

I hereby request reconsideration of the Approved Digest for this ballot measure. I have included the text adopted by the Committee with my alternate language as tracked changes. I recommend these changes to increase accuracy and clarity. Thanks. DP

The Way It Is Now: The City does not tax owners of apartments, condominiums or other residential properties for keeping ~~their these~~ properties vacant.

The Proposal: ~~Starting on January 1, 2024,~~ Proposition is an ordinance that would, ~~starting January 1, 2024,~~ create a new tax on owners of vacant residential units in buildings with three or more units if those owners have kept those units vacant for more than 182 days in a calendar year and where no exemption applies. The tax would not apply to units intended for travelers, vacationers and other short-term occupants or units in a nursing home or residential care facility. ~~The This~~ tax would also not apply to units owned by government agencies or nonprofit organizations ~~or government agencies~~. ~~The This~~ proposed tax would expire on December 31, 2053.

Proposition would provide ~~provides~~ exemptions for a primary residence where the owner has a homeowner property tax exemption and a property with an existing residential lease. Proposition also allows additional time to fill vacant units before the tax applies, including repair of an existing unit, new construction, a natural disaster or death of the owner.

~~The initial~~ Under Proposition ~~in 2024,~~ the tax rate would range from \$2,500 to \$5,000 per vacant unit, depending on the unit's size. ~~Over time, In later years,~~ the tax would be adjusted for inflation and would increase to a maximum of \$20,000 if the same owner kept that unit vacant for consecutive years. ~~The tax would also be adjusted for inflation.~~

The City would deposit ~~these tax~~ revenues from the tax into a Housing Activation Fund that would primarily fund two programs. One program would provide rent subsidies for people age 60 or older and for low-income households. The other program would fund acquiring ~~and,~~ rehabilitating unoccupied buildings and later operating ~~them unoccupied buildings~~ for affordable housing. The City could also use these ~~tax~~ revenues from the tax to repay bonds the City ~~could~~ may issue for projects funded under either program.

A "YES" Vote Means: If you vote "yes," you want to create a new tax on owners of vacant residential units in buildings with three or more units; if those owners have kept those units vacant for more than 182 days in a calendar year, and use revenues from the ~~those tax funds~~ for rent subsidies and affordable housing.

A "NO" Vote Means: If you vote "no," you do not want to make these changes.