

CALIFORNIA DEPARTMENT OF EDUCATION
GENERAL WAIVER REQUEST

GW-1 (Rev. 10-2-09) <http://www.cde.ca.gov/re/lr/wr/>

First Time Waiver: X
Renewal Waiver: _____

Send Original plus one copy to:
Waiver Office, California Department of Education
1430 N Street, Suite 5602
Sacramento, CA 95814

Send Electronic copy in **Word** and
back-up material to: waiver@cde.ca.gov

CD CODE						
3	4	6	7	3	3	0

Local educational agency: Folsom Cordova Unified School District			Contact name and Title: Rhonda Crawford, CFO/CBO			Contact person's e-mail address: rcrawfor@fcusd.org		
Address: (City) (State) (ZIP)		Phone (and extension, if necessary):		Fax Number:				
125 E. Bidwell Street Folsom CA 95630		916-355-1100		916-294-9020				
Period of request: (month/day/year)			Local board approval date: (Required)			Date of public hearing: (Required)		
From: 1/1/2012 To: 12/31/2021			December 8, 2011			December 8, 2011		

LEGAL CRITERIA

1. Under the general waiver authority of *Education Code* 33050-33053, the particular *Education Code* or *California Code of Regulations* section(s) to be waived (number): **15106 and 15270(a)** Circle One: EC or CCR

Topic of the waiver: **Statutory Bonding Capacity and Tax Rate per \$100,000 of Assessed Valuation**

2. If this is a renewal of a previously approved waiver, please list Waiver Number: **N/A** and date of SBE Approval _____
Renewals of waivers must be submitted two months before the active waiver expires.

3. Collective bargaining unit information. Does the district have any employee bargaining units? ___ No Yes If yes, please complete required information below:

Bargaining unit(s) consulted on date(s): **Please see attached.**

Name of bargaining unit and representative(s) consulted: **Please see attached.**

The position(s) of the bargaining unit(s): ___ Neutral Support ___ Oppose (*Please specify why*)

Comments (if appropriate):

4. Public hearing requirement: A public hearing is not simply a board meeting, but a properly noticed public hearing held during a board meeting at which time the public may testify on the waiver proposal. Distribution of local board agenda does not constitute notice of a public hearing. Acceptable ways to advertise include: (1) print a notice that includes the time, date, location, and subject of the hearing in a newspaper of general circulation; or (2) in small school districts, post a formal notice at each school and three public places in the district.

How was the required public hearing advertised?

Notice in a newspaper ___ Notice posted at each school ___ Other: (*Please specify*)

5. Advisory committee or school site councils. Please identify the council(s) or committee that reviewed this waiver:

Measure N Citizen Bond Oversight Committee on December 5, 2011.

Date the committee/council reviewed the waiver request:

Were there any objection(s)? No Yes ___ (*If there were objections please specify*)

CALIFORNIA DEPARTMENT OF EDUCATION
GENERAL WAIVER REQUEST
 GW-1 (10-2-09)

6. *Education Code or California Code of Regulations* section to be waived. If the request is to waive a portion of a section, type the text of the pertinent sentence of the law, or those exact phrases requested to be waived (use a **strike out key**).

~~15106. A unified school district or community college district may issue bonds that, in aggregation with bonds issued pursuant to Section 15270, shall not exceed 2.5 percent of the taxable property of the school district or community college district, or the school facilities improvement district, if applicable, as shown by the last equalized assessment of the county or counties in which the district is located.~~

~~15270. (a) Notwithstanding Sections 15102 and 15268, any unified school district may issue bonds pursuant to this article that, in aggregation with bonds issued pursuant to Chapter 1 (commencing with Section 15100), may not exceed 2.5 percent of the taxable property of the district as shown by the last equalized assessment of the county or counties in which the district is located. The bonds may only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution in the case of indebtedness incurred pursuant to this chapter at a single election, by a unified school district, would not exceed sixty dollars (\$60) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the district to increase in accordance with Article XIII A of the California Constitution.~~

7. Desired outcome/rationale. Describe briefly the circumstances that brought about the request and why the waiver is necessary to achieve improved student performance and/or streamline or facilitate local agency operations. If more space is needed, please attach additional pages.

The District is seeking a waiver that will allow for the issuance of bonds under its voter-approved 2006 Measure N bond authorization in amounts necessary to keep its program moving forward without interruption and without interim financing. The District is requesting this waiver to give the District flexibility in its bonding capacity and tax rate until the year 2018. An increase in bonding capacity to 3.4% and a tax rate to \$91.50 per \$100,000 of assessed valuation will allow the District some flexibility in the event of continued negative tax base growth in the short-term or long-term stagnation of the District's tax base. A six year term will cover the period during which the District is currently planning on issuing bonds under the 2006 Measure N authorization.

Continued, (see attached)

8. Demographic Information:
 (District school/program) has a student population of **19,100** and is located in an (urban) rural, or small city etc) in **Sacramento** County.

Is this waiver associated with an apportionment related audit penalty? (per EC 41344) No : Yes
 (If yes, please attach explanation or copy of audit finding)

Has there been a Categorical Program Monitoring (CPM) finding on this issue? No : Yes
 (If yes, please attach explanation or copy of CPM finding)

District or County Certification – I hereby certify that the information provided on this application is correct and complete.

