



THE LEAGUE OF WOMEN VOTERS OF OAKLAND
RECOMMENDS
Local Measures

November 6, 2018 GENERAL ELECTION

VOTE WITH THE LEAGUE ON NOVEMBER 6!

Measure V Taxation of Cannabis SUPPORT

Measure V changes how Oakland taxes cannabis businesses to make establishing and maintaining the businesses easier, and to allow the City Council to reduce the taxes on medical and non-medical cannabis.

Measure W Special Parcel Tax on Vacant Properties SUPPORT

(Parcel Tax - 2/3 Approval Required)

Measure W enacts a special parcel tax on vacant and unused properties, which are defined as unused 50 or more days a year. There are provisions for exemptions from the tax for provable hardships and extenuating circumstances, and for non-profit entities. Money from the tax will fund services and programs for homeless people, affordable housing, and illegal dumping abatement. A new Commission on Homelessness will provide oversight of the use of funds and make recommendations for funding priorities.

The League believes that the tax will encourage owners to improve their properties, in many cases making them available to people seeking homes. It will also help clean up and maintain neighborhoods, making them free from blight caused by vacant and abandoned properties and by illegal dumping.

Measure X Graduated Transfer Tax SUPPORT

Measure X replaces the current real estate transfer tax of 1.5% for all properties bought and sold in Oakland with a graduated tax based on a property's selling price. Properties of \$300,000 or less will be taxed at 1%, those between \$300,000 and \$2 million at the existing 1.5%, those between \$2 and 5 million at 1.75%, and over \$5 million at 2.5%. The tax would be discounted by .5% for low and moderate income home buyers. The tax is expected to raise about \$9 million a year for the City's general fund.

The League agrees that the graduated tax is more fair, and recognizes that the City needs funds for vital services.

Measure Y Just Cause for Eviction No Position

Because League positions do not cover the issues in Measure Y, the LWV Oakland is taking no stand on this measure.

Measure Z Hotel Workers Wages and Conditions No Position

Because League positions do not cover the issues in Measure Z, the LWV Oakland is taking no stand on this measure.

Measure AA Oakland Children’s Initiative**Neutral***(Parcel Tax, Charter Amendment - 2/3 Approval Required)*

Measure AA enacts a parcel tax of \$198 a year on single family residential properties, with other tax amounts for multi-family and commercial properties. Low income households and low income seniors may apply for exemptions from the tax, and affordable housing projects may have their taxes reduced by 50%. The tax will last for 30 years and can be increased annually by the cost of living.

Proceeds from the tax may only be used for purposes of this measure, and will be apportioned 62% to the Oakland Early Education Fund, 31% to the Oakland Promise Fund, and 7% to the Oakland Children’s Initiative Oversight, Accountability, and Evaluation Fund. Moneys will be used to expand and improve child care and early education programs, and to improve high school and college graduation rates and career readiness.

An Accountability Officer and the Children’s Initiative Oversight Commission, both created by Measure AA, will perform program reviews and performance audits and renew program principles for the Funds.

LWVO supports increased funding for education and the expansion of quality early education. However, we found it unclear how moneys in the Oakland Promise Fund would be spent.

Measure FF Regional Parks Protection and Improvement**SUPPORT***(Parcel Tax - 2/3 Approval Required)*

Measure FF extends for 20 years the current \$12 a year parcel tax on residential properties in Alameda, Oakland, Piedmont, Albany, Richmond, San Pablo, El Sobrante, Kensington, Berkeley, Emeryville, and El Cerrito. Proceeds of the tax, about \$3.3 million annually, go to the East Bay Regional Park District for the protection and improvement of district parklands within these communities. Particular emphasis is one protection against wildfires. The measure includes a list of parks and programs for the use of funds.

Measure E Peralta Colleges Parcel Tax Extension**No Position**

Because there was no consensus among the four Leagues within the boundaries of the Peralta Community College District, LWVO makes no recommendation on Measure E.

Measure G Peralta Colleges Bond Measure**SUPPORT***(Bond measure – 2/3 Approval Required)*

\$800 million bond over 40 years to upgrade and repair sites, facilities, and equipment in the Peralta Community College District