

Finance & Management Services Division

Approval of a Resolution of Intention to Establish a Community Facilities District to Fund an Extension of Measure CC for Services, Maintenance and Improvements of Trails, Parks and Open Space and to Authorize the Levy of Special Taxes: East Bay Regional Park District Zone 1 Area

Measure CC In Summary

- \$12 per-year special excise /parcel tax, passed by voters in 2004 for a 15-year time frame.
- Provides \$3.2 million annually for “public safety and environmental maintenance” within the District’s oldest and most heavily-used parks: Oakland, Berkeley, Piedmont, Richmond, Albany, El Cerrito, Emeryville, San Pablo and Alameda.
- Measure CC tax authorization expires in FY 2019-20.
- Polling suggests that voters would approve an extension of Measure CC, as long as it is structured similarly.

Measure CC extension as a Community Facilities District

- Park District advisors recommend CFD structure as the most legally solid framework for an extension of Measure CC.
- Funds can be used for police and fire protection, park and open space maintenance, and infrastructure improvements.
- Creating the CFD does not change anything for voters, and does not impact use of funds.
- District has successfully completed two CFDs; this would be its third, but the first voter-approved.



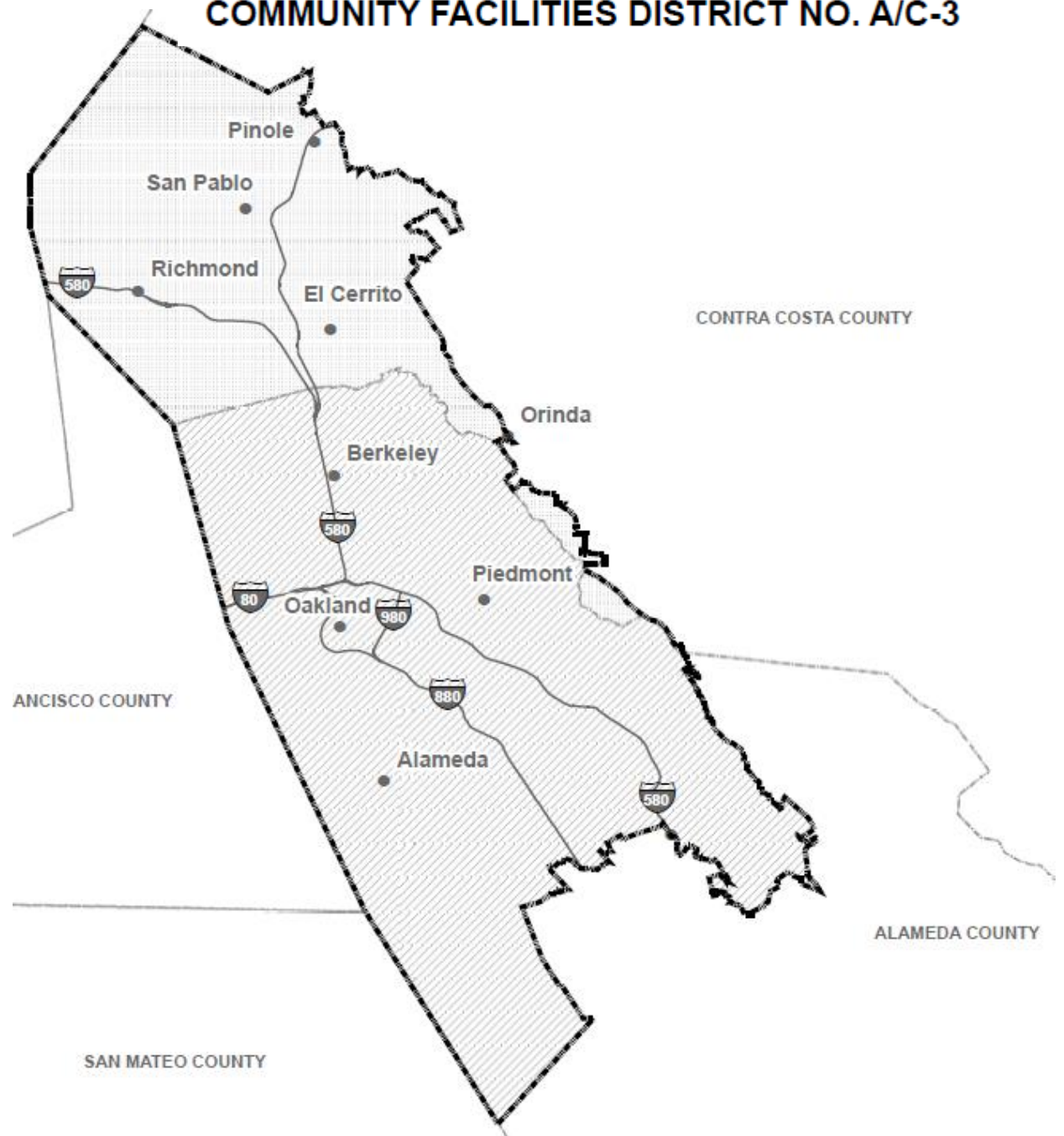
East Bay
Regional Park District
Planning/ GIS Services
August 25, 2017

