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RESOLUTION NO. 2018-43

**A RESOLUTION OF THE ALBANY CITY COUNCIL IN SUPPORT OF
SCHOOLS AND LOCAL COMMUNITIES FUNDING ACT**

WHEREAS, since the passage of Proposition 13 in 1978, cities and counties have faced significant limitations in their main source of funding, the property tax; and

WHEREAS, while the intent of Proposition 13 is to help homeowners, loopholes in the system have permitted major commercial and industrial properties to avoid reassessment, a windfall to commercial property owners at the expense of vital public services; and

WHEREAS, the property tax has shifted away from commercial property and toward residential property throughout the state and in virtually every county; and

WHEREAS, city and county finances have long been stressed while the state has failed in its intention to improve local finances; and

WHEREAS, the property tax is one of the few discretionary sources of revenue for cities and counties; and

WHEREAS, estimates by academic researchers at USC have identified that reassessing commercial property will bring \$11.4 billion in property taxes to cities, counties, special districts, and schools; and

WHEREAS, USC has identified that nearly 80% of the revenue will come from just 8% of large properties, owned by corporations and wealthy investors, many of them out-of-state; and

1 **WHEREAS**, USC research shows that a majority of commercial owners already
2 pay close to market value, making the current system inequitable among businesses,
3 benefitting large owners who have held land for a long period; and
4

5 **WHEREAS**, the current failure to close the commercial property loophole has led
6 to poor land use and inflated land values, particularly affect the ability to provide
7 adequate high-density housing; and
8

9 **Whereas**, the Schools and Local Communities Funding Act is expected to be on the
10 ballot in 2018; and
11

12 **WHEREAS**, allocation of revenues to cities, counties and special districts will
13 follow current property tax allocation; and
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15 **WHEREAS**, the Act will provide billions in locally-controlled property tax funding
16 yearly for cities, counties, and special districts; and
17

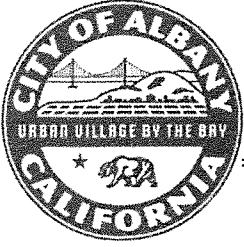
18 **WHEREAS**, the Act contains provisions to benefit small businesses, and levels the
19 playing field among businesses; and
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21 **WHEREAS**, the Act will improve land use, infrastructure, public safety, housing,
22 parks, libraries, health and human services and the environment.
23

24 **NOW, THEREFORE, BE IT RESOLVED**, that the city of Albany go on record
25 in support of the Schools and Local Communities Funding Act and urges its citizens to
26 support its passage.
27

28
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PEGGY MCQUAID, MAYOR



City of Albany

1000 San Pablo Avenue • Albany, California 94706
(510) 528-5710 • www.albanyca.org

RESOLUTION NO. 2018-43

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

The 2nd day of April, 2018, by the following votes:

AYES: Council Members Barnes, Maass, Nason, Pilch and Mayor McQuaid

NOES:

ABSENT: none

ABSTAINED: none

RECUSED: none

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this

13th day of April, 2018.

Eileen Harrington

Eileen Harrington
DEPUTY CITY CLERK