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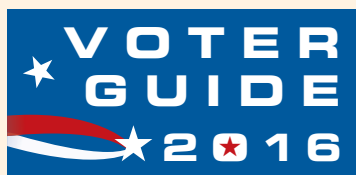
Candidates' signs pepper this area of Shoreline Boulevard near El Camino Real.

Council race finds city at a pivotal juncture

HOUSING AND TRANSPORTATION TOP CANDIDATES' PLATFORMS

By Mark Noack

Mountain View stands at the proverbial crossroads in the coming days as voters choose four City Council candidates from a roster of eight. In essence, majority control is up for grabs as the council prepares for major decisions regarding proposals including



dozens of gigantic office and residential projects already in the pipeline.

If one thing defined the 2014 council race, it was an

apparent mandate from voters to transform the city's North Bayshore office park into Mountain View's newest mixed-use neighborhood — a place where tech giants and their employees could share the same home. The new direction was seen as a significant and symbolic step,

► See **COUNCIL RACE**, page 16

Major fixes needed for high school buildings

NEW REPORT SHOWS AGED CLASSROOMS AND FACILITIES NEED TO BE FIXED OR REPLACED

By Kevin Forestieri

Mountain View and Los Altos high schools may look radically different in the coming years as the Mountain View-Los Altos High School District prepares for an onslaught of 500 additional

students at campuses already packed to the brim. But adding new classrooms is really just one piece of the puzzle: A new report shows some of the school buildings are decades past their prime, crumbling and badly in need of replacement.

The 200-page facilities report

from the firm Quattrocchi Kwok Architects revealed that although the district has done a good job maintaining school buildings dating back to the 1950s and 1970s, time has taken its toll. The small gym at Los Altos High School, for example, is plagued with problems — the walls are cracked, stained and water-damaged, the roof is falling apart, and there are signs that the structure has dry rot. In a roundabout way, the report suggests that district officials might need to tear down the gym.

► See **BUILDINGS**, page 7

MV voters face dueling rental measures

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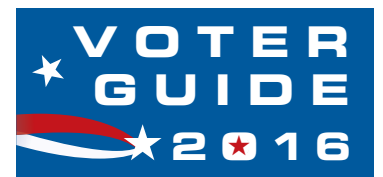
By Mark Noack

Perhaps the most consequential choice in this election cycle, Mountain View voters will decide between competing ballot initiatives that seek to curb the runaway rental market — or choose to reject them both.

Backers of Measure V and those of Measure W claim that their proposed law offers the best plan for protecting tenants against baseless rent hikes and evictions.

On the Measure W side is the City Council majority. They wrote and structured Measure W as an ordinance, giving the council flexibility to amend it in future years with a five-member supermajority. Meanwhile, Measure V sponsors — who formed the Mountain View Tenants Coalition — argue that rent restrictions are too important to be trusted to the whims of elected leaders. Their initiative would be written into the city charter, making it amendable only through another popular vote in an election.

The dueling proposals have a complicated back story. More than a year ago, a groundswell of hundreds of Mountain View tenants and advocates began making regular appearances at public meetings, demanding that the city address the rising rental costs that were displacing low-income tenants. They pointed to statistics showing that average rents in the city had increased by 80 percent



since 2009.

After months of discussions, council members in March presented what they called a palatable answer — a complex mediation program designed to settle disputes between landlords and tenants. But the council majority at the last moment gutted formal rent restrictions contained in the proposed ordinance, in effect making it entirely voluntary for landlords to lessen rent increases or address many other tenants' concerns.

In response, tenant advocates turned their energy toward raising support for a rent-control initiative, what later became Measure V. In a surprise to council members, the Tenants Coalition gathered some 7,300 signatures to force the measure onto the ballot.

Fearing Measure V could pass and force the city into a plan they found unacceptable, council members called a special meeting in the final days before the deadline to submit items for the ballot. They discussed putting their own measure before voters as an alternative and in the end dusted off the binding arbitration system they had earlier rejected to include in their own ballot measure.

► See **RENTAL MEASURES**, page 22

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AROUND TOWN

Asked in downtown Mountain View. Photos and interviews by Sanjana Garg

If you could change America's election period, what would you change it to?



"I would make it a year because we have to go through primaries and the primary elections are very important in choosing a candidate."
Emily Cadena, San Jose



"I would keep it because I think that your opinion can change. More information is better and it will come out in a longer election."
Maria Mason, Morgan Hill



"I'd probably choose seven or eight months because it would make the whole thing more streamlined and easier for people to understand."
Mia Hernandez, Mountain View



"I think the election time should be six months to limit the ... the corruption that can get into it."
Katy Bowman, San Jose



"I would narrow it to three to four months. I think that unfortunately when the campaign gets going too long, we lose track of other things going on in this world. We need to be able to focus on what's important."
Linda Dalton, Mountain View

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Bond Oversight, Parcel Tax Oversight committees seek community representatives

The District is seeking qualified persons to serve on two committees of community leaders:

- Bond Oversight Committee for the District's Measure G Bond Program
- Parcel Tax Oversight Committee for Measure C

Representatives monitor, provide oversight and ensure accountability to the funds received by the District.

Applications are due Oct. 21. Applications can be mailed to: Mountain View Whisman School District, Attn: Dr. Robert Clark, Associate Superintendent/Chief Business Officer, 750-A San Pierre Way, Mountain View, CA 94043 or faxed to 650-964-8907.

Applications available online at

- **Bond Oversight Committee** <http://www.mvwsd.org/bond-oversight-committee>. There are certain categories of representatives needed for a two-year commitment. The District seeks member of a bona fide tax organization and a senior citizen.
- **Parcel Tax Oversight Committee** <https://www.mvwsd.org/community-parcel-tax/community-parcel-tax-oversight>. The meetings for this committee are only: Dec. 14, 2016, and March 22, Sep. 27, 2017.

Questions? Please call Dr. Robert Clark, Associate Superintendent/Chief Business Officer, at 650-526-3500.

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CRIME BRIEFS

SOCIAL MEDIA THREATS LEAD TO ARRESTS

Police arrested three Mountain View High School students Monday after they allegedly made threats against students and staff on social media over the weekend.

On Sunday night, Mountain View police officers learned about the threats and subsequently detained the three students. While specific information about the threats is being withheld due to the ongoing investigation, the threats were made against the school in general and did not target specific students or staff members at Mountain View High school, according to police spokeswoman Katie Nelson.

The three suspects were originally contacted on Sunday night, and were detained, questioned and eventually arrested at the Mountain View Police Department Monday morning, Oct. 10. The teens were all arrested on charges of making criminal threats and conspiring to commit a crime.

Police are not releasing the names of the suspects, who are all under the age of 18. The Mountain View Police Department increased its presence at Mountain View High School on Monday out of an "abundance of caution" according to police.

Any online threat made on social media, real or not, has to be taken seriously by police, Nelson said, and people at the school were both concerned and scared.

"These students should have known better, and people who post on social media should be aware about how they say (it) and what they say," Nelson said.

Anyone with information on the incident is asked to contact Sgt. Ken Leal at 650-903-6344.

WOMAN PUSHED AT SHORELINE

A woman attending the Gwen Stefani concert at Shoreline Amphitheatre on Saturday told police that she was injured after another concert-goer pushed her to the ground, according to police.

The woman called police on Sunday afternoon, the day after the concert, and said she had asked a man attending the concert to stop smoking in the nonsmoking section of the venue, according to police spokeswoman Katie Nelson. The man responded by allegedly pushing her to the ground, causing "moderate" injuries, Nelson said.

The woman did not know the suspect, who was described as a Filipino or Hispanic man in his late 20s, about 5-foot-10-inches tall, and thin. he was seen wearing a white T-shirt with orange writing. The case is still under investigation, Nelson said.

