

**ALAMEDA-CONTRA COSTA TRANSIT DISTRICT  
RESOLUTION NO. 20-048**

**A RESOLUTION IN SUPPORT OF SCHOOLS AND LOCAL COMMUNITIES FUNDING ACT  
(PROPOSITION 15)**

---

**WHEREAS**, since the passage of Proposition 13 in 1978, cities, counties, special districts, and schools have faced significant limitations on a major 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, county and special district 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 special districts; and

**WHEREAS**, estimates by academic researchers at the University of Southern California (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

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

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

**WHEREAS**, the Schools and Local Communities Funding Act will be on the ballot in 2020; and

**WHEREAS**, allocation of revenues to cities, counties and special districts will follow current property tax allocation; and

**WHEREAS**, the Act will provide billions in locally-controlled property tax funding yearly for cities, counties, and special districts; and

**WHEREAS**, the Act could contribute approximately \$10 to \$18 million directly to the District; and

**WHEREAS**, the Act contains provisions to protect small businesses, and levels the playing field among businesses; and

**WHEREAS**, the Act will improve land use, infrastructure including public transit, public safety, housing, parks, libraries, health and human services and the environment.

**NOW THEREFORE**, the Board of Directors of the Alameda-Contra Costa Transit District does resolve as follows:

**Section 1.** that the Alameda-Contra Costa Transit District goes on record in support of the Schools and Local Communities Funding Act and urges its citizens to support its passage.

**Section 2.** This resolution shall become effective immediately upon its passage by four affirmative votes of the Board of Directors.

**PASSED AND ADOPTED** this 23rd day of September, 2020.

---

Joe Wallace, President

Attest:

---

Linda A. Nemeroff, District Secretary

I, Linda A. Nemeroff, District Secretary for the Alameda-Contra Costa Transit District, do hereby certify that the foregoing Resolution was passed and adopted at a regular meeting of the Board of Directors held on the 23rd day of September, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Linda A. Nemeroff, District Secretary

Approved as to Form and Content:

---

Jill Sprauge, General Counsel