

Menu of Funding Sources to Implement the Compact

Potential New Sources of Revenue

Target: \$1.5 billion per year

Property Owners

Developers

Employers

Local Governments

Taxpayers



 \$100 million
1 percent
Vacant Homes Tax on the assessed value of vacant home, region-wide

 Vancouver adopted an Empty Homes Tax of 1 percent in 2016
 Oakland adopted a Vacant Property (parcel) Tax of \$3,000 to 6,000 in 2018



 \$200 million
\$5-\$20 per sq. ft.
Commercial Linkage Fee on new construction; variable rates based on number of workers at location, jobs-housing ratio of host jurisdiction, and location within or outside transit-served areas, region-wide


 38 jurisdictions in the Bay Area have a commercial linkage fee, with a median of \$10 per sq. ft.

 Jurisdictions with an existing linkage fee (which is set aside for housing) will get a credit


 \$200 million
0.1%-0.75%
Gross Receipts Tax, variable rates based on sector and firm size, region-wide

 Almost half the jurisdictions in the Bay Area charge some form of gross receipts tax, often as a business tax

 Small businesses would be exempt from the tax. Employers in a jurisdictions with an existing tax will get a credit


 \$200 million
25 percent
Redevelopment Revenue Set-Aside for affordable housing in TPAs (including portion for schools and special districts), **statewide**

 Former Redevelopment Agencies were required to set aside 20 percent of their revenue towards affordable housing


 \$400 million
1/4-cent
Sales Tax, region-wide

 Most jurisdiction have local sales taxes. Should be linked to “point of sale” and e-commerce legislation. Could be folded into a “mega-measure” that includes funding for transportation


 \$100 million
\$48 per year
Parcel Tax, region-wide

 Bay Area approved Measure AA for \$12 per year in 2016


 \$200 million
\$10 per sq. ft.
Flat Commercial Linkage Fee on new construction, region-wide



 \$200 million
\$40-120 per job
Head Tax; variable rates based on number of employees, jobs-housing ratio and transit access, region-wide

 Mountain View adopted a Head Tax of up to \$149 in 2018


 \$100 million
20 percent
Revenue Sharing Contribution from future property tax growth, region-wide

 Minneapolis-St. Paul adopted a seven-county Fiscal Disparities Program (tax-base sharing) in 1971 that pools 40 percent of future revenue increase


 \$100 million
5-Yr. Term
General Obligation Bonds, issued by a regional housing enterprise, renewed every five years, region-wide

Philanthropy

CZI-TSFF Initiative
Policy and Infrastructure Funds

Key

-  Voter Approval
-  State Legislation
-  Policy Benefit
-  Fee Imposition