



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Torres,

SUBJECT: POTENTIAL NOVEMBER
2024 BALLOT MEASURE POLLING

DATE: June 18, 2024

Approved

Date: 6/18/2024

RECOMMENDATION

1. Accept the staff recommendations.
2. Direct staff to additionally poll a reformed real estate transfer tax which:
 - a. Significantly increases projected revenues beyond 2020 Measure E.
 - b. Eliminates the current tax for properties under \$3M from 2020 Measure E.
 - c. Increases the tax on higher value properties in line with recent successful measures in Los Angeles and San Francisco (i.e. 4% for properties \$5-10M, 5.5% for properties \$10-25M and 6% for over \$25M).
3. If polling on item #2 shows majority support, directing the City Manager and City Attorney to prepare draft ballot language to present to Council at Special Meeting August 6, 2024 to place a measure on the November 5, 2024 ballot.
 - a. Additionally direct staff to bring back options for Council consideration on an expenditure plan to use new revenue to address priorities including affordable housing and homelessness prevention and services.

DISCUSSION

We as a city just completed our budget for FY 2024-2025 and addressed a slew of priorities. Throughout our entire budget conversation, everyone agreed that we needed more revenue to provide resources to various solutions for issues facing our community. I am excited to see staff proactively look at opportunities for parks revenue and this is the time for us to take advantage of this opportunity and begin to look at what we as a city can do to generate funds from a transfer tax beyond what we are currently receiving from Measure E.

Los Angeles recently passed a transfer tax that provides millions of dollars towards a broad array of housing solutions. We as a City should look into how a reformed transfer tax could bring in more much needed revenue to address our housing crisis while potentially lowering the tax burden of San Jose homeowners, more of whom are becoming impacted by 2020 Measure E.

While this November looks to be crowded, our community has spoken and has stated that our unhoused crisis and lack of affordable housing are key issues facing our City. If we indeed are treating this issue as an emergency, then we must be intentional and proactive in exploring all opportunities and ensure that we are doing everything within our power locally to generate funding necessary to finance critical solutions.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.