Signature of Superintendent or Designee:	Title: Chief Financial Officer/CBO	Date:
FOR CALIFORNIA DEPARTMENT OF EDUCATION USE ONLY		
Staff Name (type or print):	Staff Signature:	Date:
Unit Manager (type or print):	Unit Manager Signature:	Date:
Division Director (type or print):	Division Director Signature:	Date:
Deputy (type or print):	Deputy Signature:	Date:

California Department of Education
General Waiver Request

Answer to Item #3:

Name of Unit	Representative(s) Consulted	Date of Meeting
California School Employees Association - American River Chapter #528	Rick Willis, President	12/9/2011
Folsom Cordova Education Association	Michael Itkoff, President	12/7/2011

Answer to Item #6:

Continued...

Purpose. The Folsom Cordova Unified School District (the “District”) is seeking a waiver of Education Code Sections 15106 and 15270(a) related to the issuance of Measure N general obligation bonds. The purpose of the request is to increase the current 2.5% debt capacity limit up to a 3.4% debt capacity limit and an increase in the tax rate of \$60 per \$100,000 to \$91.50 per \$100,000 in assessed valuation. The waiver will allow the District to continue its construction program without interruption and without interim financing by enabling the District to issue bonds under its 2006 Measure N bond authorization in amounts necessary to keep its bond program moving forward.

Background. The District is located in the eastern portion of Sacramento County and covers approximately 95 square miles. With an October 2011 enrollment of 19,250, the District’s enrollment is projected to double over the next 30 years. The District currently has 21 elementary schools, four (4) middle schools, three (3) comprehensive high schools, two (2) continuation high schools, one (1) charter school, and one (1) alternative education site. The District also maintains independent study, transitional kindergarten and preschool programs.

Bond History. In 1996, the District created two School Facility Improvement Districts (SFIDs) based on the two high school attendance areas at that time. SFID 1 was based on the Cordova High School boundary and SFID 2 was based on the Folsom High School boundary. In early 2006, the District created two additional SFIDs (SFID 3 and SFID 4) which overlay SFID 1 and a portion of SFID 2. A map illustrating the four areas is included as Exhibit A.

SFID 3 encompasses the area south of Highway 50, east of Sunrise Boulevard, north of Douglas Road, and east to the El Dorado County line. The majority of this area is sparsely inhabited by residential development; it is estimated by developers that the area will eventually contain over 32,327 new residential units; 20,603 single-family homes, 6,073 multi-family medium density units and 6,154 high density multi-family homes.

SFID 4 - encompasses part of the City of Rancho Cordova and Mather without the proposed residential development east of Sunrise Boulevard that is covered by SFID 3. This area includes the residential developments occurring in Stone Creek, Capital Village and infill projects throughout the area.

Bond History

Bond	SFID	Year	Amount (in millions)	Votes in Favor	Purpose of Bond
Measure V	1	1997	\$10.4	74.2%	Provide local matching share for modernization eligibility in the State School Building Program for most sites in SFID 1.
Measure B	1	2002	\$49.0 (Prop 39)	73.0%	Continuation of modernization of school sites beyond the eligibility established in the School Building Program from Measure V, installation/upgrade of classroom technology.
Measure C	2	2002	\$53.0 (Prop 39)	68.6%	Construction of two elementary schools, one high school, modernization of SFID 2 schools, installation/upgrade of classroom technology.
Measure M	3	2007	\$750.0	81.1%	Construction of up to 30 schools to house the projected 19,000 students, along with district support facilities.
Measure N	4	2006	\$125.0 (Prop 39)	69.2%	A community-pushed bond to address additional classroom technology, campus safety, landscape and building upgrades, and a major upgrade of the Cordova High campus including, replacement of old relocatable classrooms with a new 2-story classroom building, construction of a performing arts theater and a second gymnasium.

Bond Program Status. The voters within SFID 4 approved an authorization to issue \$125,000,000 in general obligation bonds on November 7, 2006 (the “Authorization”) with approximately \$60 million remaining unissued. Currently, the District may not issue any general obligation bonds under California Education Code without exceeding its statutory bonding capacity of 2.5% and exceeding the tax rate of \$60 per \$100,000 of assessed valuation.

The District wishes to issue general obligation bonds in one or more series to provide financing for the construction of public school facilities.

Projects to be completed:

- Cordova High School improvements:
 - Security improvements, including video surveillance and fencing
 - New theater arts and music building
 - Cafeteria modernization/enlargement
 - Modernization and reconfiguration of the old theater/music building into a project room, broadcast studio and site support services
 - Construction of a second gymnasium
 - Landscape, site and ADA improvements
- Modernization of Mather Heights Elementary School
- Site improvements at various school sites
- Technology improvements at all sites

Recent Decline in Tax Base. The recent global economic downfall caused property values to decline in the District, which brought unprecedented declines in the District's assessed value. In SFID 4, after growing at an average of 3.9% per year for the first two years after the initial bond authorization, values decreased by 2.86% in 2009-10, decreased by 5.03% in 2010-11, and decreased again by 5.48% in 2011-12. The cumulative effect of the last three years of decreases has been reduction in the size of the SFID's tax base from \$4.67 billion in 2008-09 to its current \$4.45 billion.

Available Bonding Capacity at Un-Waived Limit. An increase in bonding capacity to 3.4% and an increase in the tax rate to \$91.50 will allow the District some flexibility in the event of continued negative tax base growth in the short-term or long-term stagnation of the District's tax base. Given a fixed amount of \$60 million of 2006 Measure N bonds to be issued and the assumption of positive tax base growth into the future, the SFID 4 debt outstanding will drop below the current statutory limit of 2.5% by tax year 2018. The attached Exhibit B shows SFID 4's available bonding.

