

Dear Pinole Council member,

I am a resident of Pinole. Please vote in favor of the Charter City and the Real Estate Transfer Tax. It is due only once when the real estate is sold. It is a fair tax since it is a transfer tax. I understand that the CIP is underfunded that means that Pinoleans have been underpaying for the maintenance of their road for the last 30 years. The average house is sold at \$800,000 now in Pinole an additional \$6,400 in Real Estate Transfer tax could help finance the CIP. The city is not making any money from Real Estate sales nor from Capital Gain while home owners and realtors are. Owners are walking out without paying for their fair use of the roads and want future generation to pay for it. It is negotiable meaning the buyer and the seller could share the cost. For instance, when a house is sold for \$800,000 at 6% interest over 30 years, the new owner principal payment would be about \$4,800 per month, adding the real estate transfer to it will make it \$4,835. Someone who can afford making a payment of \$4,800 per month could afford an additional \$35 per month for the real estate transfer tax. This additional \$35 per month would not impact the budget of first time buyers. It is fair. In addition if home improvements are made, the transfer tax could be reduced. Please VOTE YES. The city needs all kind of revenue to fill out the \$50 to 100 million gap in the CIP. VOTE YES on the charter city and the Real Estate Transfer Tax. Think about our future generation. We are already leaving our grandchildren a polluted planet, don't also ask them to pay for the road that their grand parents did not want to fix. This additional revenue could also help filling any gap in our city budget, and help with budgeting the increasing retirement cost of our city employees. The city of Pinole has increased its expenses for the last two years but no new source of revenue was created. The city needs the real estate transfer tax to stay balance and plan for the future. This tax is also adjusted based on inflation. The city needs this real estate transfer tax. Increasing the UUT, adding new bonds, and parcel tax will not be enough to fill out the CIP deficit. The real estate transfer tax is needed as well to fill the gap. It is more affordable for first time buyers to pay \$35 per month for the real estate transfer tax than \$600 per year on additional parcel tax.

Think about the future.

Protect our budget.

PLEASE VOTE YES.

Regards

Mark Miller
Russel Rivera
Adam Ruiz
Scarlett Cruz
Alfred Cook
Andrew Evans
Zoe White
Chris Morris
Brandon Parker
Matthew Evans
Tim Fenbert

Jon Young
Chad Ortiz
Gianna Carter
Victor Jones
Bill Anderson
Harold Miller
Randall Price
Larry Reyes
Victoria Edwards
Hendry Johnson
Joel Robinson
Fred Bailey
Steven Mendoza
Anthony Murphy
Sophie White
Sofia Gomez
Lewis Rodriguez
Ivy Price
Mike Mendoza
Billy Thompson
Aaron Kelly
Albert Nelson
Terry Ward
Carlos Kim
Jesus Watson
Pedro Foster
Juan Harris
Dustin Morris
Carlos Mendoza
Madelyn Taylor
Dale Roberts
Valentina Sanchez
Evelyn Howard
Lloyd Robinson
Tony Stewart
Scarlett Rogers
Hannah Clark