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San Francisco Voter Information Pamphlet & Sample Ballot

Presidential Primary Election

March 3, 2020

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City College Job Training, Repair and Earthquake Safety Measure

CITY COLLEGE JOB TRAINING, REPAIR AND EARTHQUAKE SAFETY MEASURE. To fix/repair City College facilities; make necessary seismic retrofit/earthquake safety improvements; make the College more environmentally sustainable through energy efficient buildings/increased renewable energy use; and acquire, construct, repair facilities, sites/ equipment to prepare students for well-paid, local science, technology, and arts related jobs, shall San Francisco Community College District's measure authorizing \$845,000,000 in bonds at legal rates, levying 1.1 cents/\$100 assessed value (\$47,500,000 annually until approximately 2053) be approved, requiring audits and citizen oversight?

Digest by the Ballot Simplification Committee

The Way It Is Now: City College of San Francisco has nine campuses. City voters elect a seven-member Board of Trustees that governs the college. The college is funded in a variety of ways, including a parcel tax and voter-approved bonds.

The Proposal: Proposition A is a measure that would allow the college to borrow up to \$845 million by issuing bonds to:

- Repair, construct or acquire buildings, sites and equipment;
- Make earthquake safety improvements; and
- Upgrade energy efficiency and increase the use of renewable energy.

Proposition A would require the creation of a citizens' oversight committee to review how the bond funds are spent.

If needed, Proposition A would allow an increase in the property tax to pay for the bonds.

A "YES" Vote Means: If you vote "yes," you want City College of San Francisco to borrow up to \$845 million by issuing bonds to repair, construct or acquire buildings, sites and equipment; make earthquake safety improvements; and upgrade energy efficiency and increase the use of renewable energy.

A "NO" Vote Means: If you vote "no," you do not want City College of San Francisco to issue these bonds.

Controller's Statement on "A"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition A:

Should the proposed \$845 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

a) The best estimate from official sources of the average annual tax rate that would be required to be levied to fund that bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed. The best estimate of the final fiscal year in which the tax is anticipated to be collected is 2052–2053.

b) The best estimate from official sources of the highest tax rate that would be required to be levied to fund that bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed.

c) 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 proposed \$845 million in bonds are issued and sold is \$1,570,016,481.

d) Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$600,000, with a \$7,000 homeowner's exemption, would be approximately \$65.23.

These estimates are based on projections and are not binding. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, prevailing interest rates at the time of the sale and actual assessed valuation over the term of repayment of the bonds. Hence, the actual debt service, tax rates and the years in which such rates are applicable may vary from those estimated above.

How "A" Got on the Ballot

On September 26, 2019, the San Francisco Community College Board voted 7 to 0 to place Proposition A on the ballot.

This measure requires 55% affirmative votes to pass.

The above statement is an impartial analysis of this measure. Some of the words used in the ballot digest are explained in [Words you need to know > \(/node/352\)](#)

Proponent's Argument in Favor of Proposition A

Rebuttal to Proponent's Argument in Favor of Proposition A

Opponent's Argument Against Proposition A

Rebuttal to Opponent's Argument Against Proposition A

Legal Text

"CITY COLLEGE JOB TRAINING, REPAIR AND EARTHQUAKE SAFETY MEASURE. To fix/repair City College facilities; make necessary seismic retrofit/earthquake safety improvements; make the College more environmentally sustainable through energy efficient buildings/increased renewable energy use; acquire, construct, repair facilities, sites/equipment to prepare students for well-paid, local science, technology and arts related jobs, shall San Francisco Community College District's measure authorizing \$845,000,000 in bonds at legal rates, levying 1.1 cents/\$100 assessed value (\$47,500,000 annually) while bonds are outstanding be approved, requiring audits/citizen oversight?

Bonds - Yes Bonds – No

PROJECTS

The Board of Trustees of the San Francisco Community College District, to be responsive to the needs of its community, evaluated City College's urgent and critical facility needs, and its capacity to provide students with support and **job training** facilities, an **affordable education** and prepare them for success in **well-paid local jobs**. Job training facilities, safety issues, class size and offerings, and information and computer technology were each considered in developing the types of projects to be funded by this measure. In developing the types of projects, **basic repairs** (such as removing asbestos and mold, repairing deteriorating, electrical and sewer lines and improving access for disabled students), seismic retrofit and earthquake safety, job training facilities, **student safety**, facilities supporting good-paying local jobs in science, technology and engineering, and the expansion of opportunities for local students to receive an **affordable, quality education**, were **prioritized**. If these facility needs are not addressed now, City College would be unable to remain competitive in preparing students for jobs in high demand industries and improve education in San Francisco.

The Board of Trustees determines that **City College of San Francisco MUST:**

- (i) Make necessary seismic retrofit and earthquake safety improvements;**
- (ii) Improve outdated, unsafe or ineffective electrical and plumbing in City College facilities that need it most;**
- (iii) Repair buildings that are leaking or flood during heavy rains;**
- (iv) Replace failing infrastructure systems at risk of catastrophic failure and address and correct deficiencies that represent significant hazards to students, faculty, staff and the public;**
- (v) Better prepare students for well-paid local science, technology and arts related jobs.**

The types of projects which are authorized to be undertaken at all City College of San Francisco campuses and education centers, include:

PROVIDE LOCAL STUDENTS AN AFFORDABLE EDUCATION IN A SAFE ENVIRONMENT:

Basic Upgrade Projects Needed To Allow City College to Provide Job Training and Vocational Programs That Are Needed To Train Students For Well-Paid Local Jobs

Goals and Purposes: City College has only done minor improvements to its main buildings since it was first established in 1935. As a result 70% of Ocean Campus buildings have been rated in poor or very poor condition. This measure will fix and repair facilities in need, make necessary seismic and earthquake safety improvements and significantly reduce ongoing maintenance costs.

