

**SAN JOSÉ-EVERGREEN COMMUNITY COLLEGE DISTRICT  
MEASURE J**

**SAN JOSÉ-EVERGREEN COMMUNITY COLLEGE DISTRICT CAREER, COLLEGE TRANSFER, CLASSROOM REPAIR, SAFETY MEASURE.** To upgrade facilities preparing students/veterans for university transfer/careers like healthcare, technology, emergency response, and recruit/retain quality faculty by modernizing, repairing aging classrooms, technology, science labs; acquire, construct, repair facilities, equipment, sites; shall San José-Evergreen Community College District's measure authorizing \$858,000,000 in bonds at legal rates, levying 1.75¢ per \$100 assessed valuation, raising approximately \$53,000,000 annually while bonds are outstanding, with audits/no money for administrators' salaries, be adopted?

**BONDS—YES  
BONDS—NO**

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE J**

California law permits community college districts to issue bonds with the approval of 55 percent of the voters. Such bonds may only be used for 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. These bonds are required to be paid by the levy of *ad valorem* taxes—a tax on the assessed value—of property within a district.

The Board of Trustees (Board) of the San José-Evergreen Community College District (District) proposes to issue such bonds in the amount of up to \$858,000,000 for the purposes of upgrading facilities preparing students and veterans for university transfer and careers like healthcare, technology, and emergency response; recruiting and retaining quality faculty by modernizing, repairing aging classrooms, technology, science labs; and acquiring, constructing, repairing facilities, equipment, and sites.

As identified in the Measure, projects may include but are not limited to:

- Upgrade outdated technology in classrooms and labs.
- Repair deteriorating water and sewer lines.
- Improve campus safety and security.
- Update campus facilities to improve disabled access.
- Replace outdated electrical and internet wiring.
- Repair classrooms and upgrade classrooms and labs for nursing, technology, and other vocational career education.
- Acquisition of a variety of instructional, maintenance and operational equipment.

The project list also includes all of the projects that were authorized by Measure X, approved by the voters on November 8, 2016 and the refinancing of outstanding lease obligations and the funding of an endowment for technology and other authorized projects. Additional projects are listed in the full text of the Measure. Projects costs include the costs of furnishing and equipping such facilities, and all costs that are incidental, but directly related, to the types of projects described in the Measure.

The Board has certified that it has evaluated safety, class size reduction, and information technology needs in developing its project list.

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE J-Continued**

By law, these bond funds cannot be used for teacher and administrator salaries or other school operating expenses. The District also must conduct independent annual performance and financial audits. State law requires the District to have an independent citizens' oversight committee to help make sure bond funds are spent only for projects included in the Measure.

The District's stated best estimate of the highest tax rate to be levied to repay the proposed bonds is \$17.50 per \$100,000 of assessed value. The District estimates that the total debt service during the life of the bond, including principal and interest, will be approximately \$1.74 billion.

Measure J was placed on the ballot by the Board.

A "yes" vote is a vote to authorize the issuance of the bonds in the amount of up to \$858,000,000 to be secured by the levy of *ad valorem* taxes on property located within the District.

A "no" vote is a vote to not authorize the issuance of the bonds.

James R. Williams  
County Counsel

By: Mary E. Hanna-Weir  
Deputy County Counsel

## COMPLETE TEXT OF MEASURE J

SAN JOSÉ-EVERGREEN COMMUNITY COLLEGE DISTRICT  
BOND MEASURE ELECTION NOVEMBER 3, 2020

**"SAN JOSÉ-EVERGREEN COMMUNITY COLLEGE DISTRICT CAREER, COLLEGE TRANSFER, CLASSROOM REPAIR, SAFETY MEASURE.** To upgrade facilities preparing students/veterans for university transfer/careers like healthcare, technology, emergency response, and recruit/retain quality faculty by modernizing, repairing aging classrooms, technology, science labs; acquire, construct, repair facilities, equipment, sites; shall San José-Evergreen Community College District's measure authorizing \$858,000,000 in bonds at legal rates, levying 1.75¢ per \$100 assessed valuation, raising approximately \$53,000,000 annually while bonds are outstanding, with audits/no money for administrators' salaries, be adopted?"

