

Argument in Favor of Measure CC

As of mid-August, in the United States alone, Covid-19 has infected 5.2 million people and killed 166,000. The pandemic has decimated federal, state and local government budgets. The federal government can borrow more than it spends, but state and local governments must balance their budgets.

Albany's budget has been hit hard. The pandemic has reduced sales taxes and many other sources of revenue. This damage has come just as we are beginning to grapple with a 15-year effort to rebuilt state pension fund balances, which will require additional funding from cities like ours.

The city has been searching for additional revenue sources that will not affect day-to-day living for Albany taxpayers. One option is to increase the city's transfer tax from a rate of 1.15 to 1.5 percent. This increase will only affect property owners at the time of sale. For every \$1,000 of income from the sale of a house or condo, the amount of this tax will increase from \$11.50 to \$15.00.

For example, if you are selling a condo for \$500,000, your transfer tax will rise from \$5,750 to \$7,500, an increase of \$1,750. If you are selling a house for \$1 million, your transfer tax will rise from \$11,500 to \$15,000, an increase of \$3,500. Renters will be unaffected by the increase in the transfer tax.

The dramatic rise in home values has left homeowners with unexpected large gains in income from sales. The increase in the transfer tax will dedicate a small part of these unexpected gains to fund vital city services. This will help keep budgets balanced as we put the pandemic behind us and begin to grapple with pension costs and other future challenges.

Please vote YES on Measure CC.

Nick Pilch, Albany Mayor

Peggy McQuaid, Albany Vice Mayor

Peter Maass, Albany City Council Member

Michael Barnes, Albany City Council Member

Kim Trutane, Board of Education President