Potential of Program Suspension. If the request is denied, the District will likely need to suspend its Measure N bond program and to proceed only to the extent that annual tax base growth and repayment of previously issued bonds allows. Such an alternative would have significant negative consequences on a number of fronts as described below.

Cost and Disruption. Suspending a program that has been ongoing would have obvious cost implications. The current bidding climate for construction projects is strong and the District has a construction management system in place. Suspending the program and re-starting the program in the future would be both costly and disruptive. Undoubtedly, there would be public criticism as well.

Safety Issues. In addition to being costly and disruptive, such a suspension would mean that students would be housed in relocatable facilities at existing sites that are to some degree inadequate and/or unsafe and that are certainly not the equal of facilities provided to other students in the District.

Will of the People. From a political standpoint, suspension of the program would deny voters the benefits of a program that they voted to implement. As is documented elsewhere in this request, voters have consistently demonstrated their support for facility bonds in the District and their willingness to pay for such improvements. Additionally, there is strong support from the local public agencies to continue with the improvement projects to the schools.

Impact on Local Economy. Suspension of the bond program would also have a negative impact on the local economy. The District's construction program employs many area residents and suspension of the program would result in significant job losses. Many economists continue to stress the importance of public agencies moving forward with construction projects during these difficult times as a means of economic stimulus.

Summary Rationale and Conclusion. The District is requesting this waiver because such a waiver is necessary in order for the District's construction program to move ahead without interruption or interim financing. Continuation of the construction program is necessary if the District is to provide adequate and equal school facilities for all of its students. The District notes that the construction programs have been overwhelmingly supported by voters over time and the public is well aware of its costs and willing to pay them. Furthermore, continuing the program will provide economic stimulus and avert job losses.

The District understands the importance of bonding capacity limitations and prudent debt management; however, given the recent tax base declines caused by the general economic climate, the District will need a waiver of bonding capacity to continue its bond program. The District requests that the CDE grants this waiver so that the District can move ahead with its voter-supported capital program.

