



Local ballot measure: N

N

Live Oak School District Bond

Ballot question

To design and construct rental housing units for Live Oak School District teachers and staff including amenities and facilities, acquire real property for housing and school use; and make school facility improvements; shall the Live Oak School District measure authorizing \$45,000,000 in bonds be adopted, levying on average \$30 per \$100,000 assessed value, generating approximately \$3,300,000 annually, while bonds are outstanding, with annual audits, independent citizen oversight and no funds used for administrator salaries or pensions?

Pregunta de Boleta

Para diseñar y construir unidades de vivienda de alquiler para los maestros y el personal del Distrito Escolar de Live Oak, incluyendo las amenidades e instalaciones, adquirir bienes inmuebles para uso escolar y de vivienda; y realizar mejoras en las instalaciones escolares; ¿Se debería adoptar la medida del Distrito Escolar de Live Oak que autoriza \$45,000,000 en bonos, imponiendo un promedio de \$30 por cada \$100,000 de valor tasado, generando aproximadamente \$3,300,000 anuales, mientras los bonos están en circulación, con auditorías anuales, la supervisión ciudadana independiente y en tanto no se utilizan fondos para los salarios de los administradores o las pensiones?

What your vote means:

YES	NO
A "yes" vote on Measure N is a vote to authorize the District to issue and sell bonds in the amount of \$45,000,000 to be financed by an annual property tax.	A "no" vote on Measure N is a vote against the issuance of the proposed bonds.

For and against Measure N

Titles used by argument signers are for identification purposes only and does not necessarily reflect the position of the organization in question.

If an asterisk (*) follows a name, it means the person is signing on behalf of that agency/organization.

FOR	AGAINST
<p>Kristin Pfothenauer President, LOSD Governing Board</p> <p>Elizabeth Schilling Founder and former director of Community Bridges/Live Oak Family Resource Center</p> <p>Diana Susoy CSEA Chapter 373</p> <p>Stacey Kyle Founder, Live Oak Education Foundation</p> <p>Kate Hinnenkamp Former Board Member</p>	<p>Cathy Cress* Chair, Advocacy Committee, Seniors Council</p> <p>Clay Kempf* Executive Director, Seniors Council</p> <p>Pam Arnsberger, Ph.D.* President, Seniors Council Board of Directors</p>



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Arguments and replies are the opinions of the authors. We print them exactly as submitted, including errors.

Argument for Measure N	Rebuttal argument for Measure N
<p>Vote YES on Measure N to protect the quality of education at Live Oak schools by building local affordable rental housing to attract and retain qualified and dedicated elementary and middle school teachers and staff!</p> <p>Our hardworking and devoted teachers and staff are essential in providing a high-quality and nurturing educational environment where every Live Oak student can thrive. But the critical shortage of local affordable rental housing is making it challenging to attract, hire, and retain experienced and committed educators and staff members.</p> <p>Voting YES on Measure N will allow the District to build local, affordable rental housing for teachers and staff members so that they can live in the Live Oak community that they serve.</p> <p>Other local school districts are already in the process of building affordable housing for their teachers and staff. Let's build our own affordable housing so that we do not risk losing our best educators and staff! High-quality schools increase student achievement, improve property values, prepare children for a productive future, and keep our neighborhoods safe.</p> <p>Measure N makes financial sense and protects taxpayers.</p> <ul style="list-style-type: none"> • All funds must be spent locally and cannot be taken by the State. • Funds can NOT be used for teacher or administrator salaries. • By law, spending must be reviewed and annually audited by an independent citizens' oversight committee. <p>Measure N will attract and retain qualified and dedicated teachers and staff by building local affordable rental housing. Please join us and VOTE YES ON MEASURE N!</p> <p>Kristin Pfothenauer, President, LOSD Governing Board</p> <p>Elizabeth Schilling, Founder and former director of Community Bridges/Live Oak Family Resource Center</p> <p>Diana Susoy, CSEA Chapter 373</p> <p>Stacey Kyle, Founder, Live Oak Education Foundation</p> <p>Kate Hinnenkamp, Former Board Member</p>	<p>School districts have built affordable housing for teachers but they take many years to complete. San Francisco's first such project opened this year after beginning in 2015 but Live Oak School District (LOSD) will begin the process of demolishing the Live Oak Senior Center as soon as this bond passes.</p> <p>This bond will demolish the site where Meals on Wheels are prepared. It has been delivering meals to seniors out of this site for over forty-five years, delivering over 10 million meals to homebound seniors in this county. They have spent the last five years exploring new locations, and no suitable site can be found without incurring enormous costs. Is this a service we really wish to see endangered at this point when the senior population in the state is growing so rapidly? Here in Santa Cruz County we have the fastest growing percentage of seniors aged 65-74 in the state.</p> <p>The Live Oak Senior Center is also home to the Senior Shared Housing Program. Closing a housing program that can <i>help</i> school employees and seniors who also rated finding affordable housing as their number one need in the 2024 senior needs survey.</p> <p>LOSD is laying off teachers and staff, not recruiting new ones. We can develop better solutions than to demolish the only multiservice senior center in the county and the only one with a kitchen for preparing and delivering Meals on Wheels. Let's build on existing partnerships and services rather than bulldozing them.</p> <p>Clay Kempf*, Executive Director, Area Agency on Aging, Seniors Council</p> <p>Jane Schwickerath*, Board Member, Seniors Council</p> <p>Antonio Rivas, Former Watsonville, CA Mayor</p> <p>Cathy Cress*, Cress GCM Consult LLC and Chair, Seniors Council Advocacy Committee</p>

