REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE W

Here We Go Again

Does it seem like San Rafael keeps asking for yet another tax for the same thing? It's not your imagination!

Measure W, if passed, will be the FIFTH San Rafael City tax – all in place simultaneously -- purporting to fund essential services.

1. Basic property tax
2. 2013 Measure E sales tax increase
3. 2018 Measure G cannabis tax
4. 2020 Measure R further sales tax increase
5. 2026 Measure W property transfer tax

Each of these tax measures' ballot language simply promises what polls best:

- Preserve, protect, maintain or enhance essential city services
- Ditto for 911 emergency response, police, fire
- Maintain city streets & repair potholes

In fact, Measure W is a "general tax" that can fund pretty much any legitimate city expenditure.

And it lasts forever.

If you aren't expecting to buy or sell a home soon, Measure W *appears* harmless.

It isn't.

Measure W doesn't protect property values as The Primary Argument in Favor claims.

Studies show transfer taxes have lasting negative impacts:

- LOWER property values relative to neighboring cities
- REDUCE the number of homes available to buyers
- PENALIZE mobility, making it cost more for young people to trade up and for older people to downsize or move closer to family.

Why does San Rafael keep needing more taxes and fees? What's their plan to stop the treadmill?

it's time for the City of San Rafael to develop a long-term revenue and expenditure plan that's within taxpayers' means and adequately funds the essential services we value.

Until then, vote NO.

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