



CITY OF OAKLAND

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OAKLAND

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# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Stephanie Hom  
Interim Assistant  
City Administrator

**SUBJECT:** Supplemental – Real Property  
Transfer Tax Ballot Measure

**DATE:** July 2, 2018

City Administrator Approval

*Stephanie Hom*  
SBL

Date:

7/2/18

## RECOMMENDATION

**Adopt A Resolution On The City Council's Own Motion Submitting To The Voters At The General Municipal Election On November 6, 2018, A Proposed Ordinance (1) Amending Oakland Municipal Code Section 4.20.020 Of The Real Property Transfer Tax To Establish Tiered Rates Based On Value Of Consideration; (2) Amending Section 4.20.080 To Reduce The Real Property Transfer Tax By .5% For "Low And Moderate Income First-Time Homebuyers"; (3) Adding Section 4.20.220 To Reduce The Real Property Transfer Tax By Up To One Third For Seismic Retrofit Expenses Incurred By "Low And Moderate Income Homebuyers"; And, (4) Directing The City Clerk To Fix The Date For Submission Of Arguments, Provide For Notice And Publication In Accordance, And Take Any And All Actions Necessary Under Law To Prepare For And Conduct The November 6, 2018 General Municipal Election.**

## REASON FOR THE SUPPLEMENTAL REPORT

At the Rules and Legislation Committee of June 28, 2018, Committee Members requested a supplemental report be prepared for City Council review at the meeting of July 10, 2018. Specifically, members requested a status listing of proposed ballot measures for the November 6, 2018, General Municipal Election.

Staff compiled this information into **Attachment A** which contains a listing of proposed ballot measures that have been submitted to the Rules and Legislation Committee for scheduling in the previous months, measures that have been submitted to the City Clerk's Office by members of the public, and ballot measures approved for the Statewide General Election.

Nine ballot measures have been proposed and/or introduced by City officials, and two measures have been initiated through the public signature process. For those items introduced by the Mayor or City Council Members, the last scheduled City Council Meeting for the Council to approve the measure so it may appear on the November 6, 2018, General Municipal Election ballot is the special meeting of July 24, 2018.

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The California Secretary of State has finalized the statewide propositions that have qualified for the November ballot. In total, 12 measures will be presented to voters for the Statewide General Election on November 6, 2018. That information has also been added to the listing in **Attachment A**.

The deadline to submit a ballot measure for the November 6, 2018, Alameda County General Election is August 10, 2018. According to County staff, at the time of submitting this report, no measure had been approved or qualified to be placed on its November ballot.

**ACTION REQUESTED OF THE CITY COUNCIL**

Adopt A Resolution On The City Council's Own Motion Submitting To The Voters At The General Municipal Election On November 6, 2018, A Proposed Ordinance (1) Amending Oakland Municipal Code Section 4.20.020 Of The Real Property Transfer Tax To Establish Tiered Rates Based On Value Of Consideration; (2) Amending Section 4.20.080 To Reduce The Real Property Transfer Tax By .5% For "Low And Moderate Income First-Time Homebuyers"; (3) Adding Section 4.20.220 To Reduce The Real Property Transfer Tax By Up To One Third For Seismic Retrofit Expenses Incurred By "Low And Moderate Income Homebuyers"; And, (4) Directing The City Clerk To Fix The Date For Submission Of Arguments, Provide For Notice And Publication In Accordance, And Take Any And All Actions Necessary Under Law To Prepare For And Conduct The November 6, 2018 General Municipal Election.

For questions regarding this report, please contact Richard J. Luna, City Administrator Analyst, at 510-238-4756.

Respectfully submitted,



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STEPHANIE HOM  
Interim Assistant City Administrator

Prepared by:  
Richard J. Luna, City Administrator Analyst

Attachments (1):  
A – Proposed Ballot Measures General Elections of November 6, 2018

Item: \_\_\_\_\_  
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Proposed Ballot Measures  
 General Elections of November 6, 2018

Measure	Approved	Pending	Author(s)
<i>City of Oakland</i>			
A Proposed Ordinance (1) Amending Sections 5.04.480 And 5.04.481 To Allow Cannabis Manufacturing Businesses To Make Deductions From Gross Receipts In The Manner Applicable To Manufacturing Businesses Subject To Section 5.04.590; (2) Amending Sections 5.04.480 And 5.04.481, To Allow Cannabis Business To Elect To Remit Business Taxes On A Quarterly Basis; And, (3) Authorizing The City Council To Amend The Business Tax On Non-Medical Cannabis Contained In Oakland Municipal Code Sections 5.04.480 And 5.04.481 In Any Manner That Does Not Increase The Tax Rate [18-0322].	City Council meeting of 6-19-2018		Dan Kalb and Rebecca Kaplan
A Proposed Ordinance (1) Amending Oakland Municipal Code Section 4.20.020 Of The Real Property Transfer Tax To Establish Tiered Rates Based On Value Of Consideration; (2) Amending Section 4.20.080 To Reduce The Real Property Transfer Tax By .5% For "Low And Moderate Income First-Time Homebuyers"; (3) Adding Section 4.20.220 To Reduce The Real Property Transfer Tax By Up To One Third For Seismic Retrofit Expenses Incurred By "Low And Moderate Income Homebuyers" [18-0670].		Scheduled to City Council meeting of 7-10-2018	Dan Kalb
A Proposed Ordinance To Impose A General 50 Cent Per Ride Tax On Passengers Of Transportation Network Companies [17-0419].		Rules & Legislation Committee of 7-12-2018	Rebecca Kaplan
A Proposed Ordinance To Adopt A Special Gross Receipts Supplemental Business License Tax Of 1% On Rental Property Revenue Above \$200,000 Per Year To Fund Solutions For Homelessness, Illegal Dumping Remediation, And Related Programs [18-0707].		Finance & Management (F&M) and Community & Economic Development (CED) Committees of 7-17-2018; Rules & Legislation Committee of 7-19-2018	Rebecca Kaplan