—Kevin Forestieri

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1000 block N. Rengstorff Av., 10/9
1 block Amphitheatre Pkwy., 10/9
100 block E. El Camino Real, 10/10

COMMERCIAL BURGLARY
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GRAND THEFT
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1600 block Villa St., 10/5
1000 block Crestview Dr., 10/5

1600 block Villa St., 10/10

RESIDENTIAL BURGLARY
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900 block High School Way, 10/9
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STOLEN VEHICLE
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MICHELLE LE

With daughter Alyssa on her shoulders, El Camino Hospital nurse Carolyn Balancio and her husband, Alexis, protest nurses' wages and working conditions along El Camino Real.

El Camino Hospital nurses reject new contract

BIG PAYOUT TO EXITING CEO COULD HAVE SOURED THE DEAL FOR SOME NURSES

By Kevin Forestieri

El Camino Hospital's nurses' union will be heading back to the bargaining table, after its membership voted to reject a tentative agreement with the hospital on a new three-year contract, according to an announcement made Friday, Oct. 7. The vote against the contract is a sign that nurses remain unhappy with concessions on wages and pay cuts for working nights and weekends

in the new contract.

The bargaining team for the Professional Resource for Nurses (PRN) union has been negotiating with hospital officials on a new contract since March, and both parties only recently came together on a tentative contract following a lengthy mediation process. Negotiations have stalled for months, nurses argue, because El Camino refused to budge on major issues related to hourly pay and health care benefits.

These complaints reached a tipping point last month, when hundreds of nurses picketed in front of the hospital's Mountain View campus.

Although details are scarce on what the hospital has offered in the past, PRN leadership has made crystal clear what they're seeking: a 12 percent bump in wages over the next three years, and no cuts to "differential" pay for nurses working weekends

► See **NURSES**, page 8

Wong takes big lead in fundraising

CUPERTINO COUNCIL MEMBER RAISED OVER \$54,000 THROUGH SEPT. 24 FOR FOOTHILL-DE ANZA BOARD RACE

By Kevin Forestieri and Elena Kadvany

Cupertino City Council member Gilbert Wong has raised the most cash out of the six candidates vying for a seat on Foothill-De Anza Community College District Board of Trustees, according to recent campaign finance reports.

Three seats are up for election this year, and only one of the current board members, Laura Casas Frier, is running for the

school board this November. The other candidates are Wong, former Cupertino councilman Orrin Mahoney, Cupertino resident Patrick Ahrens, Los Altos resident Peter Landsberger and former Foothill College employee Eric Rosenthal.

Wong raised a total of \$54,000 from the beginning of the year through Sept. 24, much of which accrued in a fundraising blitz prior to July 1. His top contributions include \$6,000 from Cupertino resident Myong-shin

Woo, who is listed as self-employed in the real estate industry; \$6,000 from Richard Hartman, a San Jose property services manager; \$6,000 from the company Thinktank Learning Inc.; and \$5,000 from Cupertino resident Shobana Nandakumar, a consultant.

Large contributions also include \$3,000 from Dipesh Gupta, CEO of Shashi Corp., and \$3,000 from Shashi Group

► See **FUNDRAISING**, page 9

CSA takes its show on the road

CONVERTED RV WILL MAKE FOOD PANTRY DELIVERIES THROUGHOUT NORTH COUNTY

By Kevin Forestieri

The Community Services Agency of Mountain View and Los Altos has long been a bastion of support services for low-income and homeless residents of North County, providing free groceries to residents who can stop by its headquarters on Stierlin Road. But the big question is: what about all the residents who can't make the trek to downtown Mountain View?

CSA is looking to solve this quandary. In the coming weeks, the agency will be launching a new mobile food pantry program designed to extend the agency's reach to areas with needy residents who may not have the means to travel to CSA. Details on the route are still to come, but the "CSA on Wheels" program is expected to make several several stops throughout the North County on Thursdays and Fridays.

CSA Executive Director Tom Myers said it's become increasingly clear that not everyone who needs food can make it to CSA's office, particularly residents who don't have a car and have to rely on sluggish public transportation. Anyone looking to pick up groceries also has to stop by during CSA's operating hours, which can also be a challenge.

"People are realizing that you can't always open your front door and expect people to walk in," Myers said. "If we have the ability to get services to them, then let's take advantage of that."

Earlier this year, CSA agreed to team up with the West Valley Community Services to share an RV, donated by Second Harvest Food Bank, that had been converted into the mobile pantry on wheels. While CSA is expected to provide the food, Santa Clara County will be paying for the operating cost of the service, estimated at \$473,844 over the next three years.

County Supervisor Joe Simitian, who proposed the budget item in June, said that the mobile pantry will amount to much more than a "book-mobile for groceries." He said people show up at places like CSA get food,

but while there they also have access to support services and case managers. It's important to extend those services to the residents who can't make it out to these offices, Simitian said.

"If they are isolated or don't have access to transportation, either because of their income or their senior status, they not only don't get the nutritional food they need, they also are less likely to come in contact with someone that can provide case management services," Simitian said at the June 15 budget hearing. The Santa Clara County Board of Supervisors unanimously voted to approve the funding.

Josh Selo, the executive director of West Valley Community Services, told the *Voice* that there are tens of thousands of people living in poverty in the West Valley area, but only a small number make it to their office for help. What it boils down to, Selo said, is a transportation issue. One client said he traveled eight hours round trip using public transportation to come in, only to arrive home and find that most of his food had spoiled.

"Public transportation is slow, so it's difficult to get around if you don't have a car," Selo said. "It's tough to sit on a bus for two, three or four hours just to get help."

As it stands right now, West Valley Community Services will be operating the vehicle Monday through Wednesday, and will turn it over to CSA for Thursdays and Fridays. Right now, the plan is to have the mobile pantry make a stop at locations including Foothill College in Los Altos Hills, as well as the Buena Vista Mobile Home Park in Palo Alto.

"A lot of people don't realize there's a lot of students up there (at Foothill) who are from low-income families," Myers said. "We just entered an agreement to provide food pantry services up at Foothill College, so this van will be very helpful."

The West Valley on Wheels — or CSA on Wheels, depending on the day — is one of several social services that have taken to

► See **CSA**, page 9

Castro Elementary parents go back to school

NEW PROGRAM AIMS TO TEACH ABOUT ENGLISH AND NAVIGATING PUBLIC SCHOOLS

By Kevin Forestieri

At Castro Elementary, students aren't the only ones taking classes. Each week, dozens of parents take time out of their Saturday morning for a new course aimed at helping parents better understand the school system and improve their English.

The Mountain View Whisman School District kicked off the new program, called Vision Literacy, at Castro Elementary earlier this month to reach out to the parents who are typically out of the loop — families who speak little or no English and who may not have a handle on how to communicate with teachers and school officials. The program went through a pilot at Graham Middle School last year.

The program seeks to breach both barriers that prevent parents from advocating for their kids in public schools, according to Manny Velasco, Castro's school linked services coordinator. For 24 weeks, parents spend hours learning English as well as what Velasco called "school language," the kinds of phrases teachers and principals might use when talking about classroom activities, English-language development or testing measures. Some activities take a stab at solving both at once, as some 30 parents read through Castro's school manual together.



Participants of a new program for Castro parents prepare for an English class.

NATALIA NAZAROVA

At the end of the school year, Velasco said parents should have a better grasp of English and should be able to email teachers with questions and participate in parent-teacher conferences with confidence. While the

many of the parents involved in the program speak Spanish, he said there are participants from countries like India, Russia and Japan as well.

"There's definitely a lot of differences between the parents,"

Velasco said. "Some have a Ph.D in their home country and are just picking up the language."

Vision Literacy is part of a larger effort to increase two-way communication between schools and the community.