Exhibit A – SFID 1 Map

EXHIBIT B

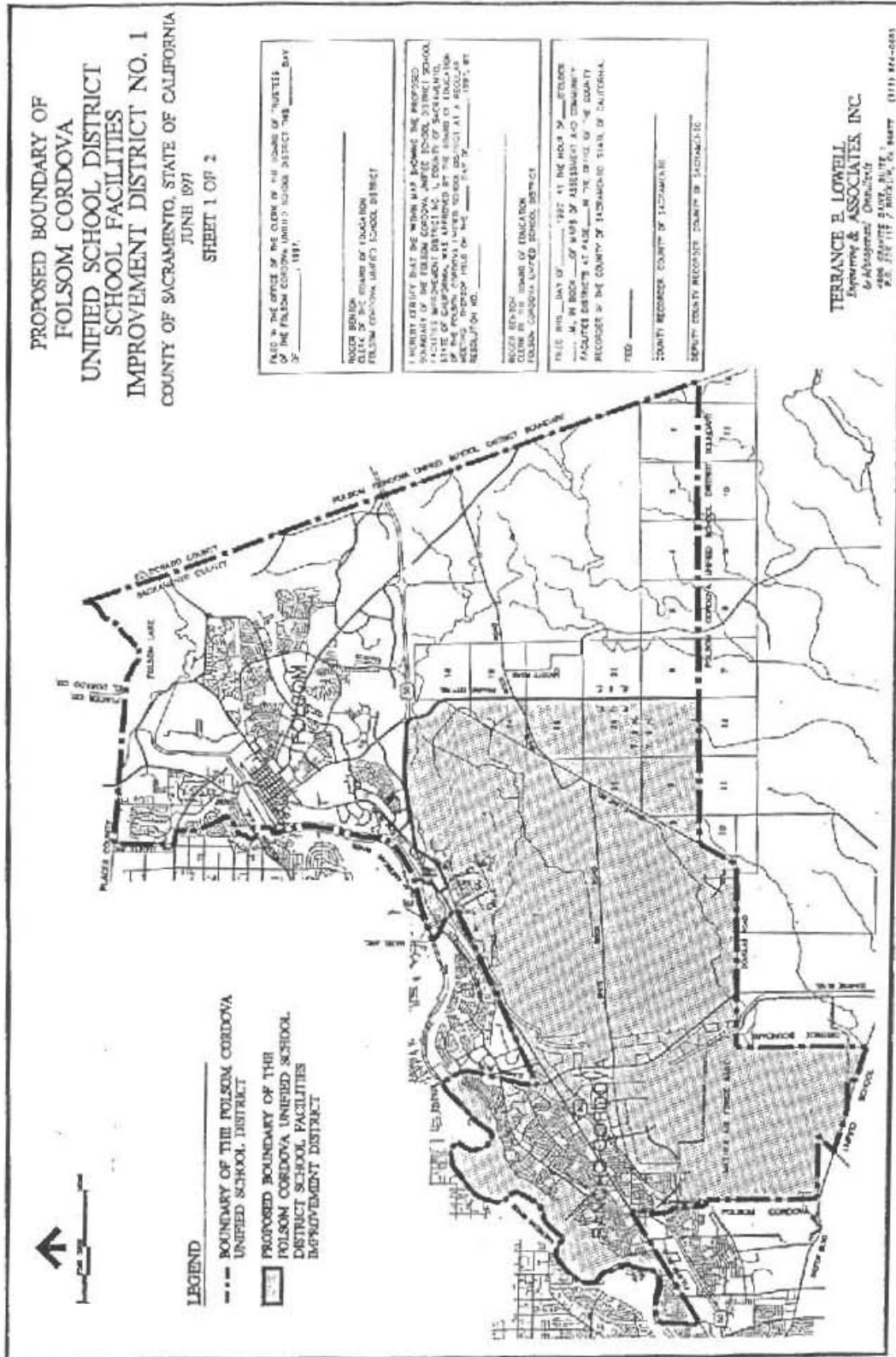


Exhibit A - SFID 2 Map

PROPOSED BOUNDARY OF
 FOLSOM CORDOVA
 UNIFIED SCHOOL DISTRICT
 SCHOOL FACILITIES
 IMPROVEMENT DISTRICT NO. 2
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 OCTOBER 1998
 SHEET 1 OF 1

EXHIBIT C

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARY OF THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2 OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF EDUCATION OF THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 1998, BY RESOLUTION NO. _____

TERRA STANLEY BOARD OF EDUCATION
 FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARY OF THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2 OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF EDUCATION OF THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 1998, BY RESOLUTION NO. _____

TERRA STANLEY BOARD OF EDUCATION
 FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

FILED THIS _____ DAY OF _____, 1998, AT THE HOUR OF _____ O'CLOCK
 _____ M., IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

FILED _____
 COUNTY RECORDER, COUNTY OF SACRAMENTO
 DEPUTY COUNTY RECORDER, COUNTY OF SACRAMENTO

TIA
 TERRANCE E. LOWELL
 & ASSOCIATES, I
 Engineering, Planning &
 4505 GRANITE DRIVE, ST
 P.O. BOX 117, ROCKLIN, CA