Bonds—Yes

Bonds—No

### PROJECTS

The Board of Trustees of the San José-Evergreen Community College District, to be responsive to the needs of its community, evaluated San Jose City College's and Evergreen Valley College's urgent and critical facility needs, and its capacity to provide students, active military, and Veterans with support and **job training** facilities, an **affordable education** and prepare them for success in **college** and **careers**. **Job training** facilities, safety issues, class size and offerings, and information and computer technology were each considered in developing the scope of projects to be funded. In developing the scope of projects, **basic repairs**, job training facilities, **campus safety**, facilities supporting Veterans, and the expansion of opportunities for local students to receive an **affordable, quality education**, were **prioritized**. If these facility needs are not addressed now, the District's Colleges would be unable to remain competitive in preparing students for jobs in high demand industries and **university transfer**. The Board of Trustees determines that **San Jose City College and Evergreen Valley College MUST:**

- (i) **Keep local college education affordable through the economic recovery;**
- (ii) **Provide job training to students and local residents struggling to find good-paying jobs;**
- (iii) **Better prepare students and workers for good-paying jobs in emerging industries;**
- (iv) **Retain and attract quality faculty;**
- (v) **Provide online teaching and learning during future public health emergencies.**

The following types of projects are authorized to be undertaken at San Jose City College and Evergreen Valley College:

### **PROVIDING AN AFFORDABLE EDUCATION FOR LOCAL RESIDENTS AND VETERANS:**

**Basic Repair Projects Needed To Make  
San Jose City College and Evergreen Valley College Pathways for  
Low-Income Students To High Demand Jobs**

## COMPLETE TEXT OF MEASURE J-Continued

**Goals and Purposes:** The cost to attend California's public universities has risen to at least five times that of attending a community college. As a result, more local students and their families rely on San Jose City College and Evergreen Valley College to save tens of thousands of dollars. Additional funds are needed to increase opportunities for local students to earn college credits, certifications, and learn job skills at a reasonable price and transfer to four-year colleges and universities.

Our local community colleges have served thousands of students living with disabilities. This measure will upgrade access for disabled students and provide improved campus resources and educational opportunities so these students can receive the support they need for college and careers.

Many of San Jose City's and Evergreen Valley' buildings, classrooms, science labs, and job training equipment are deteriorating and outdated. This measure will address urgent and basic repairs such as removing asbestos, upgrading electrical wiring, gas and sewer lines, and fixing leaky roofs, to make our local colleges clean and safe for learning.

- Upgrade outdated technology in classrooms and labs.
- Repair deteriorating water and sewer lines.
- Improve campus safety and security.
- **Update campus facilities to improve disabled access.**
- Replace outdated electrical and internet wiring.

### **PROVIDING JOB TRAINING AND COLLEGE TRANSFER:**

#### **Facility Improvements**

**Which Help All Students and Veterans Transfer to Four-Year Universities or be Trained For The Local Workforce**

**Goals and Purposes:** Community colleges are a key pathway to higher education for low-income students and students of color, many of whom depend on these local institutions for training in high-demand jobs that pay good wages, provide good benefits, and allow them to move into the middle class. As we face massive unemployment and a recession, it's more important than ever to invest in training.

San Jose City College and Evergreen Valley College provide essential job training for students, veterans, and local residents to prepare them to become part of our local workforce. This measure will upgrade classrooms, facilities and technology, to expand access to training programs that help students learn new skills and find better paying jobs in jobs in business, biotechnology, nursing, engineering, and other high demand careers.

San Jose City College and Evergreen Valley College provide excellent training that prepares students to transfer to the University of California and the California State University system to complete their Bachelor's degrees. Our local colleges also allow high school students to get a jump start on earning college credit by taking college courses before they graduate high school. This measure will

### COMPLETE TEXT OF MEASURE J-Continued

ensure that these colleges can continue to offer this caliber of education while saving families money on the first two years of tuition.

- Repair classrooms to prepare students, veterans and workers for good-paying jobs and 21<sup>st</sup> century careers.
- **Upgrade classrooms and labs for nursing, technology, and other vocational career education.**
- **Provide classrooms and labs career preparation in growing fields like for nursing and healthcare.**
- **Provide facilities to prepare students to transfer to four-year colleges and universities.**

\* \* \*

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. In addition to the listed projects stated above, authorized projects also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects from 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; install or upgrade elevators; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies, including photovoltaic/solar installations, battery energy storage and electric vehicle charging stations; 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 wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability and State compliance standards; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replacing or relocate hard courts, fields, turf and irrigation systems; install artificial turf on athletic fields; upgrade classrooms; plan, construct, acquire or contribute to faculty and staff housing; build or upgrade facilities, corporation building and yard; construct, expand or reconfigure facilities to create large lecture classrooms; construct student parking structure; upgrade, resurface and recondition existing parking lots; improve vehicular access and traffic circulation; improve drop-off zones; repair, upgrade and install interior and exterior lighting systems; replace water lines and valves, sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, fine arts and visual and performing arts facilities, learning resources center, physical education/aquatic facilities, locker rooms, field lights, bleachers, press box, track replacement, District administrative offices, conference center, maintenance building, student service/campus center

