



## **I** Santa Ana Unified School District, Santa Ana Unified School District Measure to Repair and Upgrade Schools for a 21st-Century Education

To update classrooms, science labs and facilities that prepare students for college and careers in math, science, technology, arts and skilled trades, improve student safety and security, repair/replace deteriorating roofs, plumbing and electrical systems and remove asbestos; shall Santa Ana Unified School District issue \$232 million in bonds at legal rates, levying 2 cents per \$100 of assessed value (\$14 million annually) while bonds are outstanding, with citizen oversight, annual audits, and all funds used for local schools?

### What your vote means

| YES  | NO  |
|--|---|
| If 55% of the voters within the District voting on the measure vote "yes," the District may proceed to sell the bonds and levy the related taxes as estimated in the tax rate statement. | A "no" vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness. |

### For and against

| FOR   | AGAINST  |
|---|--|
| <p>Robert Richardson<br/>Former School Board President and City Council Member</p> <p>Beatriz Mendoza<br/>Co-Chair, Committee for 21st Century Santa Ana Schools/Santa Ana Planning Commissioner</p> <p>Kenneth Nguyen<br/>Businessman/39-Year Santa Ana Resident</p> <p>Carlos Muniz<br/>Vice President, Orange County Hispanic Chamber of Commerce</p> <p>Barbara Pearson<br/>President, Santa Ana Educators' Association</p> | <p>Angie Cano</p> <p>Cecilia P. Iglesias<br/>Governing Board Member, Santa Ana Unified School District</p> <p>Miguel Angel Gonzalez<br/>Businessman/ETAC Commissioner</p> <p>Thomas Anthony Gordon<br/>Santa Ana Resident</p> <p>Chris Schmidt</p> |



# Ballot Measures-I

## Full Text of Measure I Santa Ana Unified School District

### ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the Santa Ana Unified School District's voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the Santa Ana Unified School District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following).

Evaluation of Needs. The Board of Education has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the Santa Ana Unified School District, and to determine which projects to finance from a local bond at this time. The Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Project List.

Limitation on Use of Bond Proceeds. The State of California does not have the power to take locally approved school district bond funds for any State purposes. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to the bond projects.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Education.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Project List.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in the Project List.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31, 2019, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

### PROJECT LIST

Bond proceeds will be expended to modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities of the District.

The school facilities projects to be funded include, but shall not be limited to:

#### **Modernization Improvements to Educationally and Functionally Enhance Existing School Facilities**

- Renovate, improve, repair, and upgrade existing classrooms and school facilities
- Furnish and equip classrooms, science labs, multi-purpose rooms, libraries, food service facilities, auditoriums, physical education and playground facilities, outdoor instructional areas and other school facilities
- Repair or replace leaky and aging roofs and exterior walls
- Repair, replace and upgrade aging flooring, walls and ceilings
- Replace existing windows with energy efficient systems
- Make health and safety improvements including handicap accessibility improvements to improve classroom and school access for students and staff with disabilities
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.
- Improve access to classrooms and other school facilities, including for students with disabilities, to promote parent involvement and community services
- Upgrade physical education facilities for school and community use
- Repair, replace, install or upgrade signage and fencing including repair or replacement of school marquees



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- Repair, replace or upgrade paved surfaces, turf and other grounds
- Repair or replace irrigation systems and landscaping

## Replacement of Temporary Classrooms to Achieve State of the Art Learning Environments

- Replace antiquated portable classrooms with state-of-the-art classrooms and school facilities
- Repair outdated temporary portable classrooms or replace with new and/or permanent classrooms

## Improving Building Systems and Infrastructure

- Repair or replace outdated and inadequate heating and air-conditioning, plumbing, sewer, electrical systems and other utilities with building code compliant and energy efficient systems including alternative energy systems
- Install energy efficient lighting systems
- Upgrade and expand campus-wide intercom and wireless systems, and telecommunications, internet and network connections
- Replace existing wiring systems to meet current electrical and accessibility codes and increased capacity

## Create Safe, Effective, Well-Maintained and Equitable Learning Environments

- Construct, acquire, improve, furnish, expand and equip additional classrooms/classroom buildings, property and other school facilities throughout the District
- Acquire land and/or facilities for construction of a neighborhood school in the Irvine/Newport Development Area
- Repair, replace, upgrade and install security, fire, lighting, communication and other safety systems including security cameras and entry/door locks and hardware
- Upgrade classrooms and other school facilities with modern 21st century technology
- Acquire, install and upgrade computers, computer learning technology and technology infrastructure
- Construct, equip, improve and upgrade computer labs and science labs to improve student achievement
- Acquire, construct, install and improve outdoor facilities including lunch areas and other grounds to eliminate safety hazards including heat and sun protection
- Upgrade school site parking, driveways, walkways, drainage and grounds and improve traffic circulation

