

INFORMATION ABOUT MEASURE J

JEFFERSON UNION HIGH SCHOOL DISTRICT

JUNE 5, 2018

WHAT IS MEASURE J?

Measure J is a general obligation (GO) teacher-staff housing bond that will be on the June 5 primary election ballot. If approved by District voters, the measure will authorize \$33 million in locally controlled funds to construct affordable rental housing to attract, hire and retain teachers and staff members for Jefferson, Oceana, Terra Nova, Thornton and Westmoor high schools and the Adult Education School.



WHY IS MEASURE J NEEDED?

The critical shortage of affordable rental housing in our community has placed our local high schools at a competitive disadvantage in attracting and retaining high-quality teachers and staff. This measure addresses the problem by providing a funding source for affordable rental housing.

WHAT WILL BE FUNDED BY MEASURE J?

Bond funds will be used to construct rental housing for teachers and staff to allow them to live in the communities where they work. Measure J will build approximately 80 units of low-cost, high-quality rental housing to be located in Daly City on surplus land owned by the District that no longer is in use as a school.

WHAT IS A GO BOND?

GO bonds are commonly used by California school districts to fund construction and renovation projects. Similar to a home loan, GO bonds are repaid over a set number of years. Funds to repay the bonds come from taxes levied on all taxable property – residential, commercial and industrial – located within the District.

HOW MUCH WILL MEASURE J COST?

The measure's average annual tax levy is expected to be less than 1 cent (\$0.007) per \$100 of assessed valuation. *Assessed valuation should not be confused with market value. The assessed valuation is the value placed on the property by San Mateo County at the time a property is sold or undergoes a major renovation and is typically lower than market value.*

WHAT TAXPAYER PROTECTIONS ARE IN PLACE?

An independent Citizens' Oversight Committee must review and audit all bond expenditures. Funds are prohibited from being used for general operating expenses. Legal safeguards prohibit the State from taking these funds and spending them in other districts.

QUICK FACTS



Will build low-cost, high-quality rental housing for teachers and staff, allowing them to live in the communities where they work.



Measure J's estimated annual tax rate is expected to be less than 1 cent (\$0.007) per \$100 of assessed valuation.



Legal safeguards require funds to be spent locally and prohibit the State from taking funds and spending them elsewhere.