



UNION City is NOT HEALTHY; The City is Overdeveloping and Overspending. How so? The City is spending more than our tax revenues can support. The City has a 77-parkland acre deficit and there are NO plans to remedy this. The City continues to invest meager sums in basic infrastructure: street, parks and community facilities.

Examples include: UNAFFORDABLE HIGH-DENSITY HOUSING IS PLANNED FOR THE RAMIREZ FARM, HISTORIC ALAMEDA CREEK, A FARMHOUSE AND HORSE RANCH located at Alvarado-Niles Road, Osprey and Quarry Lakes Drive – this is a fiscal *loser* good only for developers. Residential projects do not cover the enormous city service costs these projects generate.

- UNION CITY housing Overdevelopment has created a 77-acre parkland shortfall
- City FINANCIAL deficit increases with focused Overdevelopment on the WRONG types of Housing, Jobs, and increases cost of city services. One example most of UNION CITY's commercial space is warehouse not research and development, manufacturing or office meaning City leaders have allowed most of your land to be developed for uses that generate minimal jobs and tax revenues to support services
- CITY charges business and residents a 10% SALES TAX RATE – uncompetitive for business and retail, revenues are going down, yet we have more people, traffic, failing roads and less parks, trails and open spaces than neighboring communities

WHAT can we DO? –CREATE TRAILS, PARKLANDS and make SMART LAND USE CHOICES!

- ASK CITY COUNCIL TO:
 - REZONE and SAVE RAMIREZ FARM; leave it as is – a 20-acre park! This can be done NOW without any further studies.
 - REZONE single family and warehousing sites to accommodate studio flats and AFFORDABLE HOUSING! – This can be done NOW without building on vacant land.
 - USE some of the 10% SALES TAX to FUND parks, trails, open spaces on vacant land

Plan NOW for the 77-parkland acres before it's all GONE and DEVELOPED for HOUSING!

Over 65% of Union City Voters saved Open Space, Agricultural lands, Beautiful Hillside Views in 2014 & 1996 - Voters spoke up clearly, they wanted open space preservation, reduced traffic congestion and a renewed focus on creating new parkland for residents and better economic development creating tax revenues to

support city services without extra added on sales taxes and parcel taxes. The voters created open spaces and stopped poor City land use development decisions- thank you!

Let's Plan for a HEALTHY CITY!

www.saveunioncityhills.com