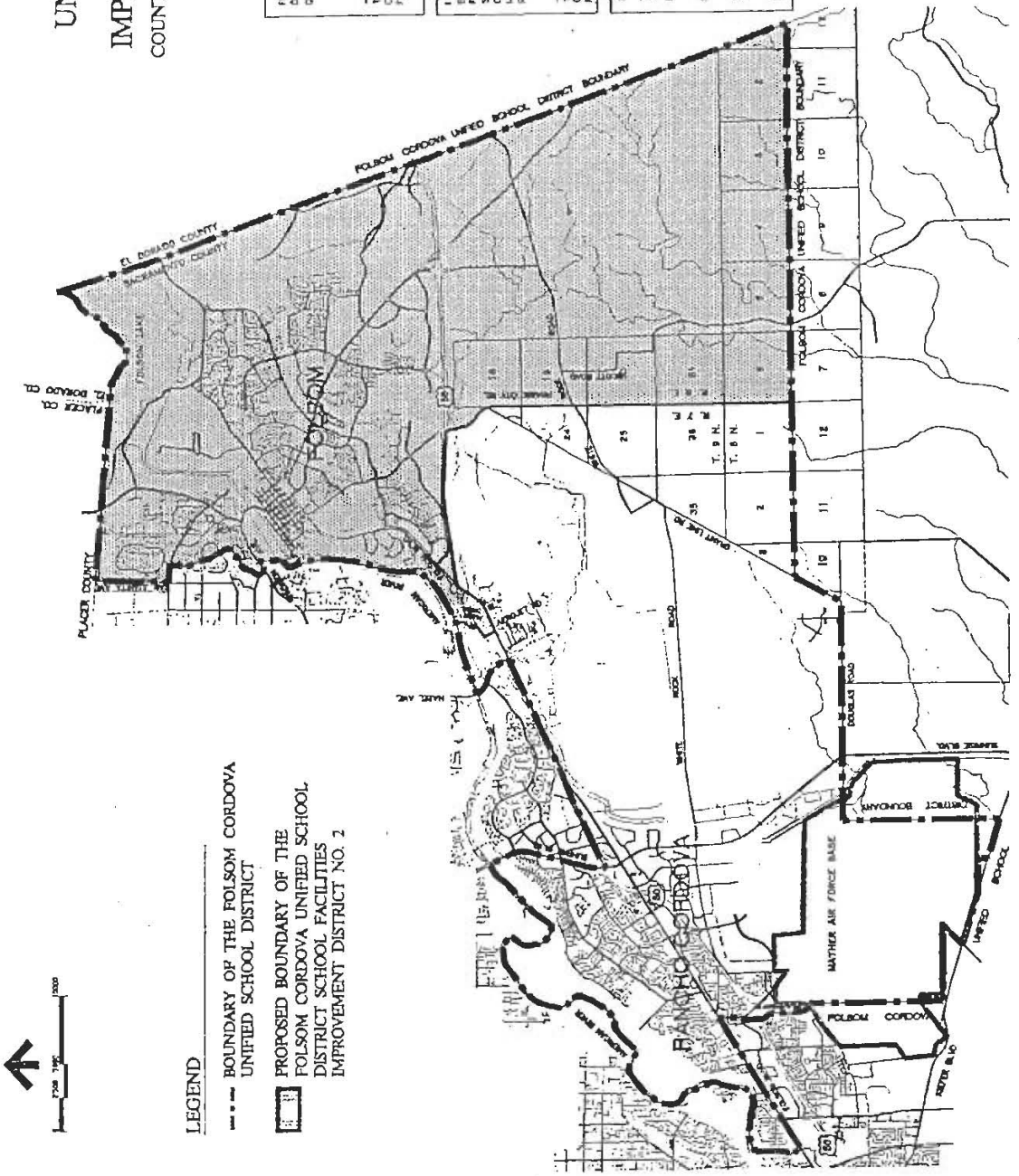


Exhibit A – SFID 3 Map

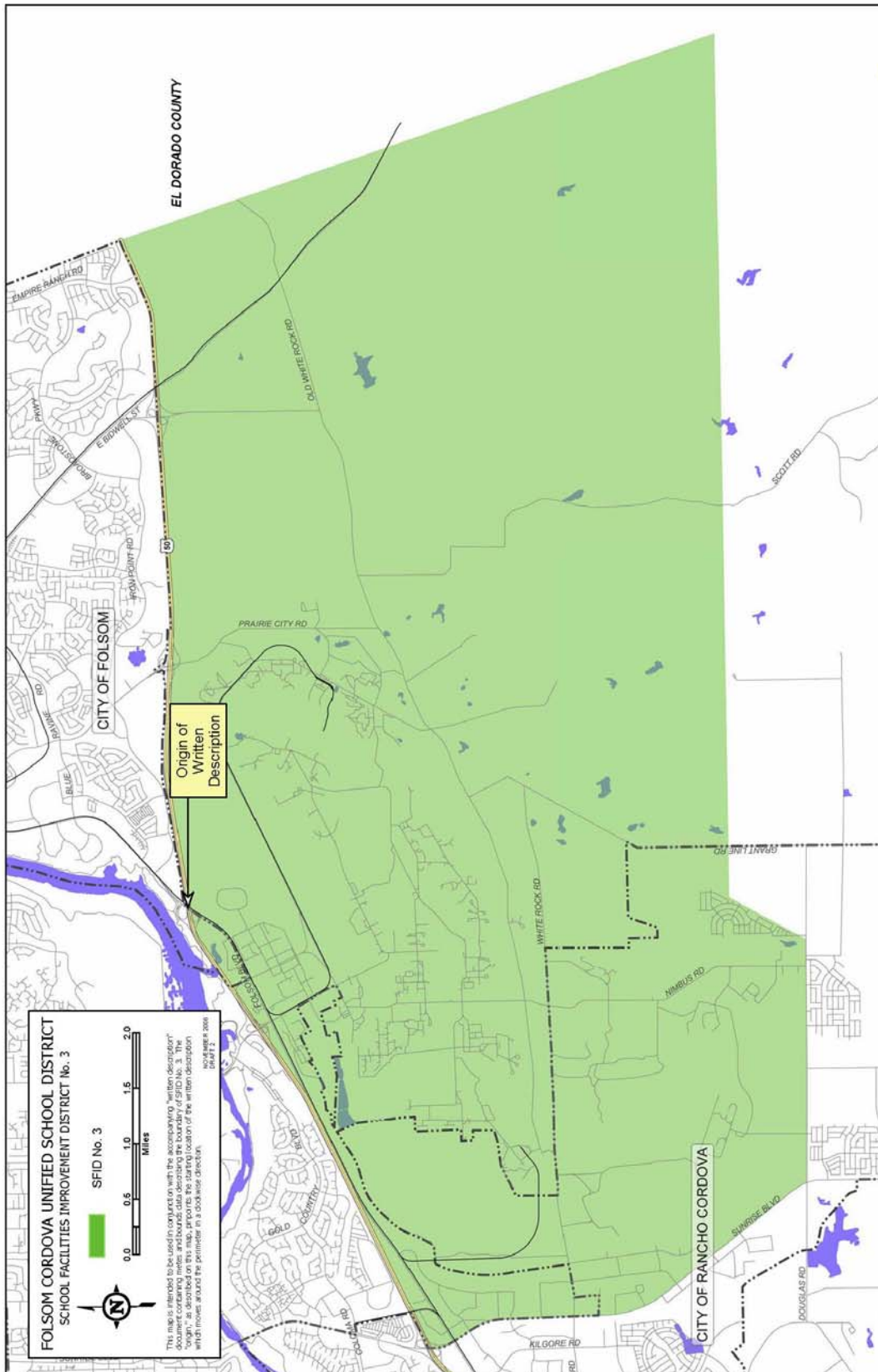


Exhibit A – SFID 4 Map

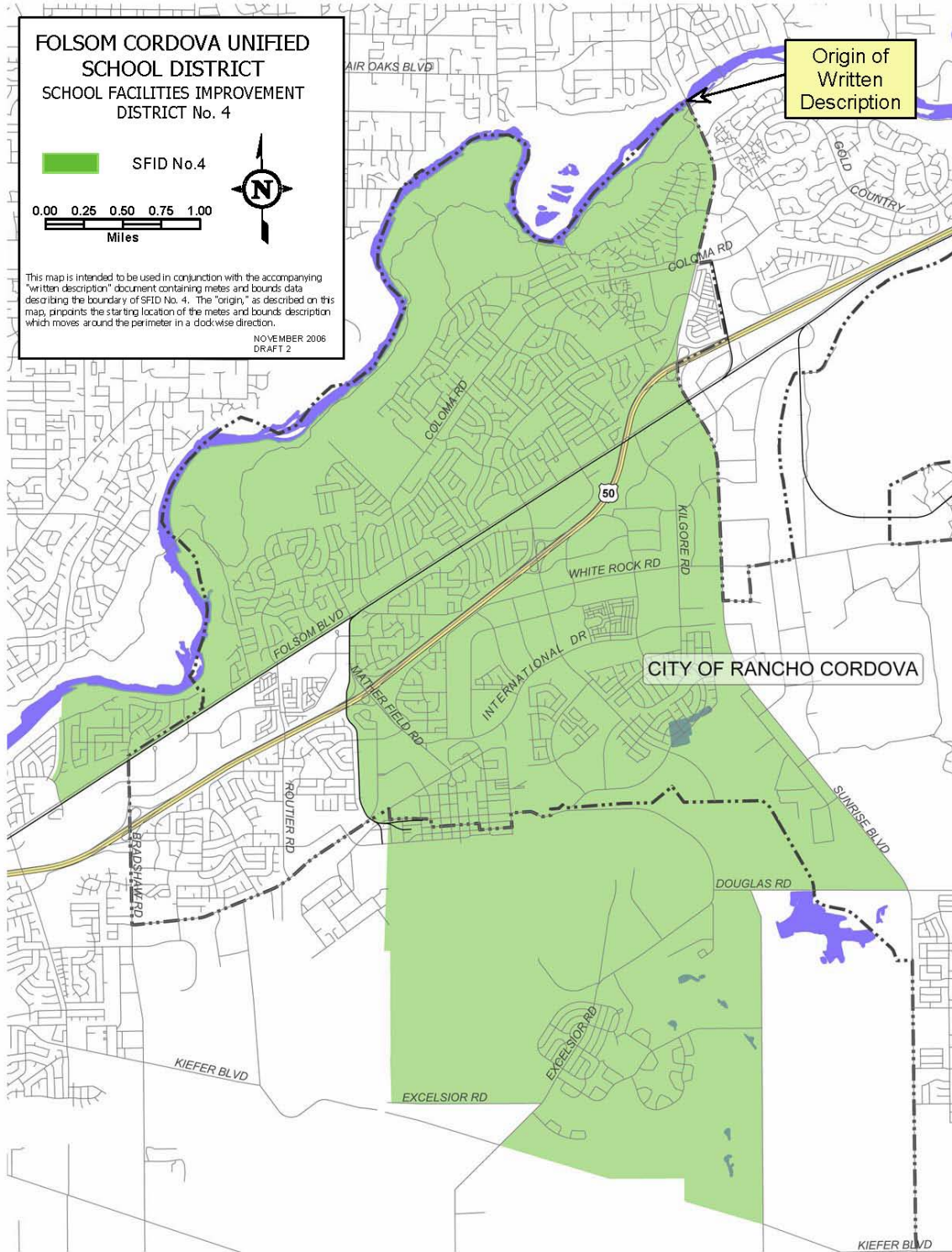


Exhibit B – Measure N Bond Analysis

**Folsom Cordova Unified School District
School Facilities Improvement District No. 4
Approximately \$60 Million for Series C Bonds**

Comparison of Bond Election Estimates
Actual Series A Bonds, Actual Series B, Actual B-1 Bonds and Estimated Series C Bonds

Tax per \$100,000 Assessed Valuation

Year	Assessed Valuation Growth Rate	Bond Election Estimates (1)	Actual Series A	Actual Series B and B-1	Estimated Series C	Total	Difference	Amount Above Proposition 39 Limit of \$60	
2008	3.93%	\$59.93	\$60.00	--	--	\$60.00	\$0.07	\$0.00	
2009	3.90%	59.92	34.30	--	--	34.30	(25.62)	(25.70)	
2010	-2.86%	59.82	12.10	\$47.80	--	59.90	0.08	(0.10)	
2011	-5.03%	59.79	35.50	38.00	--	73.50	13.71	13.50	
2012	-5.48%	59.85	41.80	33.80	--	75.60	15.75	15.60	Actual
2013	0.00%	59.91	44.92	27.44	\$19.09	91.44	31.53	31.44	Estimated
2014	1.00%	59.92	46.57	27.10	17.79	91.46	31.54	31.46	
2015	3.00%	59.82	48.04	26.56	16.84	91.44	31.61	31.44	
2016	5.00%	59.45	48.58	25.53	17.38	91.48	32.03	31.48	
2017	6.00%	59.43	48.69	24.16	18.64	91.48	32.05	31.48	
2018	6.00%	59.53	48.70	23.46	19.23	91.40	31.86	31.40	
2019	6.00%	59.50	48.73	23.47	19.19	91.39	31.89	31.39	
2020	6.00%	59.44	48.67	23.57	19.16	91.41	31.97	31.41	
2021	6.00%	59.51	48.80	23.57	19.08	91.45	31.94	31.45	
2022	6.00%	59.54	48.86	23.65	18.95	91.46	31.92	31.46	
2023	6.00%	59.51	48.95	23.57	18.91	91.42	31.91	31.42	
2024	6.00%	59.56	47.94	23.62	19.84	91.41	31.85	31.41	