Last year, a district-commissioned audit report faulted the district for failing to listen to feedback from English-language learner families, and

► See **CASTRO**, page 12



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BUILDINGS

► Continued from page 1

“Future master planning should evaluate the useful life and functional appropriateness of the small gym,” according to the report. “Considering adjacent portable classrooms, demolition in this area may allow for future growth and facilities.”

Perhaps the worst example of worn-down classrooms is at Freestyle Academy, the alternative program where students from both high schools spend half the day on arts and technology courses. Despite the emphasis on preparing students for careers in audio and visual technology using cutting-edge equipment, Freestyle is housed in portable classrooms from the 1970s that were formerly used to house Alta Vista High School. Once the district built a new campus for Alta Vista, Freestyle moved in because it happened to be convenient at the time.

At the Oct. 10 school board meeting, Quattrocchi Kwok associate Debra McGuire told board members that any facilities upgrades to Freestyle ought to include getting rid of the classrooms entirely. The portables have deteriorated over the years, with multiple patches, water damage and rust on the roof, as well as bent and damaged canopies and exposed steel frames on the outside of the five classrooms. The buildings also fail to meet Americans with Disabilities Act (ADA) accessibility requirements, with its steep asphalt landings, noncompliant handrails and poor bathroom access.

McGuire also noted that it’s hard to even tell when you’re entering Freestyle’s campus. The school is hidden behind the district office, with no signs leading visitors or students to the right place, and at the nondescript entrance gate is a small, white sign that says “Freestyle.”

“It’s this dynamic artistic program for kids (who) are pushing the boundaries, and this is their facade,” McGuire said.

Almost all of the buildings at Mountain View and Los Altos high schools were rated “poor” for ADA compliance, which is a result of changing laws and regulations rather than poor construction planning. ADA compliance is a “moving target,” McGuire told board members.

Although the architectural firm praised the district for its use of window lighting in classrooms at Los Altos High School, school staff put blue film on the windows of the school’s big gym. The report states that the

film was installed to reduce glare, but now there’s no natural daylight pouring into the building and the facility has a prominent blue hue when the lights are turned off. All functions in the gym require lights to be turned on, the report states.

“Gyms are really not supposed to be blue,” McGuire said.

The facilities report will act as a blueprint as district officials weigh their options on how to accommodate rapidly increasing enrollment through the 2021-22 school year. At a board meeting last month, Associate Superintendent Mike Mathiesen said there’s virtually no available space for adding classrooms on the Los Altos campus, even though an estimated 70 extra students will need to fit somewhere on the campus next school year. The most palatable option could be converting the school’s weight room into classrooms, although the smell and dents in the floor would need to be remedied prior to class time next August.

More students also means that the libraries and multi-use rooms at both schools may need to be expanded. At any given time, only 173 students at Mountain View and 137 students at Los Altos can eat in the cafeteria, which can be a problem when enrollment bulges to over 2,000 students at each school.

Not only do the schools need more classrooms, they need bigger classrooms. Multiple wings at Mountain View have classrooms that are 720 square feet, which is far below the 960-square-foot classroom requirement spelled out in the California Code of Regulations.

It’s still not clear how much all of these upgrades cost, and how these projects would be prioritized. A cost estimate on all of the suggestions in the facilities report will be available sometime in early November; the projects will be split up into “critical” and “future” facility needs, and it will be up to district staff and the school board to decide what to build and fix first.

Entirely absent from Monday’s discussion was where this money would come from. The district passed a relatively small \$41 million facilities bond in 2010, Measure A, to build classrooms, upgrade locker rooms and improve energy efficiency at both schools, but that money has mostly dried up. The verdict on whether to go out for another bond may be affected by whether California’s Proposition 51, a \$9 billion school facilities bond, passes this November, Mathiesen told the *Voice* last month. ■

Email Kevin Forestieri at kforestieri@mv-voice.com



Lisa Matichak

Mountain View City Council

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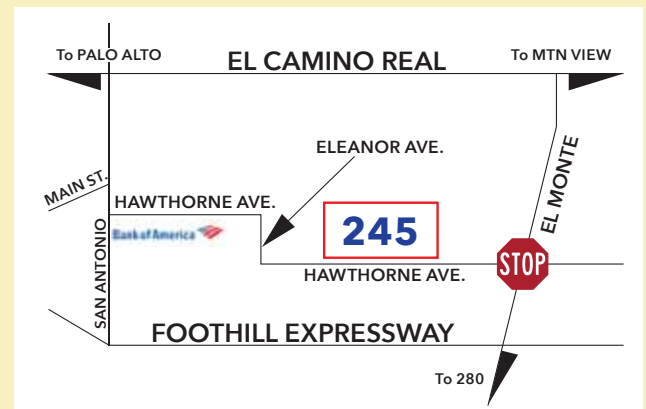


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Nurses march down Grant Road over stalled negotiations on a new contract with El Camino Hospital on Sept. 9.

NURSES

► Continued from page 5

and late hours. PRN representatives also say El Camino Hospital has tried to cut health care benefits for nurses' dependents and spouses -- something that they believe would cost part-time nurses an extra \$9,500 every year.

Nurses at the September picketing event questioned why these cuts would come at a time when the hospital has shown financial growth and stability, and has put away excess revenue in amounts ranging from \$40 million and \$70 million at the end of the fiscal year. In a letter to El Camino Hospital's nurses back in July, Chief Nursing Officer Cheryl Reinking countered the argument that the hospital was in for smooth sailing. She wrote that El Camino faces a volatile and changing health insurance market in the coming years, along with an "increasingly competitive" market in the South Bay and greater San Francisco Bay Area.

The tentative contract, announced on Sept. 24, includes a wage increase of 10 percent for all nurses over the next three years, retroactive to March 28, and preserves existing healthcare benefits for nurses working full- and part-time. Differential pay still takes a hit in the tentative agreement -- nurses would get paid 19 percent more for night shifts and 9 percent for weekends, as compared to .

Despite compromises from both sides, the nurses narrowly voted to reject the agreement. Christopher Platten, the attorney representing PRN, said they will be heading back to the bargaining table to review all of the negative aspects of the prior proposal for revision. The hope

is that a new agreement can be brought back to union membership. There are plenty of options and flexibility to revise the contract, and Platten indicated they are no nearer to a worker strike.

Platten said that any number of concessions in the new contract could have been the poison pill for the nurses voting against the ratification, but he believes the failed vote could be chalked up to very bad timing on the part of El Camino Hospital's board of directors.

Right around the time both PRN and the hospital's negotiating team came together on the tentative agreement, the board of directors approved a CEO "incentive pay" bonus of \$223,673 for hospital president and CEO Tomi Ryba. Just a month before, board members agreed not to renew Ryba's five-year contract at the end of October, but still gave her the incentive pay on top of her \$800,300 salary. Platten said it's clear nurses are both "frustrated and angry" that the exiting CEO is awarded close to a quarter of a million dollars as a severance package while nurses are being asked to take a pay cut for night time and weekend work.

"The timing could not have been worse or more stupid, from the nurses' standpoint," Platten said. "The money from the reduced differentials ... can't be that much more than a quarter million dollars. It's just a stupid move."

Other troublesome parts of the contract include "enterprise work assignments," Platten said, where new or per diem nurses, or nurses who transfer to another department, would be forced to "float" between the hospital's two campuses, depending on where they are needed. It can

be frustrating, he said, to have nurses drive long hours to get to the Mountain View hospital campus, only to find out they've been assigned over in Los Gatos.

Throughout the negotiation process, PRN representatives have argued that the hospital needs to invest in and support its nursing staff, which has shown a strong track record for high-quality performance and care. El Camino Hospital is one of only two hospitals in Santa Clara County to receive "magnet" status by the American Nursing Credentialing Center, and has received the designation multiple times. El Camino Hospital has also ranked [[patient-safety one of the best hospitals\] in the area for reducing and preventing hospital-acquired illnesses and infections for patients.](http://www.mv-voice.com/print/story/2015/12/25/stanford-menlo-park-hospitals-penalized-over-</p>
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"We are disappointed to learn that a vote by PRN members did not ratify this agreement," hospital officials said in response to the *Voice's* request for comment.

