



ARGUMENT

Declaration by Author(s) or Proponent(s) (Elections Code §9600)

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AUG 15 2016

CITY CLERK

"The undersigned author(s) of the:

- argument in favor of
- argument against
- rebuttal to the argument in favor of
- rebuttal to the argument against

Ballot measure W (letter to be assigned by the Santa Clara County Registrar of Voters on August 12th) at the Consolidated Municipal Election for the City of Mountain View to be held on November 8, 2016, hereby state that such argument is true and correct to the best of _____ her _____ knowledge and belief.
(his/her/their)

ARGUMENT/REBUTTAL FILED BY (check any of the following that apply):

City Council
 Contact Person's **TYPED** Name: Pat Showalter
 Contact Person's Signature: *Pat Showalter*
 Title: Mayor
 Phone: 650 526-8676 Fax: NA
 E-Mail: patshow4mv@gmail.com

Bona Fide Association of Citizens or Filers
 Name of Association: _____
 Principal Officer's **TYPED** Name: _____
 Principal Officer's Signature: _____
 Title: _____
 Phone: _____ Fax: _____
 E-Mail: _____

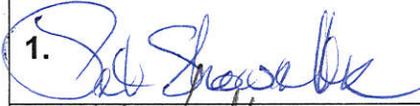
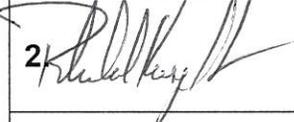
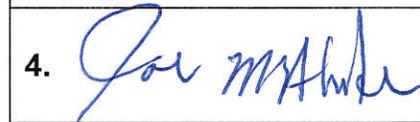
Individual voter who is eligible to vote on the measure
TYPED Name: _____
 Signature of Voter: _____
 Address Where You Live: _____
 Phone: _____ Fax: _____
 E-Mail: _____

SIGNATURE STATEMENT - PAGE 2

CHECK ONE OF THE FOLLOWING & NOTE THAT THE LETTER OF MEASURE WILL BE ASSIGNED BY THE SANTA CLARA COUNTY REGISTRAR OF VOTERS ON AUGUST 12th:

- Argument in Favor of Measure W
- Argument Against Measure _____
- Rebuttal to Argument in Favor of Measure _____
- Rebuttal to Argument Against Measure _____

The signatures of the following persons below will be printed as submitted following the argument or rebuttal.

SIGNATURE	TYPE NAME as it will appear in the Voter's Information Pamphlet	TYPE TITLE & NAME OF ASSOCIATION (IF APPLICABLE) as it will appear in the Voter's Information Pamphlet	ARE YOU SIGNING ON BEHALF OF AN ASSOCIATION? Yes or No. If no, and you are signing as an individual voter, please provide address of where you live.	DATE
1. 	Pat Showalter <small>Female <input checked="" type="checkbox"/> Male <input type="checkbox"/></small>	Mayor City of Mountain View	Yes	8/14/16
2. 	Michael Kasperzak <small>Female <input type="checkbox"/> Male <input checked="" type="checkbox"/></small>	Former Mayor & City Council Member City of Mountain View	Yes	8/14/16
3. 	Chris Clark <small>Female <input type="checkbox"/> Male <input checked="" type="checkbox"/></small>	Former Mayor & City Council Member City of Mountain View	Yes	8/14/16
4. 	John McAlister <small>Female <input type="checkbox"/> Male <input checked="" type="checkbox"/></small>	Former Mayor & City Council Member City of Mountain View	Yes	8/14/16
5.	Oscar Garcia <small>Female <input type="checkbox"/> Male <input checked="" type="checkbox"/></small>	Resident City of Mountain View	No	

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Mountain View's housing affordability crisis threatens our city's diversity. The Council recognizes the long-term solution is to increase the supply of housing and is working diligently to do so, but solutions are needed to bridge the gap until that supply comes online. This November, there are two ballot measures aimed at stabilizing rents. We believe **Measure W is the best choice.**

Measure W enacts strong renter protections, including many of those in Measure V. The most important difference is that ***Measure W protects against unintended consequences*** by allowing a supermajority of the City Council the flexibility to make changes after 2 years if circumstances warrant.

Measure V goes too far by amending the city's constitution and requiring citywide elections to make even minor changes. Its inflexibility greatly increases the risk of unintended consequences. We feel **Measure W offers a better, less risky approach.**

The budget for implementing Measure W would be approved and monitored by the City Council. By contrast, Measure V would be implemented by an unelected board with an unlimited budget and the authority to impose fees on property owners.

Measure W limits rent increases, offers just-cause eviction protection, was drafted and reviewed by Mountain View's City Attorney, and is modeled after a successful program in Los Gatos. It's based on extensive feedback from tenant advocates, property owners, policy experts, and the broader community. **Measure W is a solution that will work, we can afford, and most importantly, can be changed if it doesn't meet our expectations.**

We all want to address the affordability crisis that is tearing apart the fabric of our community, and Measure W is a strong, responsible solution that can evolve to meet our community's needs. If you believe Mountain View should do more for renters, vote:

YES on Measure W, and NO on Measure V

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