

IMPARTIAL ANALYSIS BY THE SUTTER COUNTY COUNSEL RELATING TO MEASURE C WHICH SEEKS APPROVAL TO ISSUE AND SELL BONDS BY THE YUBA COMMUNITY COLLEGE DISTRICT

This measure was placed on the ballot by the Board of Trustees (Board) of the Yuba Community College District (District). A "yes" vote is a vote to authorize bonds. A "no" vote is a vote against issuing the proposed bonds.

If affirmed by 55% of the electorate in the District, Measure C will authorize the issuance of new general obligation bonds in the maximum principal amount of 228 million and 400 thousand dollars (\$228,400,000). Bond proceeds will be used to fund projects included on the Bond Project List as set forth in the measure. Bond proceeds will be used to modernize, replace, renovate, construct, acquire, equip, rebuild and furnish the District's classrooms, restrooms, and other educational and joint-use facilities within the District.

Bond proceeds will be used to repair and/or replace classrooms, buildings and other areas including new District Offices Building. Projects include the cost of construction, renovation, furnishing and equipping facilities, and all costs which are incidental but directly related to the project, including, but not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, demolition and disposal of existing structures, costs of interim housing and storage during construction, address unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes and Americans with Disability Act, and management and administration during the duration of the projects, including by District personnel.

The Board has certified that it has evaluated safety, class size, and information technology needs of the District in developing the Bond Project List.

Approval of the bond measure does not guarantee that any particular project will be funded beyond the local revenues generated by the bond measure. The District's proposal for the projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. Bond proceeds may also be used for other incidental costs associated with the listed projects, including election and bond issuance costs.

The Board will conduct independent annual performance and financial audits, and appoint an independent citizens' oversight committee to ensure bond proceeds are expended as promised and specified.

Measure C will not otherwise affect existing law. This analysis is submitted by the Sutter County Counsel as required under Elections Code section 9500.

Dated: November 8, 2019
s/Jean Jordan, County Counsel

**TAX RATE STATEMENT
MEASURE C**

An election will be held in the Yuba Community College District (the "District") on March 3, 2020, to authorize the sale of up to \$228.4 million in bonds of the District to finance educational facilities as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of ad valorem tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.023 per \$100 of assessed valuation (or \$23.00 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2051-52.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.025 per \$100 of assessed valuation (or \$25.00 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2021-22 and following.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$412 million.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

/s/ Douglas B. Houston
Chancellor Yuba Community College District