● Measure CC Projects
— County Line

0 1 2 3 4 Miles

Disclaimer: Boundary and property lines shown on this map do not represent a boundary or property line survey. The East Bay Regional Park District makes no representation as to the accuracy of said property lines (or any other lines), and no liability is assumed by reason of reliance thereon. Use of this map for other than its intended purpose requires the written consent of EBRPD.

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. A/C-3**



Steps of the CFD Formation Process

Initiation by Legislative Body (May 1st)

- Adopt resolution of intention.
- Approve rate & method of apportionment.
- Set date of public hearing.

Public Hearing (June 5th)

- Public testimony from interested persons.
- If majority protest, abandon proceedings for 1 year.
- Otherwise, Board adopts resolution of formation.
- Board adopts commitment list and resolution consolidating election

Prepare for Election (November 6th)

- Coordinate with registrar of voters
- Prepare impartial analysis.
- Prepare ballot argument & rebuttal.
- Prepare ballot pamphlet.
- 2/3rds vote required.

Levy tax (Nov 20th)

- Adopt resolution declaring election results.
- Introduce ordinance levying special tax.
- (If measure fails, must abandon proceedings for 1 year.)

Description of Services to be Funded within the CFD

- Description of Services is intended to be general in nature
- Commitment List will come to the Board on June 5th.
- The CFD will be eligible to fund:
 - ...Direct and incidental costs of the maintenance, improvement, and servicing of parklands (including stewardship), trails, open space... public safety protection services... construction, expansion, improvement or rehabilitation of District property...

Breakdown of Service

2018 Stakeholder / Public Interests

Allocation Category - Totals	2018 Proposed Allocations
Environmental Conservation / Stewardship	\$16,500,000
Public Safety and Wildfire Protection	\$14,800,000
On-Going Maintenance Staff	\$14,990,000
Environmental Education	\$8,750,000
Facility Improvements	\$2,090,000
Green Transportation and Regional Trails	\$2,000,000
10% Contingency	\$6,600,000
TOTAL	\$65,730,000

ALL numbers are preliminary and subject to change.

Maximum Tax Rate

Rate & Method of Apportionment

- Single-family – \$12 annually, per dwelling unit
- Multi-family – \$8.28 annually, per dwelling unit
- Exempt: non-residential, public property, public or utility easement parcels, mobile homes, floating homes.
- “Low-Income Senior Discount” (in Resolution of Intention): 50% Discount available for an occupant age 65 or older whose annual income is below the State defined poverty level.

Maximum Tax Rate

Rate & Method of Apportionment

Analyzed options to maximize the tax rate:

- ▣ Reviewed what charging a uniform rate would generate
- ▣ Analyzed adding commercial property
- ▣ Reviewed option to add a cost of living increase annually
- ▣ Considered eliminating the low-income senior discount to simplify administration

Decided against modifications to the current tax structure.
Confirmed the importance of keeping the tax structure the same as the Current Measure CC.

Required Documents for CFD Formation

- Local Goals and Policies (completed, 2015)
- Approve at May 1st Board of Directors meeting:
 - Resolution of Intention
 - Boundary Map
 - Description of Services
 - Rate and Method of Apportionment (set maximum tax)
 - Notice of Public Hearing

Required Documents for CFD Formation

- Hold Public Hearing at June 5th Board of Directors meeting.
- Approve at June 5th Board of Directors meeting:
 - Resolution of Formation
 - Special Tax Report
 - Commitment List of Services to be Provided
 - Resolution calling for consolidated election
 - Approving ballot language

Next Steps in CFD Formation Process

- Boundary Map recorded with Alameda and Contra Costa counties - no later than May 15th.
- Notice of Public Hearing published - no later than May 29th.
- Board Approves Ballot Measure, Commitment List & Holds Public Hearing on CFD - June 5th.
- Ballot Question, Primary Arguments, Impartial Analysis provided to County Registrars Office - no later than August 17th.
- Election Day - November 6th.



QUESTIONS?

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