City College can be more environmentally sustainable by making buildings more energy efficient, getting more energy from wind and solar power, including innovative water conservation fixtures and making the main campus more accessible to transit to reduce traffic.

- Upgrade and retrofit aging, seismically unsafe buildings and facilities.
- Repair or replace leaky roofs, old heating and ventilation systems, decaying walls and drainage systems.
- Improve access to college facilities for people with disabilities.
- Improve outdated, unsafe or ineffective electrical and plumbing systems.
- Improve college safety and security systems, including fire security and sprinklers, safety lighting, security door locks, security cameras and emergency communication systems.
- Repair buildings that leak or flood during heavy rains.
- Replace failing infrastructure systems at risk of catastrophic failure and address and correct deficiencies that represent hazards to students, faculty, staff and the public.

PROVIDE JOB TRAINING AND COLLEGE TRANSFER:

Classroom and Program Improvements To Help Local Students Transfer to Four-Year Universities; Be Trained For Well-Paid, Modern Careers

Goal and Purpose: City College must update old facilities in order to offer courses in good-paying local professions like science, technology and engineering to meet the demands of the local economy and so that students can get jobs that pay enough to afford to live in the Bay Area.

- Expand vocational training facilities/programs to better prepare students for well-paid local science, technology and arts related jobs.
- Upgrade science, computer and technology labs; construct new permanent buildings.

- Upgrade job training and vocational classrooms.
- Repair deteriorating classrooms and facilities.
- Construct a new childcare center to provide daycare to faculty, staff and students, replacing the current temporary facility.

In addition to the listed types of projects stated above, the types of authorized projects of the measure also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects and the refinancing of outstanding lease obligations, payment of the costs of preparation of all facility planning, fiscal reporting, 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 college activities caused by construction projects. In addition to the projects listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovate student and staff restrooms; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies including, but not limited to, the installation of solar panels or arrays; repair and replace worn-out and leaky roofs, windows, walls doors and drinking fountains; replace or remove outdated buildings and classrooms and construct new classrooms and support buildings; install or upgrade elevators, wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability, State or District compliance standards; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replace or relocate hard courts, fields, turf and irrigation systems; replace turf on athletic fields; upgrade classrooms; build new or renovate existing facilities such as a Science, Technology, Engineering Art and Math (STEAM) building, space for the permanent display of Diego Rivera's Pan American Unity Mural, outdoor classrooms/performance space, fine and theater arts and visual arts and performing arts facilities, science building, student union, and bookstore; upgrade, resurface and recondition existing parking lots, roads and sidewalks; improve vehicular and pedestrian access and circulation; improve drop-off zones; acquire necessary or advisable parking or operations management systems and facility warranties; repair, upgrade and install interior and exterior lighting systems; replace with new or repair water lines, valves and sewer lines; construct, upgrade, acquire or expand, multi-use classrooms and labs, swing space, field lights, bleachers, press box, track replacement, collaborative office suites and administrative offices and a central plant; improve water conservation and energy efficiency; acquire land; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; construct parking facilities; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, and deteriorated asphalt; install, replace or upgrade signage to reflect better wayfinding, bells and clocks; demolition of unsafe facilities; install or upgrade new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, landscaping, gates, gateways and classroom door locks; replace sewer lines and improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths and pathways and bridges for improved safety and access for emergency vehicles, site parking, utilities and grounds; purchase attic stock; and all projects authorized by the District's Proposition A, approved by the voters on November 8, 2005. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access throughout all City College campuses, acquire portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems, technology infrastructure, and other miscellaneous IT and instructional equipment, DATA storage, fiber/copper infrastructure, phones, identity access cards and the construction and installation of a data center in the cloud for District's enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

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, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. The allocation of bond proceeds may be affected by the final costs of each project. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project or decisions 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 budgets of projects or on the then current priorities of the District, certain of the projects described above may be delayed or may not be undertaken. 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, including the acquisition and installation of temporary facilities (swing space) 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 types of projects and 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.

FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit City College of San Francisco campus and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for ADMINISTRATOR SALARIES or pensions.
3. Require TAXPAYER OVERSIGHT and yearly audits to ensure all funds are used locally, effectively and as promised.
4. NO ADMINISTRATOR SALARIES. Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher and administrator salaries, pensions and other operating expenses.
5. FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

TAX RATE STATEMENT

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT NOVEMBER 6, 2018

An election will be in the San Francisco Community College District (the "District") on March 3, 2020, to authorize the sale of up to \$845,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the process of tax levies made upon the taxable property in the District. The information regarding tax rates is provided to comply with Section 9401 of the Election Code of the State of California. This 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 assessed valuations of taxable property in the District, and assuming the entire debt service, including principal and interest on the bonds, will be paid through property taxation:

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund that bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed. The best estimate of the final fiscal year in which the tax is anticipated to be collected is 2052-2053.
2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund that bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed.
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 \$1,570,016,481.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only. 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 the market interest rates at the time of the sales, and the actual assessed valuations over the term of repayment of the bonds. The date of sale and the amount of bonds sold any given time will be determined by the District based on its need for construction funding as well as other factors. The actual interest rates at which the bonds will be sold will depend on bond market conditions at the time of sale. Actual assessed valuations at future dates will depend upon the amount and value of taxable property within the District as determined by the Assessor in the City and County of San Francisco 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 above.