

CITY OF RICHMOND
IMPARTIAL ANALYSIS OF MEASURE ____

Measure __ (“Measure”) has been placed on the ballot by the Richmond City Council. The Measure would make the following changes to the Richmond Municipal Code:

Measure __ would establish a special parcel tax (“Vacant Property Tax” or “Tax”) on vacant property in the City of Richmond in the following amounts on an annual basis:

Vacant, developed parcels - \$3,000

Vacant, undeveloped parcels - \$6,000

Vacant residential units - \$3,000
(includes condominiums, duplexes, and townhouse units)

Vacant parcels with ground floor commercial activity allowed - \$3,000

The City Council may, by resolution, establish annual Vacant Property Tax rates that are less than the amounts set forth above.

The revenue raised from the Measure would be placed in a Vacant Property Tax special revenue fund (“Fund”). Proceeds deposited in the Fund may only be used to provide services and programs to homeless people, to reduce homelessness, to support the protection of existing affordable housing and to support the production of new affordable housing, in accordance with the examples set forth in the Measure.

Certain property owners may be exempt from the Vacant Property Tax upon authorization by the City Council, including those owners who qualify as “very low income” or otherwise demonstrate circumstances that prevent the use of the vacant property. Also, owners of property that is under “active construction” or for which an active building or planning approval application is being processed by the City are exempt from the Tax. Owners of property that is primarily used for community gardens, outdoor agriculture or urban agriculture, in accordance with the Richmond Municipal Code, may also be exempt from the Tax.

The City Council may authorize procedures for the forgiveness of any unpaid Vacant Property Tax in accordance with the Measure if the assessed parcel is used in connection with a City of Richmond Social Impact Bond or a residential structure with an affordability covenant.

The Richmond Housing Advisory Commission (“Commission”), established by the Richmond Municipal Code, would advise the City Council regarding use of the Fund proceeds. The Commission must publish an annual report regarding, among other things, the City’s implementation of Measure ____.

The Measure would expire twenty years after the date that the Tax is first levied.

THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF MEASURE ____.
IF YOU DESIRE A COPY OF THE INITIATIVE, PLEASE CALL THE
RICHMOND CITY CLERK’S OFFICE AT 510-620-6513 AND A COPY WILL BE
MAILED AT NO COST TO YOU.