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the list; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: renovation of student and staff restrooms; upgrade of facilities for energy efficiencies; installation wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrades or construction of support facilities, including administrative, physical education/athletic facilities and performing arts buildings and maintenance yards; resurfacing or replacing of hard courts, turf and irrigation systems and campus landscaping and play fields; expand parking; install interior and exterior painting and floor covering; demolition; and construction of various forms of storage and support spaces, upgrade classrooms, bleachers, kitchens, repair, upgrade and install interior and exterior lighting systems; replace outdated security fences and security systems. The upgrading of technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment and software. The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District will not be able to complete some of the projects listed above. The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District, such as gyms, fields and performing arts facilities, may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.



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## Impartial Analysis Santa Ana Unified School District Measure I

The California Constitution provides that school districts may issue general obligation bonds for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities, with the approval of 55% of the voters of the district, voting at an election for that purpose. The California Constitution further provides that the bond measure must include a requirement that the bond proceeds will be used only for the permitted purposes and other requirements designed to ensure accountability.

The Board of Education of the Santa Ana Unified School District (the "District") has proposed to the voters within the District that general obligation bonds be issued in an amount up to \$232,000,000 and that *ad valorem* taxes be levied upon taxable property within the District to repay the bonded indebtedness. The measure provides that proceeds from the sale of the bonds will generally be used to modernize, renovate, repair and construct school facilities within the District, including repairing or replacing roofs and exterior walls; making Federal and State mandated Americans with Disabilities Act accessibility upgrades; replacing portable classrooms; repairing or replacing outdated or inadequate heating and air-conditioning; constructing, equipping and improving computer and science labs; repairing, replacing, upgrading and installing security and safety systems, including security cameras and entry/door locks and hardware; and acquiring, installing and upgrading computers and technology infrastructure. Bond proceeds may only be spent on the projects set forth in the measure.

The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended within the District. In addition, annual performance and financial audits will be conducted. The measure also requires the Superintendent of the District to submit a yearly report to the Board of Education as long as the proceeds of the bond remain unexpended. The measure further provides that bond proceeds will not be used for teacher or administrator salaries or other school operating expenses.

Approval of Measure I does not guarantee that the proposed project or projects in the District that are the subject of bonds under Measure I will be funded beyond the local revenues generated by Measure I. The school district's proposal for the project or 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.

The Board of Education of the Santa Ana Unified School District has called the election for the purpose of submitting the measure to the voters within the District. If 55% of the voters within the District voting on the measure vote "yes," the District may proceed to sell the bonds and levy the related taxes as estimated in the tax rate statement. A "no" vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.

Ballot Measures-ITax Rate Statement  
Santa Ana Unified School District  
Measure I

An election will be held within the boundaries of Santa Ana Unified School District ("District") on November 6, 2018 to authorize the sale of up to \$232,000,000 in bonds of the District to finance improvements to educational facilities as described in the measure. If such bonds are approved, authorized and sold, the 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 to 9404, inclusive, of the California Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

1. The best estimate from official sources of the average annual tax rate that 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 2.4 cents per \$100 of assessed valuation (\$24.00 per \$100,000 of assessed valuation). The final fiscal year in which it is anticipated that the tax will be collected is 2050-51.
2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing this statement is 2.4 cents per \$100 of assessed valuation (\$24 per \$100,000 of assessed valuation). It is estimated that such rate would be levied in fiscal year 2027-28.
3. The best estimate from official sources 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 \$450,425,374.

Voters should note that the estimated tax rate is based on the assessed value (not market value) of taxable property on the Orange County official tax rolls. In accordance with Education Code Section 15100, subparagraph (c), the Board has obtained reasonable and informed projections of assessed property valuations that take into consideration projections (if any) of assessed property valuations made by the County Assessor. 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 are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation 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. Accordingly, the actual tax rate and the years in which such rates are applicable may vary from those presently estimated as above stated.

s/ Stefanie Phillips Ed.D.  
Superintendent



## Argument in Favor of Measure I

**Vote YES on I to repair and modernize Santa Ana’s aging schools and prepare local students for future success.**

Most Santa Ana schools were built over 40 years ago and require critical repairs.

Measure I makes essential upgrades to classrooms, labs and school facilities ensuring our students have access to the same educational opportunities as other students in Orange County.

YES on I ensures students are prepared for college and receive the career training needed to compete for good jobs.

Measure I includes strict fiscal accountability. Every penny stays local for Santa Ana students.

