



BOMA
Oakland/East Bay

FEDERAL, STATE & LOCAL CRE LANDSCAPE

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INTRODUCTION



BOMA Oakland East Bay Strategic Planning Work Group Co-Chairs

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TOPICS

- **State and Local CRE Legislative Recap**
- **Three Constitutional Amendments for November 2024 Ballot**
- **2 Ways that the CA Constitution Can Be Amended?**
- **Introducing ACA 13**
- **ACA 13 vs. The Taxpayer Protection Act**
- **ACA 1**
- **Opposition to ACA 1**

State and Local CRE Legislative Recap

**Monitor State & Local
CRE Legislation**

**Sept. 14: End of CA
Legislative Session**

**Oct. 14: Governor's
decision deadline**

Three Constitutional Amendments for November 2024 Ballot

**Relate to voting
thresholds for state and
local taxes, ability for
public entities to initiate
state and local taxes, and
Prop 13 Amendment to
CA Constitution re: the
same**

Voter Initiative
- Taxpayer
Protection and
Government
Accountability
Act ("TPA")

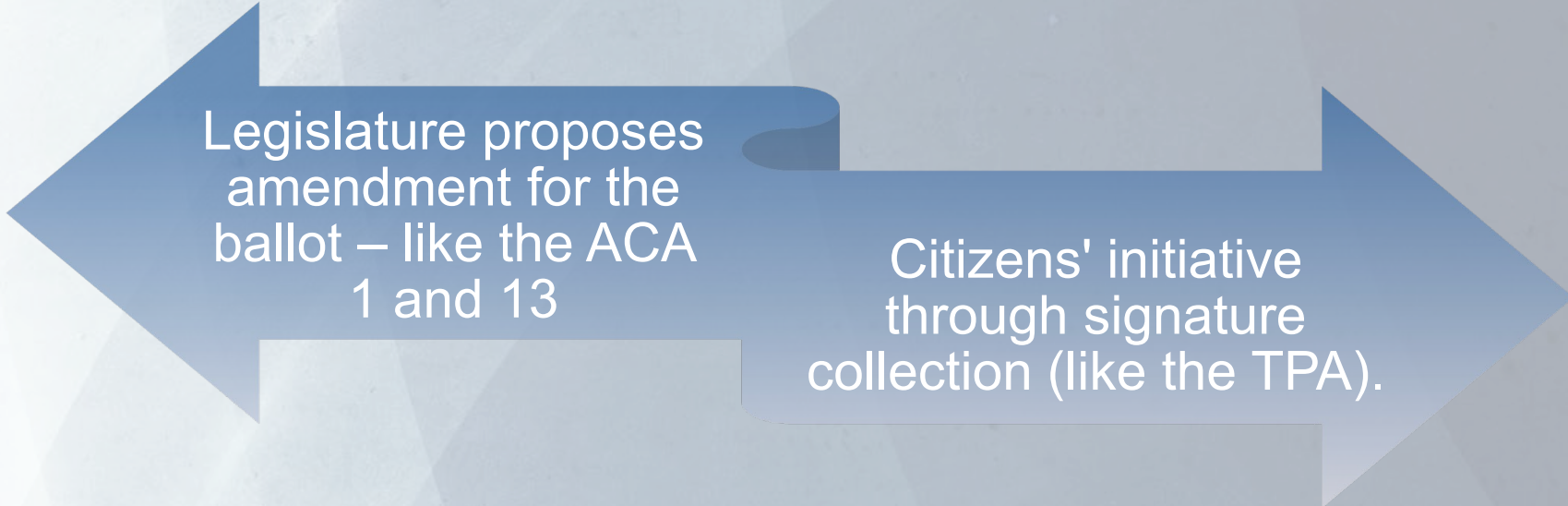
Assembly
Constitution
Amendment 1

Assembly
Constitution
Amendment
13

November
2024

Californians to
vote on:

2 Ways that the CA Constitution Can Be Amended?



Legislature proposes amendment for the ballot – like the ACA 1 and 13

Citizens' initiative through signature collection (like the TPA).

- Both ways require the Voters to vote on approve, by a simple majority vote, as set forth in the CA Constitution since 1849

Introducing ACA 13

- If approved, ACA 13 would change the rules for constitutional amendments.
- Citizens' initiatives (such as the TPA) would need a two-thirds vote to pass.
- Implication: Citizen Initiatives amending the CA Constitution requiring a two-thirds vote for approval would themselves need to pass by two-thirds vote – not a simple majority.

