FALLBROOK UNION
ELEMENTARY SCHOOL DISTRICT

San Diego County Taxpayers Association

An overview of identified needs, the planning process, and broad project categories that could be financed with potential local bonds.

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Who We Are

Established

1968

Serving Fallbrook, CA.
North San Diego County

Communities Served

Fallbrook, DeLuz, Camp Pendleton, San Onofre (Military)

Students

Approximately **5,100 students** in preschool and TK-8

Schools and Facilities

11 schools and four support facilities

District

800+ Employees Certified and Classified

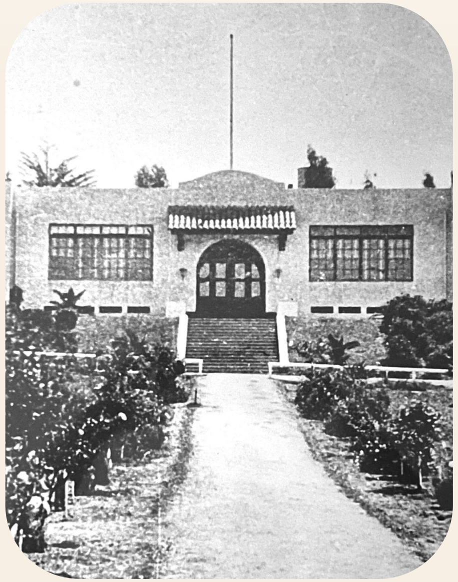
Programs & Pathways

Neighborhood elementary programs and junior high CTE pathways support STEAM, health science, leadership, dual language immersion, and college and career readiness.

Community Role

Schools serve as neighborhood anchors, supporting instruction, sports, family engagement, expanded learning, nutrition services, special education, and daily community life.

Aging Infrastructure and Increasing Enrollment



Maie Ellis
1938

Santa Margarita
1938

Fallbrook STEM
1953

Potter Jr High
1964

La Paloma
1968

5 out **10**

Nearly 60 years old

Outdated building systems can disrupt safety, comfort, reliability, and access to modern learning spaces.

Thoughtful four year journey...

- **MAY 2022** – Board Workshop: Introduction and Approval of the Facilities Master Plan Process
- **AUG 2022** – Formation of the Facilities Master Plan Committee
- **JUL/ AUG 2022** – School Site Walkthroughs and Facility Assessments
- **SEP2 022** – Comprehensive Facility Condition Assessments
- **JAN 2023** – Community and Staff Engagement Process
- **FEB2 024** – Community and Staff Surveys
- **APR 2024** – Development of Public Facilities Master Plan Website for Transparency
- **MAY 2024** – Board Acceptance of the Facilities Master Plan
- **MAR 2026** – Board and Community Educational Presentations by Jin Kim
- **MAY 2026** – Presentation and Review of Community Polling Results
- **MAY 2026** – SDCTA Taxpayer Workshop
- **JUL 2026** – **SDCTA Presentation**

Facilities Master Plan Process

The facilities plan brings together technical assessment, financial analysis, and community voice before any bond decision.

1 — 2 — 3 — 4

Community Survey
Collected feedback from families, staff, students, and community members.

Equity Analysis
Evaluated conditions, repairs, enrollment, utilization, and equity needs.

Prioritization
Compared needs across campuses and test funding/ implementation scenarios.

Decision
Board and community considered scope, timing, and accountability measures.

The plan is evidence-based and interactive: each new input helps refine what matters most.

Priority Setting

$475,641,265

Identified Facilities Needs (2024 Dollars)

$76,000,000

Seeking Local Funding (16% Percent)

Prioritization Filter

- Safety
- Compliance
- Condition
- Instructional Impact
- Funding Leverage

Planned Projects

Bond-funded work would be capital facilities work — the final scope would depend on public input, Board action, and approved ballot language.

- Safe, Dry, Healthy Schools
- Sound and Dependable Learning Environments
- Address ADA Compliance
- Improve Traffic Safety
- Replace Old Portables

Five lenses guide priority-setting

The Master Plan is designed to compare needs across campuses, not rely on a single metric or one-time snapshot.

- Facility conditions
  - Condition and replacement or repair costs across campuses.
- Repair timing
  - Expected facility needs over the next 20 years.
- Enrollment & utilization
  - Current and projected enrollment compared with campus capacity.
- Equity analysis
  - Student and community characteristics used to inform prioritization.
- Funding feasibility
  - State School Facility Program funding and local matching considerations.

Fiscal Stewardship

- Track record of conservative and proactive fiscal responsibility
- Prop X focused on infrastructure
- Refinance savings of **$1.3 million**
- Two Schools built with **$100 million** budget using district staff

The Financial Structure: $76M at **No New Tax Rate**, Extending Measure X While Keeping the Tax Rate FLAT

THE 2026 BOND EXTENDS THE EXISTING PROP X RATE — NOT A NEW OR HIGHER TAX

$76M	**$30**	**$170.76**
Total bond measure	**Per $100,000 of Assessed Valuation**	Annual cost for median homeowner (AV $569,203)

TAX RATE TRANSITION — CONTINUITY, NOT INCREASE

Final levy: FY 2029-30	**Repayment begins after Prop X retires**
2002 Prop X (existing)	**2026 Bond Measure (proposed)**

$30 per $100,000 AV — same rate, continued

How Might the Potential New G.O. Bond Projected Tax Rates be Affected Under Challenging Economic Scenarios?

Average Annual Growth Rate	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%
Average Tax Rate Per $100,000 Assessed valuation	$42.67	$38.44	$34.72	$31.44	$30.00	$25.99
Annual Cost for Median Home Owner	$242.88	$218.80	$197.63	$178.98	$170.76	$147.94

Estimates are based on a median assessed valuation of $569,203.
Actual costs will vary according to each property's assessed valuation.

Ways to Manage Future Projected Tax Rates

- Revisit Assessed Valuation Growth Rate Before Each Bond Draw
- Adjust Timing and Amount of Future Bond Draws
- Evaluate Repayment Periods

Track Record: Prop X Performance and Prior Refinancings

RESPONSIBLE STEWARDSHIP OF PRIOR BOND FUNDS — DOCUMENTED AND AUDITED

REFINANCING SAVINGS DELIVERED

$1.31M

$1,310,475

Returned to taxpayers from two completed Prop X refinancings

2002 PROPOSITION X — TRACK RECORD

- **Existing G.O. bond, voter-approved 2002**
  Nearing final repayment in FY 2029-30
- **Two completed refinancings**
  Delivered direct savings to taxpayers
- **Continuous monitoring**
  District tracks outstanding debt for future refunding opportunities
- **Available for review**
  Completed projects, audits, oversight reports, and tax rate actuals vs. projections

Fallbrook Union Elementary School District is Committed to Transparency, Accountability, and Fiscal Responsibility for Taxpayers

Thank you.