Hospital officials said in a statement Friday that they have asked the state-appointed neutral factfinder to resume his work on a formal report evaluating both parties' earlier proposals. "Our goal is, and always has been, to ensure that our nurses are well compensated for the outstanding patient care they provide, while maintaining fiscal responsibility in managing the hospital's resources," the statement said.

During the picketing event last month, Reinking told the *Voice* that the hospital historically has kept a strong relationship with its nursing staff, and that the nurses' union hasn't staged an informational picket like that in 20 years. She also defended the wages and differentials originally proposed by the hospital, and said they are consistent with other hospitals in the area.

The current three-year memorandum of understanding between El Camino Hospital and PRN, which expired earlier this year but has been extended multiple times, shows nurses have a salary range of \$56.75 to \$95.41 per hour. PRN representatives have argued that other hospitals, including Stanford Hospital, Lucile Packard Children's Hospital, Kaiser and the University of California San Francisco Medical Center, either have a higher pay range or recently inked deals with each of their respective nurses unions for a 12 percent wage increases over three years.

Platten said the PRN bargaining team was aiming for a 12 percent salary increase over three years, and had to compromise with 10 percent, which could have played a role in nurses ultimately rejecting the tentative agreement. Even though emotions can run high at ratification meetings, and it appears there may be some bad blood over the hospital cutting checks to exiting executives, Platten said the nurses are keeping it cool.

"I've been doing collective bargaining for 40 years, and the series of meetings I had with the nurses was by far the most civilized, intelligent conversation I've had in ratification meetings," he said. ▀



MICHELLE LE

More than 100 nurses participated in the picket prior to voting against a tentative agreement with the hospital last week.

FUNDRAISING

► Continued from page 5

LLC. The campaign committee Evan Low for Assembly 2016 also gave Wong's campaign \$2,500.

Other notable donations include \$200 from Fiona Ma, chairwoman of the state Board of Equalization; \$100 from Rich Gordon for State Assembly; and \$100 from Patrick Kwok, a former Cupertino mayor and council member now serving on the Cupertino Sanitary District Board of Directors.

Wong's top expenditure so far is to a San Jose printing company (\$17,985), followed by the county registrar's for his candidate statement (\$4,540). He also spent just over \$1,000 on a campaign technology provider and \$1,500 to the Santa Clara County United Democratic Campaign.

Just behind Wong is Landsberger, who raised just shy of \$40,000 in campaign funds from the beginning of the year through Sept. 24. Landsberger gave \$10,500 to his campaign, and has received some big donations, including \$5,000 from Palo Alto venture capitalist Franklin Johnson Jr., and \$3,000 from the Foothill-De Anza Faculty Association.

Other donors include \$2,000 from Berkeley resident Margaret Goodman, \$1,000 from Los Altos Hills resident Rebecca Morgan and \$1,000 from Robert Rutner, a dentist at Grant Road Dental.

Landsberger spent \$14,000 of his war chest over the same period, leaving him with plenty left for campaigning through October. Landsberger spent just over \$4,000 to be included in slate mailers from the Latino Family Voter Guide and California Vote Green, \$1,750 on political consulting fees and \$1,130 for website design.

Ahrens, who was the first to announce his bid for the school board in April this year, pulled in \$9,500 from July 1 through Sept. 24, adding up to a total of just under \$23,000 so far this year. Of those funds, \$10,000 came from retired Lutheran clergyman Robert Richards of Santa Monica. Ahrens also received \$3,000 from the Foothill-De Anza Faculty Association, as well as \$1,000 donations from Santa Monica residents Barbara Browning and Brian Olson.

Ahrens' spent \$6,700 during the filing period, most of it on candidate statement fees. About \$1,200 went towards paying for fundraising event costs, including hundreds of dollars for catering services, as well as \$430 on printing services.

Casas pulled together a total of \$16,335 — much of it her own money — in campaign funds as of Sept. 24, bringing her to a total of \$20,754 when combined with \$4,400 left over from her 2012 bid for the school board.

Casas' contributed \$15,000 to her campaign at the start of August, but she has received

a handful of donations from others as well. Fellow Foothill-De Anza trustee Joan Barram, who is not running for re-election this year, donated \$500 to Casas' campaign, and board member Bruce Swenson donated \$250. Casas also received \$485 from a woman named Linda Waits, a farmer from Clarksburg, Calif.

As of Sept. 24, Casas had not reported spending any of her campaign funds, according to the campaign filing.

Mahoney has raised about \$5,600 so far, the majority of it his own money. He has made two loans to his campaign totaling \$5,025. His campaign finance statement shows only two contributions: \$250 from Cupertino resident Tom Anderson and \$100 from Cupertino financial advisor Bob Adams.

With less than a month left until election day, Mahoney has also spent most of his money. His statement shows an ending cash balance of \$578. His largest expenditure during the reporting period was \$4,540 for his candidate statement.

Rosenthal did not file a campaign finance statement, which candidates are not required to do if they have not received more than \$2,000. Rosenthal wrote in an email that he "expect(s) very little donations." ■

Email Kevin Forestieri at kforestieri@mv-voice.com and Elena Kadvany at ekadvany@paweekly.com

CSA

► Continued from page 5

the streets in order to reach an increasing number of residents. Dignity on Wheels, a program provided by East Palo Alto-based Project WeHOPE, provides shower and restroom services for homeless people through a mobile facility, and is outfitted with two washing machines and

clothes dryers.

There's also a slate of mobile clinics in the Bay Area, some of which operate here in the North County. Earlier this year, the El Camino Healthcare District awarded Santa Clara-based Health Mobile a \$150,000 grant to operate "mobile clinics" in the Sunnyvale and Mountain View area. The clinics are designed to provide dental care — anything

from a check-up to a root canal — to low-income residents. For more than 15 years, the Lucile Packard Children's Hospital has been providing health services for uninsured and homeless youth between the ages of 10 and 25 through its Teen Health Van, which travels throughout Santa Clara County. ■

Email Kevin Forestieri at kforestieri@mv-voice.com

Saint Simon Parish School

OPEN HOUSE

Thurs, November 3, 2016

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10:30 AM Preschool Presentation

11:00 AM Middle School Presentation

11:30 AM Kindergarten Presentation

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Public Notice 2016



Stream Maintenance Program

As part of its annual Stream Maintenance Program (SMP), the Santa Clara Valley Water District is performing work along several creeks through early fall of this year. The SMP removes sediment and repairs eroded creek banks throughout Santa Clara County to allow waterways to carry floodwaters safely. This work also creates more natural conditions for fish, plants and wildlife.

The projects listed below are part of this season's Notice of Proposed Work. Pending regulatory approval, work on the proposed projects may continue through Nov. 30, 2016. Neighborhoods that are directly impacted by this work will receive a notice in the mail that will include project details, schedule and contact information.