2025	6.00%	59.56	47.92	23.65	19.88	91.45	31.90	31.45	
2026	6.00%	59.58	47.97	23.66	19.79	91.43	31.85	31.43	
2027	6.00%	59.61	47.98	23.66	19.82	91.45	31.85	31.45	
2028	6.00%	59.59	47.98	23.70	19.77	91.45	31.86	31.45	
2029	6.00%	59.64	47.93	23.76	19.72	91.41	31.77	31.41	
2030	6.00%	59.67	47.96	23.78	19.70	91.44	31.77	31.44	
2031	6.00%	59.66	47.91	23.85	19.66	91.42	31.76	31.42	
2032	6.00%	59.68	--	68.65	22.78	91.42	31.74	31.42	
2033	6.00%	59.84	--	68.22	23.21	91.43	31.59	31.43	
2034	6.00%	59.84	--	--	91.31	91.31	31.48	31.31	
2035	6.00%	59.88	--	--	91.34	91.34	31.47	31.34	
2036	6.00%	59.89	--	--	91.32	91.32	31.43	31.32	
2037	6.00%	59.93	--	--	91.35	91.35	31.42	31.35	
2038	6.00%	59.93	--	--	91.33	91.33	31.40	31.33	
2039	6.00%	59.98	--	--	91.33	91.33	31.34	31.33	
2040	6.00%	60.00	--	--	91.34	91.34	31.33	31.34	
2041	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
2042	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
2043	6.00%	0.00	--	--	91.33	91.33	91.33	31.33	
2044	6.00%	0.00	--	--	91.33	91.33	91.33	31.33	
2045	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
2046	6.00%	0.00	--	--	91.33	91.33	91.33	31.33	
2047	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
2048	6.00%	0.00	--	--	91.33	91.33	91.33	31.33	
2049	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
2050	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
2051	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
2052	6.00%	0.00	--	--	91.34	91.34	91.34	31.34	
Average Annual Tax		\$59.72	\$45.70	\$29.93	\$53.60	\$87.97	\$28.26	\$28.61	
Highest Annual Tax		\$60.00	\$60.00	\$68.65	\$91.35	\$91.48	\$31.48	\$31.48	

