

Measure T Facts

Background: The City of Hayward is responsible for public services essential to community safety and quality of life. In addition, the City surveys residents as to their service priorities—safe neighborhoods, reliable and prompt 911 emergency and firefighter response times, and fixing potholes and repairing streets. Costs associated with delivery of these services are growing faster than revenues to pay for them. To close the gap, the City Council placed Measure T on the November 2018 general election ballot.

Measure T would: Measure T would increase the city *Real Property Transfer Tax* (RPTT) that is collected once upon the purchase/sale of real estate in the City of Hayward. Currently, the city RPTT rate in Hayward is \$4.50 per \$1,000 of property value—lowest among Alameda County cities that have authority to set their own rates. If approved by voters, Measure T would increase the city RPTT to \$8.50 per \$1,000 of property value—making it second lowest among cities that can set their own rates. All revenue would go to the Hayward general fund that pays for essential and priority services.

Measure T ballot question: *“To support City of Hayward services, with revenue that cannot be taken by the State, including: repairing streets and sidewalks; 911 emergency and firefighter response times; neighborhood police patrols; disaster preparedness; extended library hours and after-school programs; and unrestricted general revenue purposes; shall Hayward increase the rate of its real property transfer tax, collected once upon purchase of real estate, from \$4.50 to \$8.50 per \$1,000, providing \$13,000,000 annually, until repealed by voters, all funds benefiting Hayward?”*

- ✓ All revenue would go to the City general fund—the majority of which pays for police (45 percent), firefighting and 911 emergency response (24 percent), as well as pothole and other street and sidewalk repair, library services, graffiti-removal, litter-collection and other maintenance needs (8 percent).
- ✓ All revenue would be locally controlled in Hayward for Hayward, and could not be diverted for county, state or federal purposes.
- ✓ All expenditures would be subject to public hearings and third-party review as part of the City’s annual budgeting and auditing processes and practices.

Measure T would NOT: Measure T would **not** raise property taxes and would **not** increase the cost of living for Hayward residents. The RPTT is collected once as part of transactional closing costs when ownership of residential or commercial property changes due to a purchase or sale—just like real estate commissions. For example, the city RPTT on the purchase/sale of a \$700,000 home in Hayward is \$3,150. Measure T would increase the RPTT on the same \$700,000 home by \$2,800 to a total of \$5,950. By comparison, the standard 6 percent real estate commission on the sale of a \$700,000 home is \$42,000. Payment of the RPTT is the joint responsibility of the buyer and seller—and can be a point of negotiation between buyer and seller.

For more information: Contact Chuck Finnie, Public Information Officer
(510) 583-4344 | chuck.finnie@hayward-ca.gov