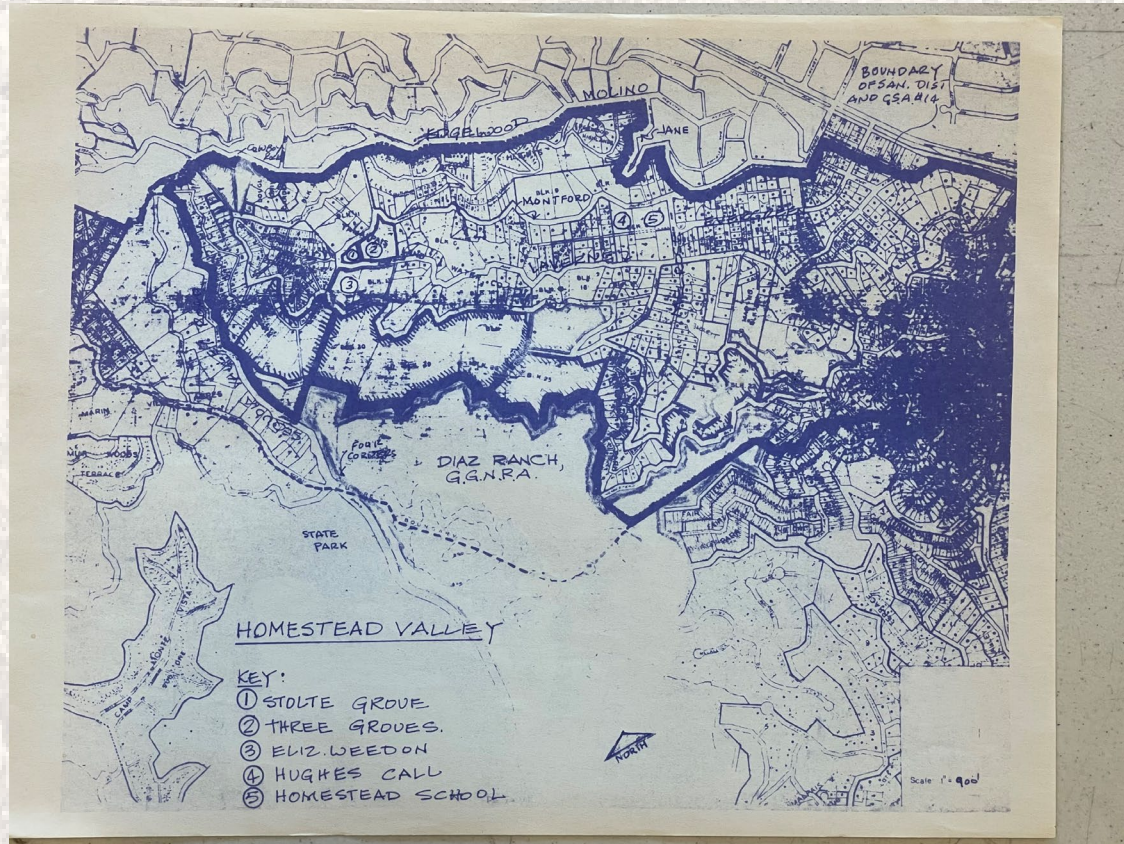
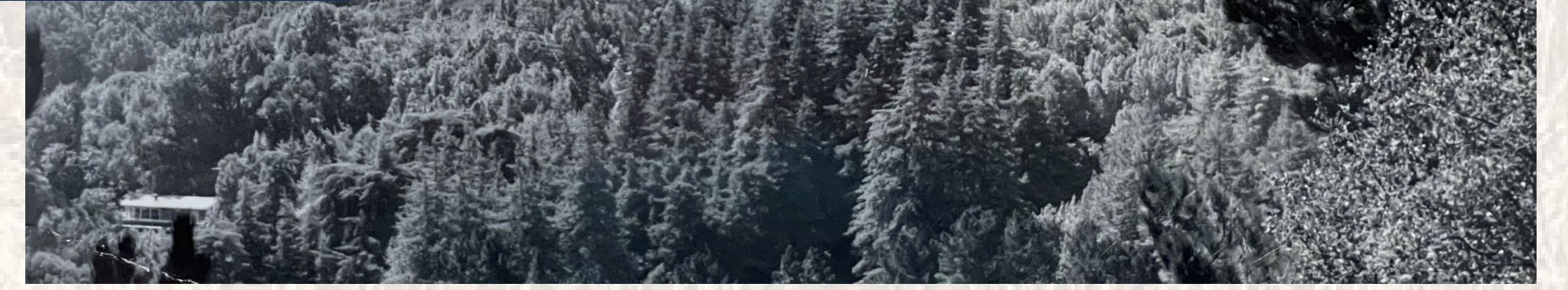
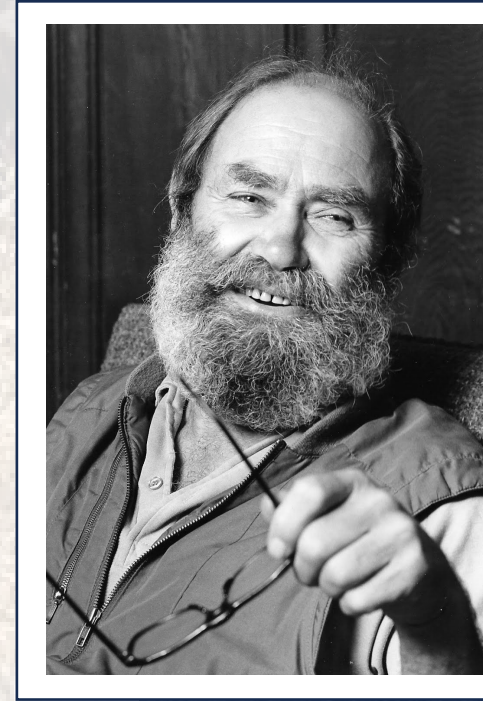


