

**CHABOT-LAS POSITAS COMMUNITY COLLEGE
DISTRICT BOND MEASURE B**

<p>B MEASURE B: <u>Community College Job Training, Repair/Safety Measure:</u> To prepare students for jobs/four-year colleges, improve safety, accommodate increasing enrollment at Chabot and Las Positas Colleges by: • Repairing leaky roofs; • Upgrading fire safety, campus security, plumbing/ventilation systems and electrical wiring for computer technology; • Removing asbestos; • Upgrading nursing/paramedics/job training classrooms; • Repairing, constructing, acquiring, equipping classrooms, labs, sites and facilities; shall Chabot-Las Positas Community College District issue \$498,000,000 in bonds, at legal rates, with guaranteed annual audits, citizen oversight, and no money for administrators' salaries?</p>	BONDS YES
	BONDS NO

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS
OF MEASURE B**

**IMPARTIAL ANALYSIS BY THE ALAMEDA
COUNTY COUNSEL OF THE
CHABOT-LAS POSITAS COMMUNITY COLLEGE
DISTRICT BOND MEASURE**

Measure B, a Chabot-Las Positas Community College District (the "District") bond measure, seeks voter approval to authorize the District to issue and sell general obligation bonds over time at an aggregate principal amount not to exceed Four Hundred Ninety-Eight Million Dollars (\$498,000,000). If the bonds are authorized and sold, the principal and the interest will be payable from the proceeds of tax levies made upon the taxable property in the District.

The purpose of the bonds is to finance the District projects and improvements at Chabot and Las Positas Colleges, as set forth in the ballot measure, to: repair leaky roofs; upgrade fire safety, campus security, plumbing/ventilation systems and electrical wiring for computer technology; remove asbestos; upgrade nursing/paramedics/job training classrooms; and repair, construct, acquire, and equip classrooms, labs, site and facilities.

Section 1(b) of Article XIII A of the California Constitution provides an exception to the one percent property tax limit by allowing special districts to increase the property tax rate above one percent to pay off bonded indebtedness only for the purchase or improvement of real property. Education Code 15274 provides that at least 55% of qualified electors who vote on the measure must vote "yes" in order for the measure to be approved.

If the measure is approved, Education Code sections 15272 and 15278-15282 require the District to appoint a citizens' oversight committee and conduct an annual, independent performance audit to ensure the bond moneys are expended on school and classroom improvements and for no other purpose. The citizens' oversight committee is charged with ensuring that, as prohibited by Article XIII A, Section 1(b)(3)(A), of the California Constitution, no funds are used for any teacher or administrative salaries or other school operating expenses.

Approval of this measure would authorize the District to levy an ad valorem tax on the assessed value of real property within the District by an amount needed to pay the principal and interest on these bonds. The estimate of the tax rate required to be levied to fund the bonds in each year throughout the term of authorization would be \$19.88 per \$100,000 dollars of assessed valuation, as set forth more fully in the measure's Tax Rate Statement in this Voter Pamphlet. The Tax Rate Statement for Measure B in this voter pamphlet reflects the District's best estimates, based upon currently available data and projections, of the property tax rates required to service the bonds in the first year in which taxes are expected to be levied to pay debt service on the bonds, the year in which the tax is expected to be highest, and the year following the last expected issuance of bonds, all as required by statute.

If 55% of the qualified electors voting on this measure do not vote for approval, the measure will fail and the District would not be authorized to issue the bonds to fund projects and improvements.

s/RICHARD E. WINNIE
County Counsel of Alameda County