The projects proposed to be performed this year are listed below categorically:

Sediment Removal

- Ross Creek at Cherry (San Jose)
- Ross Creek at Meridian (San Jose)
- Ross Creek at Jarvis (San Jose)
- Canoas Creek, spots throughout creek (San Jose)
- Coyote Creek at Charcot Avenue (San Jose)
- Berryessa Creek, downstream Piedmont Road (San Jose)
- Lower Silver Creek, Near Lake Cunningham (San Jose)
- Guadalupe River at Woz Way (San Jose)
- Berryessa Creek, upstream Cropley Avenue (San Jose)
- Adobe Creek, upstream of E. Meadow Drive (Palo Alto)
- Stanford Channel (Palo Alto)
- Calabazas Creek, downstream of Tasman Drive (Santa Clara)
- San Tomas Aquino Creek, downstream Agnew Road (Santa Clara)
- San Tomas Aquino Creek, downstream Great America Parkway (Santa Clara)
- San Tomas Aquino Creek at Westmont Basin (Santa Clara)
- Stevens Creek at La Avenida Avenue (Mountain View)
- Calabazas Creek at Comer Debris Basin (Mountain View)

Bank Stabilization

- Guadalupe River, downstream Southern Pacific Rail Road (San Jose)
- Guadalupe River, downstream Trimble (San Jose)
- Berryessa Creek, upstream Cropley Avenue (San Jose)
- Calabazas Creek, upstream of Old Mountain View Alviso Road (Mountain View)
- Regnart Creek, upstream Festival Drive (Cupertino)
- Stevens Creek at Clearcreek Court (Cupertino)
- Saratoga Creek, upstream of Cox Avenue (Saratoga)
- Saratoga Creek, upstream of Cox Avenue (Saratoga)

For more information, contact **Scott Akin** at (408) 630-2060 or via email at **SAkin@valleywater.org**.

■ A + E BRIEFS

BOOK ARTS JAM

Long live print! Challenging conventional notions about books for two decades now, The Bay Area Book Artists are holding the group's 15th annual Book Arts Jam, a fair featuring hands-on activities; a gallery of modern book arts; artists' talks and exhibitions; and even a continuous letterpress printing demonstration on Sunday, Oct. 16, from 11 a.m. to 5 p.m. at the Palo Alto Elks Lodge (4249 El Camino Real). A diverse array of book art (manipulated books, 'zines, handmade paper, fine-art prints, sculptures and more) will be displayed. Speakers include Kristen St. John, discussing the conservation of artist books at Stanford University; Don Drake and Robert Perry presenting books and poetry; a panel of Bay Area Book Artists members



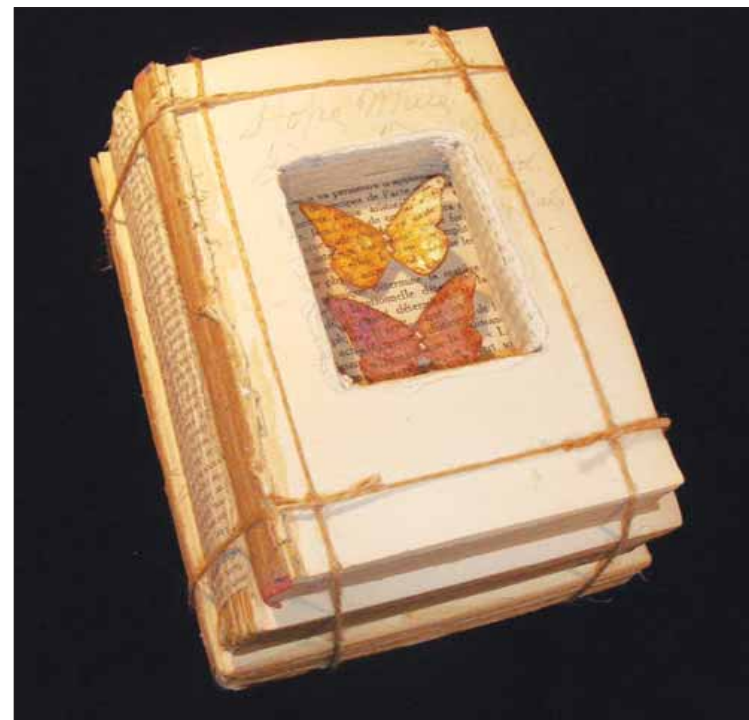
exploring the topic of "play"; and Karen Rush, who will discuss "dreaming in book form." Local book artists among the more than 30 who are presenting work include Jamila Rufaro, Virginia Phelps and Anitta Toivio. Go to bookartsjam.org.

MENLO PARK COMIC CON

Love all things fantasy, sci-fi or anime, but couldn't make it to San Diego's official Comic-Con this year? Menlo Park will offer its own Comic Con on Saturday, Oct. 15, with manga drawing classes, comic book trading, live music, animation screenings, seminars and cosplay. The event will run 3 to 7 p.m. at the Menlo Park Library at 800 Alma St. Throughout the event, there will be animation screenings and comic-related crafts, an area for artists and vendors to sell art and books, and comic book trading. Scheduled specifics include performances by "The Cantina Band" (including songs from movies and video games) and Margaret Davis and Kristoph Klover playing the music of J.R.R. Tolkien; "women in comics" and "how to get your comics published" seminars by CEO/publisher Anna Cebrian; and a manga-drawing class for kids and teens. Go to menlopark.org.

'THE VOICE MACHINE'

"The Voice Machine," a collaboration between music professors



CONTRIBUTED PHOTOS

Book Arts Jam will display work for fanciers of words and whimsy.

Keep young families in MV



YES ON MEASURE V

Vital Renter Protections for Mountain View!

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ZIGGY MARLEY

Musician Ziggy Marley (yes, son of Bob) has written a cookbook of wholesome meal plans (think coconut-curry squash soup, roasted yam tart and more) based on the traditional Jamaican and Rastafarian "ital" recipes he grew up with and the Persian/Israeli cuisine inspired by his wife's cultural roots. Marley will present "Ziggy Marley and Family Cookbook" at Kepler's bookstore (1010 El Camino Real, Menlo Park) on Wednesday, Oct. 19, at 5 p.m. Admission is \$20, or \$40 including a copy of the book and a place in the signing line. Go to brownpapertickets.com/event/web/2596606.

from Stanford University and U.C. San Diego, will present new works by several composers, performed by U.C. San Diego's kallisti ensemble, on Sunday, Oct. 16 (2:30 p.m.), and Monday, Oct. 17 (7:30 p.m.), at Dinkelspiel Auditorium, 471 Lagunita Drive, Stanford. The pieces performed include Constantin Basic's episodic "Knot an Opera!", Caroline Miller's absurd-workplace-set "How to Survive a 100-Hour Workweek," Jesse Marino's Neo-Futurist-inspired "Experiments in Opera II" and Alexandra Hay's "Metanoia," an interactive "music play space" that will take place during intermission, with audience participation encouraged. The show is free. Go to events.stanford.edu/events/624/62447/.

■ OBITUARY

LEONARD M. GOLDBERG

Dr. Leonard M. Goldberg died peacefully at home in Mountain View on Oct. 1. He was 83.

Born in Globe, Ariz., on Jan. 13, 1933, he graduated from Texas Southwestern Medical School. He completed his post-doctorate fellowship in infectious disease at Stanford University and taught at the University of Cincinnati prior to moving to Los Altos in 1975. He joined the Sunnyvale Medical Clinic and practiced internal medicine and infectious disease there and at El Camino Hospital until his retirement in 2000. The leadership positions he held during his career include chief of staff at El Camino's Mountain View campus.

His family said his patients

knew him as a skilled and compassionate physician, and he was one of few doctors who treated people with HIV/AIDS in the early 1980s, educating others about the disease when little was known about it. He was a "doctor's doctor," his family said, and counted many of his colleagues among his patients.

He was a member of Congregation Beth Am, where he served on the Social Action Committee and the board of directors, and traveled to Israel several times, maintaining a lasting relationship with family and friends there.

In his retirement he enjoyed travel, hiking and camping in the deserts and mountains of California, Utah and Arizona. His daily pastime was tending his garden, and for several

years it was included in the Cuesta Park Neighborhood garden tour, his wife said.