### COMPLETE TEXT OF MEASURE J-Continued

and instructional buildings, trades and technology building, library, athletic fields, student services buildings; improve water conservation and energy efficiency; acquire land; replace or upgrade outdated security and safety systems; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage, bells and clocks; demolition of unsafe facilities; install new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, gates and classroom door locks; replace sewer lines and improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths for improved safety and access for emergency vehicles, site parking, utilities and grounds. The project list also includes all of the projects that were authorized by Measure X, approved by the voters on November 8, 2016 and the refinancing of outstanding lease obligations and the funding of an endowment for technology and other authorized projects. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access throughout both 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, the creation and funding of a technology endowment and upgrading of technology for distance learning, acquire necessary software and the construction and installation of a data center in the cloud for District enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

The allocation of bond proceeds may be affected by the District's receipt of State matching funds and 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 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.

**COMPLETE TEXT OF MEASURE J-Continued**

\*\*\*

**FISCAL ACCOUNTABILITY**

**This bond measure has strict accountability requirements including:**

1. All money will benefit San Jose City College and Evergreen Valley College campuses and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for ADMINISTRATOR SALARIES or pensions.
3. Require CITIZENS' 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, faculty and college 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**

An election will be held in the San Jose-Evergreen Community College District (the "District") on November 3, 2020 to authorize the sale of \$858,000,000 in general obligation bonds. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of tax levies made on the taxable property in the District. These estimates are based on projections derived from information obtained from official sources and other demonstrable factors. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale, and actual increases in assessed valuations. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

- i. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is 1.75¢ per \$100 (\$17.50 per \$100,000) of assessed valuation.
- ii. The best estimate of the final fiscal year in which the tax required to fund this bond issue is anticipated to be collected is fiscal year 2053-54.
- iii. 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 1.75¢ per \$100 (\$17.50 per \$100,000) of assessed valuation, which is projected to be the same in every fiscal year the bonds remain outstanding.
- iv. 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 will be approximately \$1.74 billion.

Based upon the forgoing and projections of the District's assessed valuation, the timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District and other factors. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the assessment and the equalization process.

Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property in the District as shown on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Dated: July 30, 2020

Byron D. Clift Breland  
Dr., Chancellor  
San Jose-Evergreen Community College District

## ARGUMENT IN FAVOR OF MEASURE J

As we plan for the road to recovery from the coronavirus pandemic, Evergreen Valley and San Jose City Colleges are working hard to ensure students have equal opportunities to access online learning, no matter what their circumstances.

Vote **YES on J** to ensure our Colleges have the technology and resources necessary to expand online education, continue to support high-quality learning, and keep local college education affordable through the economic recovery.

San Jose City and Evergreen Valley Colleges provide essential job training and workforce preparation for students of all ages, veterans, and local residents. **YES on J** provides job training to students and local residents struggling to find good-paying jobs.

Your **YES on J** vote ensures that classrooms and educational facilities that help students learn new skills and find better paying jobs in business, biotechnology, nursing, engineering, and other high-demand careers will be upgraded and expanded.

San Jose City and Evergreen Valley Colleges serve thousands of veterans—many facing significant challenges, including post-traumatic stress disorder and permanent disability. **YES on J** upgrades access for disabled students and provides improved campus resources and educational opportunities so returning service members and disabled students can receive the support they need for college and careers.

Measure J is **FISCALLY ACCOUNTABLE**. Measure J includes strict accountability requirements, including published independent financial and performance audits and oversight by an Independent Citizen's Oversight Committee to ensure all funds are spent effectively, efficiently, and as promised for students in our communities.

- **NO money can be spent on administrators' salaries or pensions.**
- **NO money can be taken by the state.**
- **ALL funds must be spent on San Jose City and Evergreen Valley Colleges.**

Join a unanimous San Jose-Evergreen Community College District Board of Trustees, local employers, community leaders, and residents in voting **YES on J**.

Ahmad Thomas  
President & CEO, Silicon Valley Leadership Group

David Bini  
Executive Director, Santa Clara County Building and Construction  
Trades Council

Jessica Breheny  
President, San Jose/Evergreen Federation of Teachers 6157

Leo Cortez  
Member, SJECCD Citizens' Bond Oversight Committee

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE J

This is not the time for "borrowing as usual".

