



ARGUMENT

Declaration by Author(s) or Proponent(s)

(Elections Code §9600)

"The undersigned author(s) of the:

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

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CITY CLERK

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 knowledge and belief.

 (his/her/their)

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

- City Council**
 Contact Person's **TYPED** Name: _____
 Contact Person's Signature: _____
 Title: _____
 Phone: _____ Fax: _____
 E-Mail: _____
- Bona Fide Association of Citizens or Filers**
 Name of Association: Mountain View Tenants Coalition
 Principal Officer's **TYPED** Name: Steve Chandler
 Principal Officer's Signature: [Signature]
 Title: Treasurer
 Phone: 650 422-4004 Fax: _____
 E-Mail: steve.kapha@gmail.com
- Individual voter who is eligible to vote on the measure**
TYPED Name: _____
 Signature of Voter: _____
 Address Where You Live: _____
 Phone: _____ Fax: _____
 E-Mail: _____

AUTHORIZATION FOR ANOTHER PERSON OR PERSONS TO SIGN REBUTTAL ARGUMENT

The author of an argument may sign the rebuttal argument or may authorize in writing any other person(s) to author/sign the rebuttal argument. Below is a sample of written authorization that is required when the author of the argument does not sign the rebuttal argument, but instead has/have another person(s) sign in their place. All required signatures must be original signatures.

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As the signer on the Argument

- in favor
- against

Measure V (letter to be assigned by the Santa Clara County Registrar of Voters on August 12th) at the Municipal Election for the City of Mountain View to be held of November 8, 2016, authorize the following person(s) to sign the rebuttal argument in my place:

(One or more people who signed the argument may be replaced with different people to sign the rebuttal)

1. Bob Moran Female Male to sign instead of Monique Kane
(TYPE name of rebuttal signer) (TYPE name of argument signer)
2. Michael R. Fischetti Female Male to sign instead of Ayinde Rudolph
(TYPE name of rebuttal signer) (TYPE name of argument signer)
3. _____ Female Male to sign instead of _____
(TYPE name of rebuttal signer) (TYPE name of argument signer)
4. Daniel DeBolt Female Male to sign instead of Evan Ortiz
(TYPE name of rebuttal signer) (TYPE name of argument signer)
5. Meghan Fraley Female Male to sign instead of Michael Love
(TYPE name of rebuttal signer) (TYPE name of argument signer)

Signature of Filer: [Signature] Date: 8-22-16

Attach this form to the 2-page "Signature Statement" submitted with the rebuttal argument.

Authorized by original signator Lenny Segel [Signature]
 dated: 8/22/16

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 V

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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. 	Father Bob Moran Female ___ Male <u>x</u>	Retired Priest, St. Joseph's Catholic Church, Mountain View	506 Cribari Vale, San Jose, CA 95135 NO	8/20/16
2.	Female ___ Male ___			
3.	Female ___ Male ___			
4.	Female ___ Male ___			
5.	Female ___ Male ___			

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

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1 <i>Michael R. Fischetti</i>	Michael R. Fischetti ^{M.D.} Female ___ Male <u>x</u>	Santa Clara County Health Advisory Commission, Mountain View homeowner	No 520 VIEW STREET MOUNTAIN VIEW CA 94041	8/21/2016
2.	Female ___ Male ___			
3.	Female ___ Male ___			
4.	Female ___ Male ___			
5.	Female ___ Male ___			

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<div style="border: 1px solid blue; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">1.</div> 	<p>Lenny Siegel</p> <p>Male X</p>	<p>Homeowner, Mountain View City Council Member</p>	<p>No. 269 Loreto Street Mountain View, CA 94041</p>	<p>8/21/16</p>
2.	Female __ Male __			
3.	Female __ Male __			
4.	Female __ Male __			

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	Daniel DeBolt Male X	Community organizer, former Mountain View Voice city government reporter	No 144 Centre Street Mountain View, CA 94041	8-22-16
2.	Female __ Male __			
3.	Female __ Male __			
4.	Female __ Male __			

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<div style="border: 1px solid blue; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">5</div>	Meghan Fraley PhD Meghan Fraley PhD Female <input checked="" type="checkbox"/> Male <input type="checkbox"/>	Clinical Director, Center for Community Health and Wellness	No 1600 VILVA ST APT 252 MOUNTAIN VIEW, CA 94041	8/22/16
2.	Female <input type="checkbox"/> Male <input type="checkbox"/>			
3.	Female <input type="checkbox"/> Male <input type="checkbox"/>			
4.	Female <input type="checkbox"/> Male <input type="checkbox"/>			
5.	Female <input type="checkbox"/> Male <input type="checkbox"/>			

Rebuttal to Argument against measure V

The Mountain View Tenants Coalition collected signatures for Measure V **after** City Council members refused to enact rent stabilization. **After** Measure V qualified for the ballot, four Council members hastily created Measure W, on advice from landlord lobbyists.

Measure V was created by experts, based on best practices in 12 California cities with decades of experience with similar laws.

Measure V creates a Rental Housing Committee to administer and enforce the law, comprised of a majority uninvolved in the landlord or real estate business. Measure W places key decisions in the hands of unknown arbitrators, including the power to approve rent increases above 5%.

Measure V provides predictable rent increases, typically 2 to 3% a year, and prevents landlords from evicting tenants just to raise rents higher. Measure W invites evictions for higher rents, threatening our families and community.

Measure V allows the Committee to protect mobile home residents. Measure W *explicitly excludes* mobile home residents.

Measure V offers **real, lasting** tenant protections that cannot be taken away by the City Council. Measure W could be repealed by an anti-rent control Council, *like today's council*, as early as 2018.

Opponents say Measure V might be subject to a lawsuit. So might Measure W. And the likeliest to sue are the same landlords who raised rents **80%** in the last seven years, forcing out teachers, nurses, and long-time residents. Since 2015, the Mountain View Whisman School District lost over 100 teachers. Skyrocketing rents are largely to blame. Anxiety about losing your home makes teaching, and learning, difficult.

Vote YES on Measure V for REAL protection from unnecessarily destructive rent hikes and evictions.

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