He is survived by his wife, Terri Goldberg; his daughter, Sharon Kollasch; his brother, Bernard Goldberg (Molly); his stepchildren, Lynn Deutsch (Russell), Catherine Bonetti, and Joanne and Christopher Brown; grandchildren Jessica Jones (Donnie), Margaret Hoffman (Keith), Benjamin Kollasch (Fei Fei); and five great-grandchildren and four step-great-grandchildren.

A memorial service will be held at 2 p.m. on Friday, Oct. 14, at Congregation Beth Am, 26790 Arastradero Road, Los Altos Hills. The family prefers that memorial donations be made to the Community Services Agency (CSA) in Mountain View.

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321 Middlefield Rd., Menlo Park, CA 94025

Manoukian Medical Group
2500 Hospital Dr., STE 4A, Mountain View, CA 94040

Midpeninsula Surgical Associates
Geeta Krishnapriyan, Internal Medicine
Munir Javed, Internal Medicine
2204 Grant Rd., STE 203, Mountain View, CA 94040

Practices operated by University HealthCare Alliance.

CASTRO

► Continued from page 6

found that limited translation services hampered communication between Castro and the high percentage of parents who don't speak English. Roughly three-fourths of the students at Castro are classified as English-language learners.

'We've gotten a lot of good feedback from families who have attended.'

MANNY VELASCO, CASTRO SCHOOL

Other programs that seek to close the communication gap include the Parent Institute For Quality Education (PIQE) program at Graham Middle School, which teaches parents how to advocate for their children through middle and high school. Last year, 67 parents graduated from the 11-week program. The audit report praised Castro and Graham for the exist-



NATALIA NAZAROVA

Participants of a new program for Castro parents prepare for an English class.

ing parent engagement programs, particularly the PIQE program.

Although Vision Literacy is billed as an English class,

Velasco said the program is designed to be a strong community-building exercise to bring parents together who might otherwise be isolated

from the school and other parents. The Saturday class, which is funded by Santa Clara County's Measure A sales tax, provides breakfast,

coffee and child care for the participants, which has kept participation steady through the first month at Castro.

"We try to make it really easy for them to come, and we've gotten a lot of good feedback from families who have attended," he said.

While PIQE and Vision Literacy classes are going on, Velasco said he's been actively recruiting parents to sign up for a third option — classes at Foothill College designed to help parents learn how to help with school work and deal with behavioral issues once their kids hit middle school. The Family Engagement Institute, which runs the programs, is free for parents, and they automatically get signed up as full students at Foothill College, granting them perks including bus passes and access to the rest of the college's classes. Free tutoring is also offered at Graham while parents are at Foothill, Velasco said, and kids get excited when they hear that their parents are college students.

"We're just trying to offer as much as we can," he said. ▣

Email Kevin Forestieri at kforestieri@mv-voice.com

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COUNCIL RACE

► Continued from page 1

but fulfillment of the vision remains years off.

The 2016 election spotlights problems that will remain in the interim, particularly an under-supply of housing that has continued to drive up both rents and costs for homebuyers, making costs wildly out of proportion to the income of many residents.

Meanwhile, the city's transportation network is assailed from all directions — drivers gripe about daily traffic jams and gridlock, cyclists complain about insufficient bike lanes, parents decry unsafe school routes, and pretty much everyone lambastes the shortcomings of mass transit.

All candidates named housing as their top two concerns.

The Voice editorial staff sat down with all eight candidates in recent days to discuss their policy positions on a range of topics, including rent control, housing supply, transportation and recent big decisions by city leaders. As part of those discussion, the Voice asked all of them to list what they considered the three biggest problems facing city residents. Across the board, every one of them named housing and transportation as their top two concerns. To varying degrees, all candidates share the long-term vision of increasing housing in Mountain View and improving the city's transportation system.

As for the third issue they hope to focus on if elected, the responses varied somewhat. Four candidates — John McAlister, Lisa Matichak, Ken "Kacey" Carpenter and Thida Cornes — singled out environmental sustainability. For Chris Clark, it was balancing the city's growth in a sustainable way. Greg Coladonato said his priority is to reduce conflict and build better collaboration. Margaret Abe-Koga said she wants to focus on safety, open space and quality of life. Lucas Ramirez named government transparency and improved public outreach.

Lucas Ramirez

Age: 28
Occupation: Digital product manager, Online Sheet Music



Inc.

Education: B.A. in music, Santa Clara University

Website: ramirezforcouncil.com

Despite being just 28 years old, Lucas Ramirez can point to a long civic record to state his case as to why he should win a seat on the City Council. He serves on the city's Human Relations Commission and the Valley Transportation Authority's Citizens Advisory Committee, and he has attended almost every Mountain View City Council meeting since 2012. With his hearty appetite for the city's politics, Ramirez says he is eager to devote that energy to helping lead Mountain View.

At the top of Ramirez's list of priorities is housing affordability, the lack of which he describes as the "existential crisis" facing Mountain View. As with most other candidates, he believes rapid residential growth is the answer, but he also said that any housing gains could be undone if the city isn't careful about its office space expansion. He recommends that the city devise some type of metric to better track its jobs-housing balance.

Ramirez is cautiously supportive of both proposed rent-control initiatives, saying either could provide short-term relief for tenants at risk of displacement. The expanded rental-housing protections approved by the City Council are insufficient, he said.

"Ordinarily, I wouldn't be supportive of rent control; long-term it's not the solution," he said. "But because there are so many people at risk of displacement right now, I can't justify taking no action."

On transportation, Ramirez supports expanded bike lanes and transit infrastructure that encourages people to avoid solo driving. Over the long term, he said, the regional transportation woes could be solved only by re-evaluating land-use policy to avoid separating job centers from residences.

When asked about any recent

council decision he disagreed with, Ramirez harkened back to a pivotal 2015 meeting in which the council doled out North Bayshore office development rights to several competing companies. At the time, the council picked LinkedIn to receive the lion's share, while Google received a fraction of its request. Ramirez explained that he understood council members' logic: By bolstering LinkedIn, they were keeping a viable rival of Google's in North Bayshore. But that decision didn't support the city's stated goal to bring housing to the area, Ramirez said, and he wished the council had delayed a decision until the area's residential growth is fully studied. That effort is still ongoing.

Another pillar of Ramirez's campaign is improving public access to local government. Too often, citizens have complained they didn't receive adequate notice ahead of pertinent city meetings, he said. If elected, he promised to look into publishing council agendas earlier.

Taking a cue from state government, Ramirez also suggested citizens should be able to petition City Hall to convene a hearing on a particular issue.

In a similar vein, he helped draft an ordinance earlier this year for better campaign transparency for independent political committees, which received council approval.

Ramirez supports the concept of a citywide food-scrap composting program, but he says switching to a less-frequent biweekly garbage schedule would be too stressful on families.

He supports the council's decision to close Castro Street to vehicle traffic at the Caltrain tracks, saying it was the sensible course compared with the expensive and disruptive construction needed for a grade-separation at that spot.



Margaret Abe-Koga

Age: 45
Occupation: Government affairs consultant for Synopsys
Education: Bachelor's degree

in government, Harvard University

Website: mak4council.com

Margaret Abe-Koga's main selling point to voters boils down to experience: the assurance in having a proven pilot steering the ship. After eight years on the City Council, she said, she has learned the ins and outs of how things get done in Mountain View government. And particularly for this election, it will be an asset to have an established, knowledgeable politician on the council, she said.

"The current council is young and inexperienced — I think it shows, to be honest," said Abe-Koga, who was termed out of office in 2014. "From my own experience, it takes a while to learn things since there's a steep learning curve."

Describing her time on the council, she had a lot of "sleepless nights" as the city struggled with recession-driven cutbacks that remarkably didn't result in City Hall layoffs. She credits that to the council's — and her — ability to renegotiate staff contracts at a savings of about \$2 million.