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Argument against Measure N	Rebuttal argument against Measure N
<p>Demolition of the Live Oak Senior Center is part of the Live Oak School District’s plan for building housing for school employees We support housing and schools, but oppose Measure N.</p> <p>In 2004, Measure E was passed, including funds for the Live Oak School District to buy the Elena Baskin Live Oak Senior Center, telling the community that the Bond would provide a permanent home for the Senior Center.</p> <p>Earlier this year, voters passed another bond, providing \$40 million to support LOSD in making facility repairs. How many bonds will they ultimately need?</p> <p>Offers by a non-profit senior services agency to purchase the long-standing senior center at a price above the assessed value of the property have been rejected by the School District.</p> <p>Overdue repairs to the senior center complex have now been taken on by the non-profit tenants, relieving the school district from any financial burden.</p> <p>Housing IS needed, for teachers, school staff, and people of all ages. But seniors are the fastest growing population in California, while school enrollment decreased by 7% since 2007. Older adults numbers DOUBLED in Santa Cruz County over the same time period. It’s unfair to expect seniors and their family and caregivers to be asked to choose between their growing needs and school employee housing.</p> <p>Five years of negotiations to find a cooperative approach to meeting the needs of both seniors and school employees have made little progress. We believe a bond can be written to produce a win-win for the school and for their teachers, their classified workers, their parents, and their grandparents. This bond, unfortunately, is a win-lose. We can’t support it.</p> <p>Vote NO on Measure N.</p> <p>Cathy Cress*, Chair, Advocacy Committee, Seniors Council</p> <p>Clay Kempf*, Executive Director, Seniors Council</p> <p>Pam Arnsberger, Ph.D.*, President, Seniors Council Board of Directors</p>	<p>Don’t let a narrow special interest group muddy the issue. Voting YES on Measure N will not cut services to seniors. A YES vote helps protect the quality of education at Live Oak schools by building affordable rental housing for teachers and support staff.</p> <p>Quality education for our elementary and middle school children benefits the entire Live Oak community by improving student outcomes, maintaining safe neighborhoods, and increasing property values.</p> <p>Housing in Santa Cruz County is unaffordable for teachers and staff. We must prepare now for replacing staff that will be retiring in the near future. Voting YES on Measure N will allow the District to attract and keep our hardworking and experienced educators and employees by building affordable rental housing.</p> <p>For many years, Live Oak School District has collaborated with nonprofit and government partners, including the former Live Oak Senior Center, to find solutions to the growing housing crisis. Lack of financial resources has limited progress. Meanwhile, other local school districts have passed bonds and are moving forward with workforce housing. We cannot afford to fall further behind.</p> <p>Our district focus is to provide opportunities for our children to thrive. We cannot do that without being able to attract, hire, and retain highly qualified teachers and staff. Do not punish our children for a lack of State funding that consistently fails to meet our community’s needs. Let’s invest in our Live Oak students and community by voting YES on Measure N.</p> <p>Colleen Martin, Principal – Shoreline</p> <p>Judy Winteregg Kessler, Live Oak Resident; retired Live Oak School teacher</p> <p>Jeremy Ray, Live Oak Parent and Trustee</p> <p>Diana Susoy, LOSD Employee, CSEA Chapter President</p> <p>Gabriel Meza Vega, LOSD Bus Driver</p>

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Impartial Analysis of Measure N

Jason M. Heath, County Counsel

By: Ruby Márquez, Chief Assistant County Counsel

Under the California Constitution and various state laws, school districts may issue bonds if approved by at least 55 percent of voters within the boundaries of that district. These bonds are sold to the public and constitute a debt of the district. The principal and interest on the bonds are repaid by an annual property tax levied on all real property within the jurisdiction of the school district. This is known as an “*ad valorem tax*” and is calculated based on the current assessed value of each property.

Measure N was placed on the ballot by the Governing Board (“the Board”) of the Live Oak School District (the “District”). The Board asks voters to approve the sale of up to \$45,000,000 in general obligation bonds. These bonds would generate approximately \$3.3 million annually for the District.

As required by law, the District has submitted a description of the Scope of Projects and a School Facility Project List, which may include, but are not limited to:

- Design, acquisition, and construction of rental housing units for District teachers and staff;
- Construction, repair, and replacement of plumbing, electrical, sewer, and water systems;
- Construction, repair, replacement and/or upgrades to surfaces, lots, fields, grounds and other outdoor areas;
- Acquisition of real property; and/or
- Modernization, replacement, or expansion of classrooms, multi-purpose rooms, and other school facilities.