**Proposed Ballot Measures  
General Elections of November 6, 2018**

Measure	Approved	Pending	Author(s)
A Proposed Ordinance Amending The City Charter To Establish The Career Jobs Now! Program; Setting Aside (7%) Of The Annual Unrestricted Revenues Received By The City Arising From The Construction Of All New Market Rate Housing And Commercial Developments Under Construction Or Built After January 1, 2019, And Establishing The Career Jobs Now Training Fund [18-0708].		F&M, CED, and Public Safety Committees of 7-17-2018; Rules & Legislation Committee of 7-19-2018	Desley Brooks
Proposed Amendments To O.M.C. 8.22.300 Et Seq. (Just Cause For Eviction Ordinance) To: (1) Remove The Exemption For Owner Occupied Duplexes And Triplexes; (2) Permit The City Council Authority To Add Eviction Defenses To The Just Cause Ordinance [18-0720].		CED Committee of 7-17-2018	Noel Gallo and Dan Kalb
A Proposed Ordinance To Adopt A Special Parcel Tax To Improve Preschool, Elementary, High School, And College Success And Career Readiness By Expanding Access To And Quality Of Preschool As Well As Increase High School And College Graduation Rates [18-0303].		Not currently scheduled	Libby Schaaf
A Proposed Ordinance to Authorize the City of Oakland to Collect A Tax on Vacant Properties [17-0453].		Rules & Legislation Committee Pending List – No Specific Date	Rebecca Kaplan
A Proposed Amendment To The City Charter Eliminating The Maximum Fine Of One Thousand Dollars (\$1,000) For Violations Of Ordinances [18-0479].		Not currently scheduled	Rebecca Kaplan
Amendments To The Oakland Municipal Code Creating Workplace Protections And A Minimum Wage For Hotel Employees, Modifying How Oakland's Local Employment Standards Are Enforced, And Creating A Department Of Workplace And Employment Standards.		Sent to the County of Alameda for signature verification	Public signature process
Oakland Children's Initiative – a \$198 per parcel tax that would generate approximately \$30 million in revenue each year to support early childhood education and the Oakland Promise program.		Sent to the County of Alameda for signature verification	Public signature process

**Proposed Ballot Measures  
General Elections of November 6, 2018**

Measure	Approved	Pending	Author(s)
<i>State of California</i>			
PROP 1 - Veterans and Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$4 billion to finance various existing housing programs.	Signed by Governor Brown on 9-29-2017		SB 3 (Beall)
PROP 2 - No Place Like Home Act of 2018, which, if adopted, would authorize Mental Health Services Act (MHSA) Funds, among other provisions, to be a valid use for the No Place Like Home program.	Signed by Governor Brown on 6-27-2018		AB 1827, Committee on Budget
PROP 3 - A Measure that Authorizes Bonds to Fund Projects for Water Supply and Quality, Watershed, Fish, Wildlife, Water Conveyance, and Groundwater Sustainability and Storage.	Qualified on 6-28-2018		Public signature process
PROP 4 - A Measure that Authorizes Bonds Funding Construction at Hospitals Providing Children's Health Care.	Qualified on 6-28-2018		Public signature process
PROP 5 - A Measure that Changes Requirements for Certain Property Owners to Transfer Their Property Tax Base to Replacement Property.	Qualified on 6-28-2018		Public signature process
PROP 6 - A Measure that Eliminates Recently Enacted Road Repair and Transportation Funding by Repealing Revenues Dedicated for those Purposes. Requires any Measure to Enact Certain Vehicle Fuel Taxes and Vehicle Fees be Submitted to and Approved by the Electorate.	Qualified on 6-28-2018		Public signature process
PROP 7 - Repeal of the Daylight Saving Time Act and would require the standard time within the state to be that of the 5th zone designated by federal law as Pacific standard time.	Signed by Governor Brown on 6-28-2018		AB 807 (Chu)
PROP 8 - A Measure that Authorizes State Regulation of Kidney Dialysis Clinics and Limits Charges for Patient Care.	Qualified on 6-28-2018		Public signature process
PROP 9 - A Measure that divides California into three states subject to approval by Congress.	Qualified on 6-28-2018		Public signature process
PROP 10 - A Measure that Expands Local Governments' Authority to Enact Rent Control on Residential Property.	Qualified on 6-28-2018		Public signature process
PROP 11 - A Measure that Requires Private-Sector Emergency Ambulance Employees to Remain on Call During Work Breaks, and Changes Other Conditions of Employment.	Qualified on 6-28-2018		Public signature process
PROP 12 - A Measure that Establishes New Standards for Confinement of Certain Farm Animals; Bans Sale of Certain Non-Complying Products.	Qualified on 6-28-2018		Public signature process