Abe-Koga recognizes housing as a major concern, and she says the current council has lost its focus on addressing this problem. She advocates for the city to adhere more to the 2030 general plan, a citywide master strategy for redevelopment that the council spent four years drafting through many public meetings. Since approving the document in 2012, the council has strayed from its stated goals and instead focused on adding a swath of new housing to the North Bayshore area, an endeavor that she still finds of dubious merit. She is concerned that a rapid spree of housing development will be detrimental to the baylands wildlife, and she doesn't think the data supports the claim that residential growth would reduce traffic in the area.

The general plan contained many "innovative" strategies to create mini-village centers and transit connections throughout the city, but city officials now seem intent on reinventing the wheel, she said.

Abe-Koga is opposed to the Measure V rent-control package, but is "inclined" to support Measure W, saying it would have made sense if the council had approved its provisions earlier, when it had the chance, without bringing it to voters. As with other candidates, she said that the long-term solution to the housing crisis is to build more residences. But she emphasized that the public's

demand for a quick fix such as rent-control could create a host of unintended problems that will undermine a long-term solution.

On transportation, Abe-Koga supports plans to build better connections to North Bayshore, including a bicycle track running from downtown. She supports rebuilding the city's downtown transit center, constructing a grade separation at Central Expressway and Rengstorff Avenue, and the Valley Transportation Authority's \$6 billion Measure B sales tax. She also backs the city's underperforming Bike Share program, which she said had good ridership until its management changed hands.

She singles out the city's decision to close Castro Street to vehicle traffic as premature. While it may have been the best option, other ideas should have gotten more study, she said.

On the proposal to launch a Mountain View food-scrap composting program, Abe-Koga says she favors providing residents with split garbage cans with separate sides for garbage and food waste, similar to services in Sunnyvale. She opposes switching to a biweekly garbage pickup schedule unless more residents support the program.



Thida Cornes

Age: 47
Occupation: Community volunteer
Education: B.A. political science, Bryn Mawr College, MBA from University of California at Berkeley
Website: thidacornes.com

Thida Cornes says she would offer a welcome new perspective to the council: She's a disabled woman and mother who will prioritize public safety and quality-of-life issues.

After eight years on the city's Parks and Recreation Commission, Cornes describes herself as well-experienced in Mountain View civic affairs and

► Continued on next page

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knowledgeable of its various issues, but her centerpiece issue is transportation.

The top of her priority list is building a safe traffic network to improve a system that she describes as “hostile” to anyone who isn’t a driver. While Mountain View may have extensive bike routes, the trepidation of riding directly alongside zooming vehicles discourages most people from biking more frequently, she said.

“We have bike routes, but they’re only for the skilled riders,” Cornes said. “I’m not saying we need to be like Davis, but we could be doing a lot better.”

Cornes’ goal as a council member would be for Mountain View to adopt a Vision Zero policy, meaning the city would pursue a road system that is designed to eliminate all traffic fatalities. In the short term, the city could focus on traffic hotspots and implement better road striping, more crosswalks and rubber partitions to protect pedestrians and cyclists, she said.

Cornes said she hopes to tap the innovation of the local tech industry to solve local problems, and she criticizes the current City Council for not being ambitious enough. Case in point: She recalls the decision earlier this year to close Castro Street to vehicle traffic. City leaders went with the simplest fix, she said. She and other public speakers suggested that the city could instead look for private partners to cooperate on building new office space or residences above Central Expressway, but the idea was never studied by staff. She criticizes the city for rushing to a decision without giving enough time for the business community to respond.

On housing, Cornes agrees that Mountain View is facing a crisis on housing affordability. But she does not support either of the rent-stabilization ballot measures, explaining that she doesn’t believe rent control is an effective policy. She said a better solution would be to build subsidized housing and encourage landlords to keep their rental pricing affordable. One way to do that would be to help provide public funding to retrofit soft-story buildings to withstand a future earthquake, a cost that is beyond many small property owners’ ability to pay, she said.

While Cornes supports housing growth in North Bayshore, she emphasizes that the city will need to provide services for what will be a significant new neighborhood. Families

will need mini-parks, bike routes and traffic connections; meanwhile the housing must be designed so that it doesn’t impact the baylands wildlife, she said.



Greg Coladonato

Age: 45

Occupation: Portfolio manager at Real Opportunity Capital and general manager at Roark Enterprises

Education: B.S. in physics and computer science from Cornell University, MBA from the Wharton School at the University of Pennsylvania

Website: electgreg.org

Distinguishing himself from his colleagues, Greg Coladonato wants to join the City Council to pull back the reins on local government’s role and cede more control to the free market. Ultimately, this philosophy guides his approach to tackling the major issues of the day, from transportation and housing to open space and environmental protection.

On the rent-control issue, Coladonato opposes both measures V and W, explaining that he believes they will soon become unnecessary. Mountain View’s rush to build more housing will soon balance out the rising costs of rents, he believes. To back up this claim, he points to recent figures showing drops in rental prices in San Francisco and San Jose, saying that demonstrates the market is correcting itself.

He blames the skyrocketing costs of rental housing on past city leadership that tightly restricted residential growth. If the city had taken a more laissez-faire approach, private developers would have met the demand for more housing stock, he said.

In fact, Coladonato says he is concerned that the city’s recent rush for residential growth could backfire, leaving Mountain View with far more housing than the market will bear.

“There are many risks and uncertainties in life, but I feel that government should be

protecting life, liberty and the pursuit of happiness, and not constantly interfering in issues like private housing,” he said. “The limits the city has put on (growth) in the past is one of the reasons we have bad traffic and insufficient housing today.”

For transportation, Coladonato believes local corporations, especially Google, should be given more control since they have a vested interest in solving the traffic problems. Google wanted to build a bridge across Stevens Creek in 2012 to create a new artery into North Bayshore, but city officials blocked it, he said. He favors Google helping to build an express carpool lane on Shoreline Boulevard as an immediate fix to the congestion.

Coladonato proposes Mountain View should give similar leeway to Google with its plans to build housing in North Bayshore. Specifics on the project should be left to the company since it has a proven track record of environmental protection and sustainable building practices, he said.

He opposed the council’s decision earlier this year to close Castro Street to car traffic at the train tracks, saying that the decision could be postponed until Caltrain electrification goes forward. While his family composts their waste and he encourages others to do it, he does not support the city’s plan to pressure residents to do so by switching to a less frequent garbage pickup schedule.

Coladonato was elected to a four-year term on the Mountain View Whisman School District Board of Trustees in 2014, and he says he is ready to move on after two years of helping the district complete its strategic plan and hire new administrators. He previously served on the city’s Human Relations Commission and helped launch “Repair Cafe,” a free public event for local tinkers to try to repair people’s malfunctioning gadgets.

Ken “Kacey” Carpenter

Age: 53

Occupation: Global lead, Cisco Systems

Education: B.S. in math, engineering systems science from University of California at Los Angeles. MBA from the Wharton School at the University of Pennsylvania

Website: carpenter4mountainview.com

When asked why he should get your vote, Ken “Kacey” Carpenter first highlights his deep



ties to Mountain View as a resident and father, coaching youth sports and taking his children to Scout meet-ups. More than anything else, he says, his mission in politics is to balance out the impacts that Silicon Valley’s racing economy is having on local families.

He also mentions his professional career, working at Cisco Systems in the company’s global affairs division, a role that he says brought him to cities across the world grappling with problems similar to those at home, such as building smarter traffic systems, growing sustainably and improving the local quality of life.

The city is at a crossroads, Carpenter says. Like other council hopefuls, he underscores the rising cost of housing as the city’s foremost challenge. But unlike most others, he is firmly on the side of bringing rent control to Mountain View. Explaining that he will vote for both measures V and W, Carpenter says either proposal can offer some protection to at-risk tenants. However, he takes issue with the City Council’s actions behind Measure W: essentially placing an initiative on the ballot based on a proposal it originally rejected. If the council had been a little more bold and approved Measure W’s provisions earlier, it could have avoided a lot of political turmoil, Carpenter he said.