(1) Entire authorization from election estimates.

Table prepared by Stone & Youngberg

30-Nov-11

Exhibit B – Measure N Bond Analysis

ESTIMATED FUTURE BOND ISSUANCE CAPACITY FOR GENERAL OBLIGATION BONDS
 Felton Cordova Unified School District
 School Facilities Improvement District No. 4
 Approximately \$60 Million Par Amount for Series C Bonds
 2.50%

Limitation on Bonds Outstanding as % of Assessed Valuation:

Bond Year Ending	Assessed Valuation Growth	Total Assessed Valuation (1)	Gross Limit on Outstanding G.O. Bonds (2)	Outstanding General Obligation Bonds		Total	Net Bond Issuance Capacity (2)	District's Bonded Indebtedness Ratio (4)
				Outstanding SFSD No. 4 G.O. Bonds	Outstanding SFSD No. 1 G.O. Bonds (3)			
2012	-5.5%	\$4,491,886,647	\$11,229,716	\$59,653,831	\$29,569,006	\$149,219,159	(\$37,989,442)	3.354%
2013	0.0%	4,491,886,647	11,229,716	58,738,831	27,778,287	146,513,330	(35,283,633)	3.203%
2014	1.0%	4,403,680,513	11,244,013	57,698,831	25,873,253	143,506,168	(31,164,154)	3.104%
2015	3.0%	4,628,490,949	115,712,274	56,493,831	21,854,076	140,240,596	(24,528,232)	3.006%
2016	5.0%	4,859,915,497	121,497,887	55,103,831	21,707,916	136,627,429	(15,129,541)	2.811%
2017	6.0%	5,151,510,437	128,787,761	51,513,831	19,115,068	132,613,146	(8,825,385)	2.574%
2018	6.0%	5,469,601,032	136,515,026	51,703,831	17,461,255	128,688,490	7,826,537	2.347%
2019	6.0%	5,788,337,116	144,705,928	49,638,831	15,426,543	124,439,600	20,366,328	2.140%
2020	6.0%	6,135,531,342	153,388,284	47,328,831	13,303,019	119,810,414	47,840,041	1.953%
2021	6.0%	6,503,683,213	162,591,581	44,668,831	11,082,817	114,751,540	33,577,869	1.764%
2022	6.0%	6,893,883,016	172,347,075	41,638,831	8,756,202	109,205,032	63,141,044	1.584%
2023	6.0%	7,307,515,997	182,687,080	38,183,831	6,515,688	103,140,884	79,547,016	1.411%
2024	6.0%	7,745,966,957	193,646,174	35,969,758	5,212,688	99,626,510	94,022,764	1.286%
2025	6.0%	8,210,724,973	205,268,124	33,656,033	4,154,623	96,028,445	109,239,679	1.170%
2026	6.0%	8,703,368,473	217,584,212	31,134,414	3,136,970	92,327,511	125,256,901	1.061%
2027	6.0%	9,225,570,581	230,639,265	28,481,916	2,158,910	88,508,063	142,131,201	0.959%
2028	6.0%	9,779,104,816	244,477,620	25,656,619	1,214,581	85,554,533	159,923,068	0.863%
2029	6.0%	10,365,851,105	259,146,278	22,642,803	596,031	80,743,638	178,402,630	0.779%
2030	6.0%	10,987,802,172	274,695,054	19,421,017	0	76,752,507	197,942,547	0.699%
2031	6.0%	11,647,070,302	291,176,738	15,970,698	0	72,989,981	218,186,777	0.627%
2032	6.0%	12,345,894,520	308,647,363	12,276,340	0	68,745,346	239,902,017	0.557%
2033	6.0%	13,086,648,191	327,166,205	8,313,626	0	64,219,407	262,946,798	0.491%
2034	6.0%	13,871,847,583	346,796,177	492,603	0	59,230,847	293,072,725	0.387%
2035	6.0%	14,704,157,908	367,603,948	0	0	50,600,073	317,003,875	0.344%
2036	6.0%	15,586,407,382	389,660,185	0	0	48,010,888	341,649,296	0.308%
2037	6.0%	16,521,591,825	413,039,796	0	0	45,445,174	367,594,622	0.275%
2038	6.0%	17,512,887,235	437,822,183	0	0	43,080,200	394,761,984	0.246%
2039	6.0%	18,563,660,575	464,091,514	0	0	40,705,120	423,386,395	0.219%
2040	6.0%	19,677,480,269	491,937,065	0	0	38,280,000	453,357,005	0.195%
2041	6.0%	20,858,129,022	521,453,226	0	0	36,083,368	485,367,857	0.173%
2042	6.0%	22,109,616,763	552,740,419	0	0	34,163,268	531,577,151	0.160%
2043	6.0%	23,436,193,769	585,904,844	0	0	32,860,168	567,044,676	0.180%
2044	6.0%	24,842,365,395	621,059,135	0	0	31,601,251	604,457,884	0.187%
2045	6.0%	26,332,907,319	658,322,683	0	0	30,386,166	643,936,517	0.185%
2046	6.0%	27,912,884,738	697,822,044	0	0	29,215,482	685,606,562	0.184%
2047	6.0%	29,587,654,663	739,691,367	0	0	28,088,676	729,602,691	0.184%
2048	6.0%	31,362,913,943	784,072,849	0	0	27,098,692	776,074,157	0.186%
2049	6.0%	33,244,688,780	831,117,219	0	0	26,244,982	825,172,237	0.188%
2050	6.0%	35,239,701,106	880,984,253	0	0	25,427,459	877,056,794	0.191%
2051	6.0%	37,353,732,313	933,843,308	0	0	24,641,890	931,897,418	0.193%
2052	6.0%	39,594,956,232	989,873,966	0	0	23,894,890	987,928,016	0.195%