### Vote YES on I:

- Provide modern science and engineering labs and career technical education facilities to prepare students for college and in-demand careers in fields like health sciences, engineering, technology, robotics and skilled trades
- Repair or replace deteriorating roofs, plumbing, gas and electrical systems
- Replace failing heating and ventilation systems, improve insulation, doors, windows and irrigation, improving energy and water efficiency and saving money
- Upgrade older schools so they meet the same academic and safety standards as newer schools
- Remove hazardous materials like asbestos and lead paint from older schools
- Provide classrooms, laboratories, facilities and technology needed to support high-quality instruction in math, science, engineering and technology

### All Measure I Funds Stay in Santa Ana Schools

- No money can be taken by the State
- Independent citizens’ oversight committee, annual audits and a detailed project list are required
- By law, no money can be used for administrators’ salaries or benefits
- Measure I makes our District eligible for \$62 million in State matching funds that would otherwise go to other school districts

Whether or not you have school-age children, Measure I is a wise investment. Improving Santa Ana schools improves our quality of life and strengthens property values.

**Santa Ana’s teachers, parents, business and community leaders agree – vote YES on I!**

[www.Yes4SantaAnaKids.org](http://www.Yes4SantaAnaKids.org)

s/ Robert Richardson  
Former School Board President and City Council Member

s/ Beatriz Mendoza  
Co-Chair, Committee for 21st Century Santa Ana Schools/Santa Ana Planning Commissioner

s/ Kenneth Nguyen  
Businessman/39-Year Santa Ana Resident

s/ Carlos Muniz  
Vice President, Orange County Hispanic Chamber of Commerce

s/ Barbara Pearson  
President, Santa Ana Educators’ Association



# Ballot Measures-I

## Argument Against Measure I

## Rebuttal to Argument Against Measure I

In 2008, the Santa Ana Unified School District asked voters to borrow \$200 Million to replace portable classrooms with permanent ones and to renovate facilities.

Eight years before that, in 2000, Santa Ana Unified School District asked voters for \$145 Million to replace portable classrooms with permanent ones and to renovate facilities.

Fast forward to 2018, and Santa Ana Unified School District is back again asking for \$232 Million more!

The purpose of this new bond? You guessed it: Replace portable classrooms with permanent ones and renovate facilities.

In less than 20 years Santa Ana Unified School District will have wasted more than a billion dollars but students still attend classes in portables that the majority of the school board promised to remove.

School bonds add to housing costs in Santa Ana, and lead to increased rents and property taxes.

Student enrollment has been falling for decades and just last year Santa Ana Unified School District threatened to lay off 287 teachers.

There's clearly a problem in Santa Ana Unified School District that more money just can't fix.

Let's insist on accountability before we give them more of our tax dollars.

Please vote No on Measure I

s/ Angie Cano

s/ Cecilia P. Iglesias  
Governing Board Member, Santa Ana Unified School District

s/ Miguel Angel Gonzalez  
Businessman/ETAC Commissioner

s/ Thomas Anthony Gordon  
Santa Ana Resident

s/ Chris Schmidt

The opponents ignore these important facts:

**Fact #1:** Santa Ana Unified School District is Orange County's largest school district, with 60 school sites, serving almost 50,000 students.

**Fact #2:** 70% of new jobs will require science, computer, math, and engineering skills. Measure I not only repairs aging schools, many of which were built over 40 years ago, but also upgrades them with state-of-the-art, laboratories and equipment, giving Santa Ana students an advantage in the competitive job market.

**Fact #3:** Measure I builds on 20 years of successful efforts and funds the next phase of improvements. We already replaced 580 deteriorating portable classrooms with permanent classrooms, modernized 1,319 classrooms at 34 schools and built two high schools. The independent citizens' oversight committee and annual audits confirmed funds were spent properly.

**Fact #4:** SAUSD used local bonds to qualify for millions in state matching dollars that would have gone to other school districts. For every \$1 from local taxpayers, SAUSD secured \$3 in matching funds.

**Fact #5:** Measure I qualifies SAUSD for \$62 million in state matching funds and costs the typical homeowner just \$5 per month – a small down payment on our students' futures.

**Fact #6:** Measure I requires STRICT FISCAL ACCOUNTABILITY. An independent citizens' oversight committee and annual audits are mandatory. No money can be taken by the State or used for administrators' salaries.

Irvine, Tustin, Anaheim, Orange and Garden Grove recently passed school improvement measures like Measure I. Santa Ana students deserve the same educational opportunities.

**Let's invest in Santa Ana's future – Vote YES!**

s/ Lou Correa  
United States Congressman

s/ Rigo Rodriguez, Ph.D.  
Vice President, Santa Ana Unified School District Board of Education

s/ Mark McLoughlin  
Former Chairperson, Santa Ana Unified School District Citizen's Bond Oversight Committee

s/ Daniel E. Griset  
Businessman and Former Santa Ana Mayor

s/ Beatriz Mendoza  
Co-Chair, Committee for 21 Century Schools and Santa Ana Planning Commissioner