representative nor democratic.

Please do NOT let this happen.

Sincerely,

Tina Xiao

(A super-concerned property owner in San Jose)

Council meeting 11/19/19 ITEM 3.3

Barb MacNeil

Today, 12:29 PM
Agendadesk

[External Email]

Mayor Liccardo and San Jose Council members,

I am copying and pasting an interview done with Pat Waite regarding your vote today regarding the proposed transfer tax. I'm posting it because he was 100% in his analysis and wish it to be considered as reflecting my views.

The problem with unrestricted taxes (headline)

This Tuesday, San Jose's City Council will vote on placing a real estate property transfer tax measure on the 2020 ballot targeting properties valued at \$2 million or more. The City says revenues generated from the tax will support San Jose's affordable housing programs. Pat Waite, president of Citizens for Fiscal Responsibility, worries the money may end up going towards pensions, not housing.

Opportunity Now (ON) What is your biggest concern regarding the proposed ballot initiative?

Pat Waite: The funds from this proposed tax are unrestricted. That means the proceeds from the tax will go into the general fund, so the City can apply those tax dollars to anything it likes.

There is no guarantee that the monies will go to improving housing affordability. This could turn out to be a bait-and-switch measure.

ON: Well, the city says the monies will go to affordable housing. Why is that not enough?

Pat Waite: I believe Mayor Liccardo when he says the funds will be dedicated to affordable housing efforts. But today's City Council can't tell future City Councils how to spend General Fund money. So even if the current council agrees to spend the proceeds the way they intend, the Council makeup could change, even as soon as next year, and future council groups are not obliged to fulfill the intent of this council.

ON: What would future councils likely spend the money on?

Pat Waite: Subsequent administrations will be compelled to divert the funds to fill the black hole that is San Jose's pension problem. {Editor's note, see Pierluigi Oliverio interview close by} Residents must keep an eye out for every new tax idea offered by local governments, taking care to ensure that we get new services out of the taxes, rather than paying off yesterday's debts with tomorrow's dollars.

ON: Your group opposed the last ballot measure San Jose offered regarding a new tax for affordable housing, Measure V in 2018. Has your group's thinking changed since then?

Pat Waite: None of the facts that compelled our opposition to Measure V have changed. The reason we have a housing crisis is not because we don't have enough money to subsidize affordable housing. It's the bureaucratic quagmire that frustrates development. It's a zoning

philosophy geared more toward protecting the value of existing homes than encouraging creative solutions to our housing crisis.

ON: So what do you think the City's role is regarding promoting affordable housing?

Pat Waite: Step number one is to stop being part of the problem: San Jose needs to get rid of the regulations that constrain new housing. That's the most important thing they can do. Besides, providing affordable housing is still not part of San Jose's core services. The housing issue is being addressed by the appropriate entities—albeit at a frustratingly slow pace. The county is deploying Measure A funds for affordable housing, committing \$234 million for nearly 2000 units to be completed between now and 2020. The state is deploying over \$1 billion for affordable housing. The tech companies are stepping up bigtime, with Apple, Google, and Facebook all making very generous grants for local housing. The smartest things the City can do are twofold: first, liberate the housing market so that new construction can help drive affordability and second, avoid increasing taxes that may not even end up being spent on housing.

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