1) 2011-12 assessed valuation is actual. Assessed valuations in 2012-13 and thereafter are estimates based on the above-referenced annual compound growth rate.
 2) The statutory limit on the amount of general obligation bonds that can be issued by a unified school district in a fiscal year is 2.50% of the then current assessed valuation of the district, minus the principal amount of outstanding general obligation bonds.
 3) Represents pro-rata allocation to SFSD No. 4 of the principal amount of general obligation bonds issued by SFSD No. 1, based on the percentage that the assessed valuation in SFSD No. 4 bears to the assessed valuation of SFSD No. 1.
 4) Outstanding G.O. Bonds and Proposed SFSD No. 4 G.O. Bonds divided by the Total Assessed Valuation for Calculating Bond Issuance Limit.

SOURCE: Stone & Youngberg

Exhibit C – Measure N Bond Text

MEASURE N FULL TEXT BALLOT PROPOSITION

SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 4 OF THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT BOND MEASURE ELECTION NOVEMBER 7, 2006

The following is the full proposition presented to the voters of the School Facilities Improvement District No. 4 of the Folsom Cordova Unified School District.

“Rancho Cordova School Repair Measure: For Rancho Cordova only, to improve the quality of education and insure students gain the skills needed to succeed, shall School Facilities Improvement District No. 4 of the Folsom Cordova Unified School District upgrade, construct, repair and equip classrooms, computer labs, science, vocational and support areas by issuing \$125,000,000 in bonds at legal interest rates, conduct annual audits, and form a citizens oversight committee?”

Bonds – Yes

Bonds – No

PROJECTS

The Board of Education of the Folsom Cordova Unified School District evaluated the District’s urgent and critical facility needs in Rancho Cordova based on recommendations from the Bond Oversight Committee, including safety issues, class size and computer technology in developing the scope of projects to be funded.

Improvements needed to keep pace with newer schools include, but are not limited to:

Safety and Security: Install exterior lighting, fencing, security equipment, and new windows.

Educational Improvements: Upgrade technology including computers, LCD projectors, and computer labs, upgrade science labs and specialty rooms, replace old portables, and update libraries and physical education areas.

Communications: Install parent communication and notification systems, upgrade phone systems and digital signage.

Landscape and Building Systems: Renovate playfields, landscape and irrigation systems, repair asphalt and air conditioning/heating systems, replace unsightly railroad cars with storage buildings, and install energy efficient systems.

Student Health, Recreation, and After School Programs: Upgrade after school youth and the high school career centers, and replace old, unsafe playground and physical education equipment.

Furniture and Equipment: Replace old, broken desks and chairs, replace classroom and other equipment.

Tax rate is estimated to be \$60/annually per \$100,000 of assessed valuation.

The Projects to be financed by the Improvement District include modernization of existing schools, the construction and repair of elementary, middle, and high school classrooms, and support facilities, the acquisition of various types of equipment and computer technology, and all architectural, engineering and related construction, planning and environmental expenses. Listed building, repair, and modernization projects and upgrades will be completed as prioritized by the Board of Education. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. 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 are finalized, construction bids are awarded, and projects are completed.

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.

NO ADMINISTRATOR SALARIES. PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, MODERNIZATION, OR REPLACEMENT OF FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF SCHOOL FACILITIES, AND NOT FOR TEACHER AND ADMINISTRATOR SALARIES.