Voters are referred to the full text of the measure for the complete Project information.

A school district shall only use bond funds for specific legal purposes. The law does not allow these bond funds to be used for teacher and administrator salaries or other school operational expenses.

If approved by voters, the District will be required to follow certain accountability provisions. These include establishing an Independent Citizens’ Oversight Committee and annually completing independent performance and financial audits. Additionally, an annual report must be filed no later than January 1 of every year and include information about the amount of funds collected and expended and the status of the funded projects.

At the time of filing, the District has provided the best estimate of the highest tax rate to be levied at approximately \$30 per \$100,000 of assessed property value per year. It is expected the tax will be collected until fiscal year 2056-57. If all the bonds are issued and sold, the best estimate of the total debt service will be approximately \$102,760,000, including principal and interest.

A “yes” vote on Measure N is a vote to authorize the District to issue and sell bonds in the amount of \$45,000,000 to be financed by an annual property tax.

A “no” vote on Measure N is a vote against the issuance of the proposed bonds.

Tax Rate Statement Measure N

Patrick Sanchez, Superintendent, Live Oak School District

An election will be held in the Live Oak School District (the “District”) on November 5, 2024, to authorize the sale of up to \$45,000,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such 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 District’s assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of



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filing of this statement, is \$30 per \$100,000 of assessed valuation. It is currently expected that the tax will be collected until fiscal year 2056-57.

2. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$30. per \$100,000 of assessed valuation. This rate is projected to apply in each fiscal year that bonds are outstanding.
3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$102,760,000.

These estimates are based on projections derived from information obtained from official sources, and are based on the assessed value (not market value) of taxable property on the County's official tax rolls. 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 amounts are not maximum amounts and durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. Actual assessed valuations 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.

Full text of Measure N

BOND AUTHORIZATION

By approval of this measure by at least 55% of the registered voters voting on the measure, the Live Oak School District (the "District") will be authorized to issue and sell bonds of up to \$45,000,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List included below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be 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.)

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts. The Bonds may be issued in series by the District, from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

Evaluation of Needs. The Governing Board of the District (the "Board") has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List described below.

Independent Citizens' Oversight Committee. Following approval of this measure, the Board will establish an independent citizens' oversight committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Performance Audits. The Board will conduct annual, independent performance audits to ensure that the



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bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Santa Cruz County Treasurer, as required by the Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), specifically the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated tax rates, the duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the District, including the furnishing and equipping of school facilities, at all current and future sites and properties.

School Facility Project List. The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this measure. The following types of projects are authorized at all existing sites of the District and all sites that may be acquired by the District in



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the future:

- Design, acquire and construct rental housing units for District teachers and staff including all related amenities and facilities
- Construct, repair or replace plumbing, electrical, sewer and water systems
- Construct, repair, replace and/or upgrade paved surfaces, lots, turf, fields, grounds and outdoor areas, including playgrounds, shade structures, lighting and landscaping improvements, including irrigation
- Acquire real property, including rights of way
- Construct, modernize, renovate, replace and/or expand classrooms, restrooms, multi-purpose rooms, kitchens and food preparation areas, and other school facilities

Incidental Expenses. Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, painting, bond project construction management, administration and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency: abatement, demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; the preparation or restoration of construction, renovation or remodeling; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; and costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

Furnishing and Equipping. Each project is assumed to include its share of furniture, fixtures, 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; installation of signage and fencing; 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. The upgrading of technology infrastructure includes, but is not limited to, computers, projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, telephone system, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment.

Alterations to Scope; Acquisition of Real Property. The scope and nature of any of the specific projects described above may be altered by the District as required by conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for or otherwise determined by the Board to be in the best interests of the District to be undertaken as new construction, this bond measure authorizes said new construction including land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. For any project involving rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new construction instead, if the Board determines that replacement and new construction is more economically practical than rehabilitation and renovation, considering the building's age, condition, expected



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remaining life, and other relevant factors.

In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities.

Interim Financing Included; Joint Use Projects Authorized. Authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the Bond Project List, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to facilities and/or equipment previously financed. Projects may also be undertaken on a joint use basis with other public entities.

Bond Project List Not in Order of Priority; Board Determines Prioritization. Approval of this bond measure does not guarantee that the proposed projects will be funded beyond the local revenues generated by the measure. The District's capital needs currently exceed the amount of bonds the voters are being asked to authorize. The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list above does not guarantee that all such projects will be undertaken. Project priorities will be determined by the Board. The ability of the District to undertake and complete the listed projects is subject to numerous variables including the adequacy and availability of sufficient funding sources. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

Interpretation. The terms of this bond measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Words used in the Bond Project List such as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used to describe school facilities projects in plain English but are not intended to expand the nature of such projects beyond what is authorized by law. As such, in accordance with legal requirements, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

Severability. The Board hereby declares, and the voters by approving this Bond Measure concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this measure by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond measure are severable.