

**ARGUMENT**

**Declaration by Author(s) or Proponent(s)**

(Elections Code §9600)

**RECEIVED**

**AUG 22 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   V   (**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   his 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, City of Mountain View  
 Phone: 650 526-8676 Fax: N/A  
 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: \_\_\_\_\_

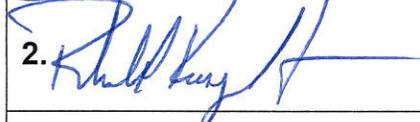
**Individual voter who is eligible to vote on the measure**  
**TYPED** Name: \_\_\_\_\_  
 Signature of Voter: \_\_\_\_\_  
 Address Where You Live: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

# 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 \_\_\_\_\_
- 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 Female <u>X</u> Male ___	Mayor, City of Mountain View	Yes	8/21/16
2. 	Michael Kasperzak Female ___ Male <u>X</u>	Former Mayor & City Council Member, City of Mountain View	Yes	8/22/16
3. 	Chris Clark Female ___ Male <u>X</u>	Former Mayor & City Council Member, City of Mountain View	YES	8/21/16
4. 	John Inks Female ___ Male <u>X</u>	Former Mayor & City Council Member, City of Mountain View	Yes	8/22/16
5.	Female ___ Male <u>X</u>		<b>RECEIVED</b>	

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Rebuttal to Pro Argument for MEASURE V

Measure V is NOT the best way to protect renters. **Measure W is the better, smarter renter's initiative for Mountain View.** It is an **ORDINANCE** instead of a **CHARTER AMENDMENT, and includes language so it can be changed in the future** (only after 2 years of implementation) if it isn't working as needed. That is smart.

Under State law, "rent control" provisions like binding arbitration are forbidden on units built after 1995. Those renters can be protected with mediation and non-binding arbitration. Measure V does not protect residents who live in newer buildings or residents who will live in buildings yet to be constructed. **Measure W extends as many of the protections allowed under State law to all of Mountain View's renters.** That is smart.

Landlords can pass on costs associated with getting a "reasonable rate of return". **In Measure V, only costs required to keep up with the building code can be passed on** to renters which discourages owners from maintaining their buildings well, much less upgrading them. In Measure W, the arbitrator considers the "history of capital improvements and verifies expenses" which encourages maintaining attractive buildings. That is smart.

**The unelected *Committee* set up by Measure V works like an independent agency without City Council or City Manager oversight.** The *Committee* makes its own rules, sets its budget and the fee for each apartment to cover the Measure V's implementation without City Council oversight. That is NOT smart.

**Vote for Measure W. It's the smarter renters initiative.**