ACA 13 vs. The Taxpayer Protection Act



ACA 13 aims at TPA, a voter initiative

TPA: Seeks to solidify and strengthen Prop 13, Defines all levies, charges, fees as taxes, specifies voting thresholds

Impact: If ACA 13 passes, TPA would need a two-thirds vote for approval in November 2024 – rather than a simple majority of approval by Voters as currently the case

ACA 13 Exemption: Exclusively affects public-initiated ballots – not Legislative Initiated Amendments

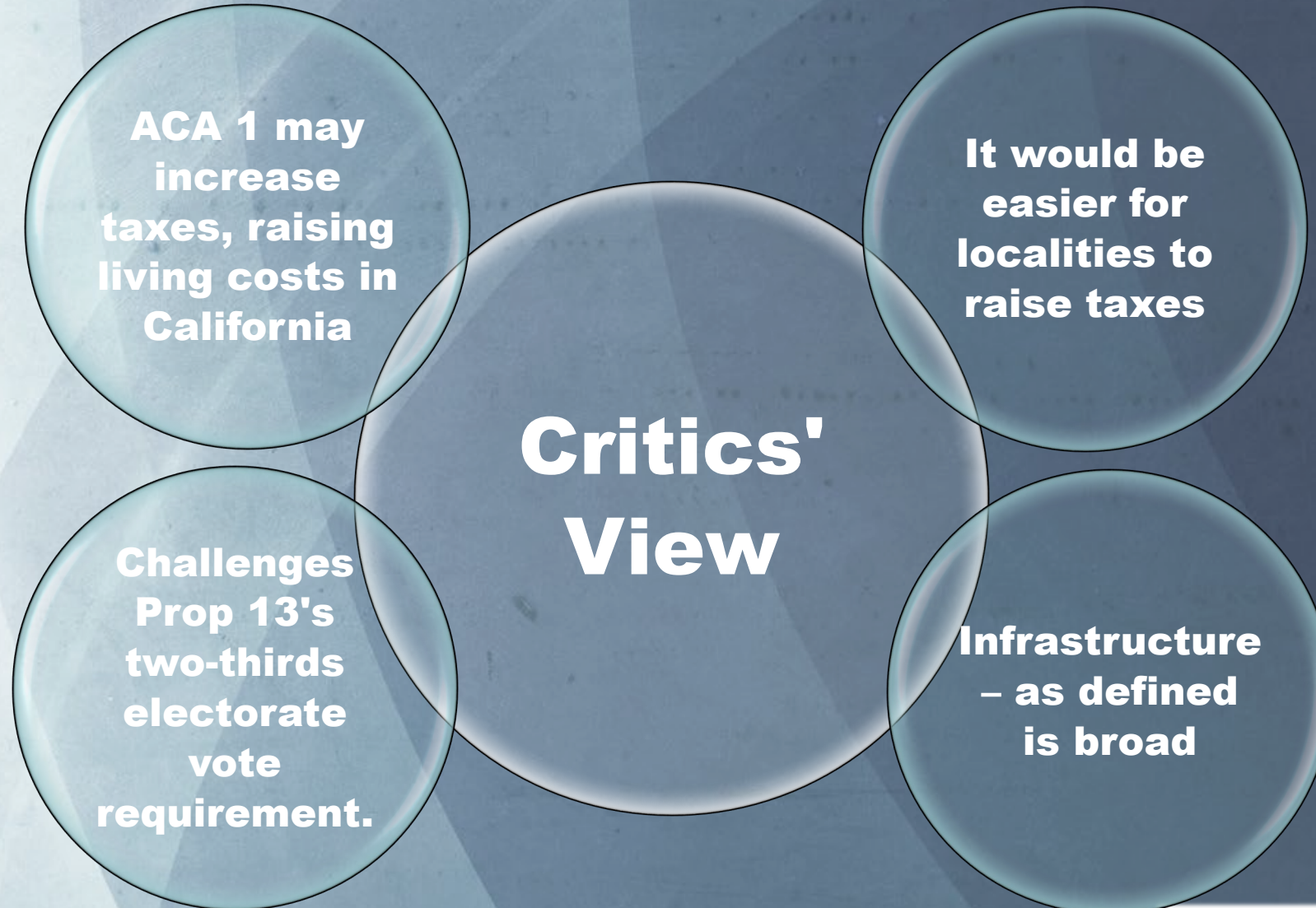
ACA 1

At the local level, Prop 13 requires tax increases to be approved by voters

A simple majority is needed to approve taxes for a general purpose, however, a two-thirds, “super majority” vote is generally needed to approve taxes earmarked for a specific purpose

ACA 1 proposes lowering the vote threshold from two-thirds to 55 percent to pass infrastructure-related local bonds and special taxes.

Opposition to ACA 1



Thank You For Your Time!

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