

**From:** January 14-15, 2021 Board Meeting-Public Comment  
**To:** Meeting Info  
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Agenda Item(s):

N. Public Comment on Matters Not on the Agenda

Comment:

The article written by Susan Shelly in the Los Angeles Daily News on May 3, 2020 captures my anger and shared frustration of all hard working families in California who own farms, a single-family property or rental properties that are subject to Prop. 19. As Ms. Shelly states, "Apparently some people think anyone who owns a house is wealthy, and anyone who is wealthy is responsible for paying the expenses of everybody who isn't. The Realtors' initiative (Prop. 19) complains that "out-of-state residents and trust-fund heirs" are able to "unfairly avoid paying current fair market taxes on vacation homes, luxury estates, beachfront rentals and income-producing properties." This is misleading, bordering on deceitful. The initiative affects all homes and all property. The Realtors aren't really mad at trust-fund heirs. They're irritated that ordinary people keep their properties in the family instead of listing them for sale as soon as somebody dies. If their initiative passes, families would receive a new, higher property tax bill in the mail along with the sympathy cards. That will force many people to sell their family home even if they'd like to keep it. If you haven't heard about this, it's because the repeal of Propositions 58 and 193 was quietly added to a new version of the Realtors' previous initiative, known as Proposition 5, which failed to pass in 2018. Proposition 5 would have allowed homeowners age 55 and older to have more opportunities to transfer the base-year property tax assessment on their current home to a replacement property. Under current law (Propositions 60 and 90), only one such transfer is allowed in a lifetime, only if the replacement property is of equal or lesser value, and only within the same county or in a county that accepts the transfers. After the 2018 measure failed at the ballot box, the California Association of Realtors decided to try again. That's when they added the tax increase on inter-generational transfers of property. This would be a significant change to the state constitution, and it's just wrong to try to hide it from the voters while advertising the rest of the initiative's provisions. Proposition 58 passed with 75.7 percent of the vote when it was on the ballot in November 1986. Did anyone do a poll to see if Californians were now interested in repealing it? Doubtful. Because of the coronavirus threat, many if not all voters will vote by mail this fall, and the ballots will be in homes at the beginning of October. Voters might easily be misled by initiative titles and summaries that fail to clearly describe the contents of the measures on the ballot. By the time they find out what they voted for, it will be too late." And based on yesterday's Q & A, it was disclosed by legal counsel that the implementation of Prop 19 can not be stopped by the Board of Equalization and its implementation date is still planned for Feb. 16th, despite its detrimental impact to hard working families and their heirs. Let's not forget Prop.58 passed with 75.7% of the vote, does anyone really think that us voters would vote to approve Prop 19 had it been stated clearly upfront to eliminate and repeal Prop.58 and Prop 193--Absolutely Not! Prop 19 would have more than likely failed by overwhelming majority margins. Thank you very much for the opportunity to comment on this very important matter that impacts hard working families.