

City of Emeryville Measure C FAQ

1. How is the City of Emeryville maintaining a high quality of life for residents?

The City of Emeryville serves a diverse population of approximately 12,000 people. Emeryville is a great place to live, do business, raise a family and retire. Our city services, arts programs, parks and cultural amenities allow our community to thrive as an urban center. We are proud that a recent survey of Emeryville residents showed very high favorability for the quality of life and the quality of city services.

2. What needs are facing the City?

The City of Emeryville has been identifying urgent needs to help increase affordable housing at all income levels. The annual income needed to afford a studio apartment in Emeryville is \$83,772. As our community grows and continues to develop, the shortage of affordable housing presents a recurring issue. We want all residents to be able to live in safe, decent, affordable homes and still have enough money for groceries and other basic necessities.

3. Is the City of Emeryville exploring solutions to these needs?

The City has been evaluating all possible options to address growth and development, so we can maintain our high quality of life and continue providing essential city services. One option is a locally-controlled funding source to provide safe and affordable housing for families, seniors, veterans, local artists, people with disabilities and people experiencing homelessness. On March 6, the City Council placed a \$50 million affordable housing bond, Measure C, on the June 5, 2018 ballot to protect affordable local housing and prevent displacement of Emeryville residents. If you would like to learn more about the City's housing needs please visit <http://www.emeryville.org/1204/Affordable-Housing-Bond>.

4. What specific projects would Measure C address?

A local funding measure would:

- Develop affordable housing on City-owned sites
- Fund first time homeowner loans
- Rehabilitate existing multifamily developments
- Provide affordable local housing
- Prevent displacement of vulnerable populations in Emeryville, including low and moderate-income households, veterans, seniors and people with disabilities
- Provide permanent supportive housing for people experiencing homelessness
- Help low and middle-income households purchase homes and stay in the community



5. How do we know funds would be spent as promised?

Mandatory fiscal accountability is required in Measure C. All funds must stay local and cannot be taken by the State. An independent oversight committee will review and report on the use of funds.

6. Could the State take funding away from Measure C?

By law, funding from Measure C could not be taken away by the State or used for other purposes by the City Council now or in the future. These funds would be protected and restricted to fund affordable housing and maintain the quality of life in Emeryville.

7. What would Measure C cost?

Measure C would cost typical property owners approximately \$49 per \$100,000 of assessed (not market) home value per year. The assessed value of a home is determined each year by the Alameda County Assessor, but it is generally based on the original purchase price of a home. The assessed value is therefore often a much lower amount than market value, or what a home could be sold for today.

8. Where can I learn more about Measure C?

The City welcomes your questions and feedback as we evaluate our options to provide affordable housing for the City of Emeryville. For more information please contact infohousingbond2018@emeryville.org You can also visit the City's website at <http://www.emeryville.org/>.

9. How does the City guarantee the Emeryville community will benefit?

In housing projects that are not funded by the federal government, Emeryville residents, employees and those attending Emeryville public schools are placed at the top of the list to be considered for housing placement.

10. Are senior citizens eligible for an exemption?

For general obligation bonds, senior exemptions are not allowed by law like they are for parcel taxes and other types of revenue measures. The cost of the bond is based on assessed (not market) value of each property. Property owners that have owned their homes for longer periods of time typically have lower assessed values and would pay less.