Selling bonds now means higher taxes in future years. But many people have lost their jobs. Others are working reduced hours. Many businesses have reduced revenue, and some have been forced to shut down entirely. Some may never re-open. The last thing they need as they try to recover is higher taxes for years to come!

While most individuals understand the danger of debt and have responded by trying to cut debt along with expenses, governments at all levels just keep piling it on!

Borrowing by the federal government has grown by more than \$3 trillion this year alone. The State of California has borrowed and is planning to borrow billions more!

This is not the time for "borrowing as usual".

Nobody knows what kind of college facilities will make sense going forward, as society adapts to this virus (and the possibility of future pandemics). Buildings being used in different ways, some college-related activities just no longer practical, and more students switching to other kinds of online study—all mean changes to what facilities will be good investments.

This is not the time for "borrowing as usual".

This is the time to demand that the district board take a fresh look at what facilities will really be useful in the future, not sign us up for years and years of taxes to pay for facilities that may in fact already be obsolete.

Vote NO on Measure J.

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

Mark W.A. Hinkle  
President: Silicon Valley Taxpayers Association

Joe Dehn  
Chair, Libertarian Party of Santa Clara County

## ARGUMENT AGAINST MEASURE J

In 2010 voters approved a \$268,000,000 bond measure "G" to "upgrade, acquire, construct energy-efficient technology-driven teaching classrooms, labs, sites, facilities equipment for health/science, general education/job-training, upgrade outdated electrical, plumbing, heating/ventilation systems".

Then in 2016, just 6 years later, they got \$748,000,000 bond money to do the same thing.

Now, they want a whopping \$858,000,000 to do the same thing all over again! It is "déjà vu" all over again.

The local TV station (NBC Bay Area) did an extensive investigation into the expenditures of the district after the passage of Measure G.

The District advertised one set of goals, then after the measure was passed, other priorities surfaced that led teachers, students, and taxpayer advocates to question the "bait and switch" tactics employed by the district.

Instead of the promised rebuilding the vocational center buildings, they opted to fund building a new theater and recording studio instead.

Clearly bait and switch by the district.

The District Board were already wrongly entrusted with \$268 million to upgrade facilities in 2010, upped the ante to \$748,000,000 in 2016 and now just 4 years later, they want another whopping \$858 million (saddling us with *another 25-30 years of debt!*)...to do the same thing all over again.

***Are school buildings constructed so poorly that they need repairs every 4-6 years?***

They promised in 2010 to rebuild the vocational buildings but failed to do so.

Fool me once, shame on you. Fool me twice, shame on me. But three times is idiocy.

**Let us reject these bait and switch tactics by voting "NO," on Measure J.**

**Like us, you can be for schools, for students, for teachers, but against Measure J.**

**Do not reward bait and switch mismanagement, vote NO on J.**

For more information: [www.SVTaxpayers.org](http://www.SVTaxpayers.org)

Mark W.A. Hinkle  
President: Silicon Valley Taxpayers Association

Joe Dehn  
Chair, Libertarian Party of Santa Clara County

## REBUTTAL TO ARGUMENT AGAINST MEASURE J

Don't be misled by divisive, false political rhetoric. Vote **YES on J!**

Thanks to the community's long-standing support, our colleges can provide excellent, affordable education when we need it the most.

**FACT:** Our local colleges are excellent stewards of taxpayer dollars. Every penny of voter-approved funding has been spent as promised. Projects are on time and within budget, earning the trust of voters who continue to support the affordable education we provide—vote **YES on J.**

**FACT: YES on J** keeps San Jose City and Evergreen Valley Colleges affordable, saving our local families thousands of dollars. Many people don't know attending a UC costs 10 times more! During a recession--when we're facing massive unemployment--we need local job training programs more than ever. **YES on J** expands training for high-demand jobs that pay good wages through this recovery.

**FACT: YES on J** includes TOUGH ACCOUNTABILITY, including independent financial audits and Independent Citizen's Oversight Committee oversight. NO Measure J money can be spent on administrators' salaries or pensions.

**FACT: Yes on J** generates millions of dollars in economic stimulus and much-needed construction jobs right here in the South Bay when we need it the most.

Let's put our residents and students back to work and into the classrooms that keep students competitive and well-trained during the tough weeks and months ahead. Join us--vote **YES on J.**

Leo Cortez  
Member, SJECED Citizens' Bond Oversight Committee

Ahmad Thomas  
President & CEO, Silicon Valley Leadership Group

Jessica Breheny  
President, San Jose/Evergreen Federation of Teachers 6157

Binh Khac Nguyen  
General, Longtime San Jose Resident & Taxpayer