50th Anniversary of Homestead Valley Open Space and Parks (1973-2023)



Original Idea

- In 1971, Geoff Barrett asked, “Whither Homestead?”
- Would Homestead Valley’s open spaces be developed with housing like so many other places in Marin?
- Or could Homestead preserve its open space?
- Geoff and Mike Cann and other community leaders led the effort to secure bond funding to purchase open space and park lands in Homestead Valley.



Lands to Preserve

- Large parcels existed on the north slope of Homestead Hill
- Stolte Grove and Three Groves were in private ownership.
- Homestead needed a centrally located community center to replace Brown’s Hall on Miller Avenue.
- Unpaved parts of Pixie Trail were privately owned.

1973 Open Space Bond Issue

- CSA14 (the entity by which Marin County recognizes the unincorporated Homestead Valley) facilitated at voter discretion the receipt of funds from bonds to be issued by the County.
- On September 18, 1973, Homestead residents voted 79% in favor of obtaining \$600K (= \$4.2M today) in bond funds for purchasing land in Homestead Valley.

A Community Effort

- Many people worked hard to make it happen.
- Unique skills of our residents were essential:
 - Geoff Barrett (Civil engineering, mapping, botany), Mike Cann (finance), Marty Rosen, Lou Harding, Marv Haiken (all legal), Al Wuthnow (publicity)
 - Community leaders: Helen Beck, Chuck Oldenburg, Larry Posner, Eric Stoelting.

The Homestead Valley Land Trust (HVLTL) Today

- Open Space: 80+ acres of land and several miles of trails.
 - South side of Homestead Valley, Weedon Redwoods, Cowboy Rock, Pixie Trail.
- Parks: Stolte Grove, Three Groves, Volunteer Park

HOMESTEAD HEADLINES
extra!!

A QUESTION OF VALUE

On September 18, you are urged to vote approval of a bond issue which will be used to purchase open space in Homestead Valley. In a real sense, you are being given a rare opportunity to choose what your future taxes will be spent to provide... open space that enhances the character and value of homes in Homestead Valley, or more roads, water mains, sewers, schools, etc., that will be needed if we allow this land to be developed.

BOND ELECTION SEPTEMBER 18

Residents of County Service Area No. 14 are urged to VOTE in a special election, September 18 to approve issuance of bonds for the purpose of buying open space in Homestead Valley. A two-thirds majority is needed to approve.

THE COSTS OF THE ALTERNATIVES

1. The added tax burden of allowing Homestead's open space to be developed is apparent. Taxes paid by the new homes constructed will not be sufficient to pay for the new roads, sewers, school expansion and water mains that will be built and maintained. Additional services of police, fire protection, libraries, schools, and community services must also be financed. You will pay for this construction and these services in higher taxes. These taxes will continue to increase as prices and salaries increase.

The exact tax cost of the development of Homestead open space has not been estimated, but evidence indicates that this cost would be higher than the tax cost to buy the open space!

Studies done by Livingston and Blayney, City and Regional Planning Consultants for the city of Palo Alto (The Foothills Design Study), showed conclusively that the tax cost for the present residents is lower if open space is purchased and left open than if it is allowed to be developed.

Where are the highest property taxes? Almost without exception, you'll find them in areas where development has been most extensive. Adding to the tax base, just does not lower taxes. The lowest taxes are found in sparsely settled areas. Empirically then, uncontrolled development results in higher taxes.

2. The tax cost of buying open space in Homestead has been estimated. Measure A authorizes issuance of bonds up to a limit of \$600,000. Taxes however, will be based only on that portion actually used, and each individual land purchase must be approved by the Board of Supervisors. Michael Mitchell, Marin County's auditor-controller estimates that if the entire amount of the bonds are used, the tax rate over the 40 year repayment schedule would range from \$.19 to \$.42, with an average rate of \$.26-1/2. Assuming the maximum rate of \$.42 is applied, a home currently assessed at \$30,000 market value would be subject to an annual tax of only \$24.15, a \$40,000 home at only \$34.65, a \$50,000 home at \$45.15, and a \$60,000 at \$55.65. Remember, these are the maximum tax rates. They could be lower. Also, once funded, the bond issue represents a fixed financial commitment. The tax rate can't go higher in spite of inflation!

One thing is for sure. Homestead's open space will not stay the same. The building mortgagans are temporary! Either the land will be developed resulting in increased taxes, congestion, water run-off, etc., or it will be purchased by the residents of Homestead Valley and kept as open space. Help make it happen! Keep Homestead's open space open! VOTE "YES" ON MEASURE A ON SEPTEMBER 18.

YES ON A