Carpenter believes in expanding the housing supply, and he says Mountain View needs to transition out of its paradigm of suburban homes and cars. But he stresses that any change need to be gradual. He extols Amsterdam for creating a bike-dominant city. North Bayshore, he believes, could be a great staging ground to implement that model.

In a line he often brings up, he says Mountain View should aim for a “moonshot” — something ambitious and disruptive to get more people sharing services in a new way. “It’s radically challenging people’s beliefs of what’s possible,” he said. “If we unleash that power, we’ll be amazed.”

Speaking of his priorities, Car-

penter includes environmental protection, saying he is committed to carbon reduction and preserving open space. He also emphasizes open government, explaining he wants to find ways to improve outreach so that more citizens are informed and engaged with their government.

“We need to flip the model so that we’re being more responsive to businesses and citizens,” he said. “We have to reach out to citizens rather than waiting for them to come to us.”

Carpenter is ambivalent on the council’s decision to close Castro Street at the Caltrain tracks to car traffic. Assuming the staff did a diligent job studying all possible alternatives, closing Castro seemed to be the least unpleasant option available, he said. It was a “Catch-22” situation, he said, but ultimately the city needed to prioritize getting everything ready to redesign the downtown transportation center.

Carpenter believes the city’s food-scrap composting program should continue as a voluntary pilot and local households should still have weekly garbage pickup as the default service.



Chris Clark

Age: 33

Occupation: Head of operations, Y Combinator

Education: B.A. in Political Science, Stanford University

Website: electchrisclark.com

Seeking a second term as a city councilman, Chris Clark points to his experience and track record to explain to residents why they should vote for him. He sees his role as a politician to be consensus builder, working to craft a compromise that might not make everyone happy but at least gets something accomplished. This is more than words — in many council meetings, Clark tends to speak less than other members, but he fills the role of a mediator if the others reach an impasse.

Earlier this year, Clark summed up the role of a legislator: “The

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COUNCIL RACE

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art of policy-making is disappointing everyone in the room at a rate they can accept.”

In interviews, Clark often points out that most of the council members staying in office will be relatively new, and he says some seasoned leaders should be kept around to ensure stability.

Among Mountain View's top challenges, Clark cites a lack of housing and growing traffic problems. He singled out sustainability as a third issue needing to be addressed. By sustainability, he says, he means controlling growth to ensure that it benefits the quality of life for the city's residents.

For housing, he believes the true remedy is building more supply, but that solution will take years to accomplish. In the interim, he supports the tenant mediation system approved by the City Council in April, which he describes as something that will help resolve disputes with landlords but hasn't had enough time to prove itself.

As a main author of Measure W, Clark believes the city's ballot measure will provide immediate rent relief in a balanced and controllable fashion. He opposes Measure V, the ballot initiative backed by tenant advocates, primarily because as a charter amendment it would be difficult to amend.

While Clark previously opposed adding housing to North Bayshore, he now says he is committed to making it work. He emphasizes that having enough housing to support a grocery store is crucial, and the new neighborhood needs an easy transit connection to the downtown area.

Clark is more receptive to the idea of office growth in Mountain View than his rivals. While he cautions that office development needs to be carefully planned, he said that Mountain View stands to benefit from the booming market demand by extracting community benefits from private developers. In a few years, the city might not be in such an advantageous position to request such concessions, he said.

He is a strong defender of the council's decision earlier this year to eventually close Castro Street at the Caltrain crossing to vehicle traffic. And he argues that the available alternatives would be far worse.

“It's the option that makes the most sense even though I know it sounds scary and horrible,” he said. “But it's already a nightmare there, and I think doing nothing is not an option.”

Clark is undecided on the issue of the city's proposed food-scrap composting program. To get his support, such a program would need to accommodate a reasonably priced weekly option for residents, and he still wants to see more results from the city's community outreach.



Lisa Matichak

Age: 60

Occupation: Senior marketing director, Bromium

Education: B.A. in Business Administration, California State University at Fullerton; M.B.A. from University of California at Los Angeles.

Website: lisaforcouncil.com

Now in her seventh year on the Environmental Planning Commission, Lisa Matichak could teach a university seminar on municipal land-use, perhaps the most powerful tool wielded by local government. Her strategy is to use that knowledge and experience from countless late-night project hearings to present herself as the most qualified candidate running for a City Council seat.

On housing, she advocates creating a package of new incentives for residential growth. Planning commissioners and city staff, she explained, are working on creating a new bonus system modeled to encourage developers to building housing with affordable units. For developers, the carrot would be an opportunity to circumvent local zoning rules, essentially allowing them to pack more units into less space. As a supporter of Santa Clara County's proposed \$950 million housing bond, Measure A, Matichak believes Mountain View should prepare affordable projects to be ready for a new funding pool.

The East Whisman neighborhood is the most appropriate area for rapid housing growth, she said, pointing out the area has available space, a light-rail connection and a desire among established residents to grow.

While she supports housing in North Bayshore, she says that neighborhood has its work cut



MICHELLE LE

Mountain View City Hall houses the City Council Chambers, where at least two new council members will take seats at the dais in December.

out to create the transit links and the thousands of homes needed for a new community.

Like many other candidates, Matichak sees housing growth as the true solution to balance Mountain View's soaring cost of living. She opposes both rent-control measures V and W, although she could justify supporting W “if forced.”

“Rent control does not incentivize owners to invest in their properties and sometimes they opt for tearing them down,” she said. “In fact, I think we're already seeing that. We have quite a few proposals of property owners doing exactly that.”

Among the priorities she highlighted was environmental protection. As a planning commissioner, she says she pushed to ensure projects provided ample tree coverage. She favored Mountain View's proposed food-scrap composting program, but she said it was also important to continue giving residents weekly trash pickup.

As for transportation, Matichak favors adding more aggressive traffic-demand plans and expanding the local community-shuttle system. She also backs extending light rail to include more areas of Mountain View, especially residential neighborhoods. Mountain View stands to benefit if the transit-focused sales tax Measure B passes, she plugged.

John McAlister

Age: 63

Occupation: Small business owner

Education: B.S. in Business Administration, University of California at Berkeley

Website: johnmcalister.org

Running for re-election after joining the council in 2012, John



McAlister presents himself as a critical voice in City Hall representing the business community and local families. He insists that Mountain View's growth shouldn't come at a sacrifice to its character or its quality of life.

To a degree, McAlister views transportation as the underlying problem behind the housing crisis. If regional mass transit could be improved, then it opens up new opportunities for how the housing shortage can be addressed, he said.

“If I can get you from South San Jose where housing is affordable to Mountain View where the jobs are in a half-hour in an express bus, then that opens up a whole new range of affordability,” he said. “In the long run, I think transportation will give us a solution to our housing woes.”

In his time on council, particularly his 2015 term as mayor, McAlister made transportation his signature issue. He takes credit for spearheading a joint effort among North County cities to pressure VTA to prioritize funding for local transportation projects. Similarly, he also cites his role in bringing together Google and the Valley Transportation Authority to partner on an ongoing study of the

extending the light-rail system into the North Bayshore area.

When it comes to rent control, McAlister is firmly in the Measure W camp as one of the council members who voted to put it on the ballot. The possibility that restricting rents could result in unintended consequences worries him, and for that reason he prefers the Measure W's ability to be amended by the council after two years.

In interviews, McAlister said he is nervous about the rapid growth of Mountain View's tech sector and its ongoing demand for more commercial space.

Yet he sees local corporations as the primary way to solve local problems, either by ponying up money or taking on the issue themselves. As mayor, he would sometimes from the dais attempt to extract bonus concessions from developers as their projects were up for review. If re-elected, he suggested he would request that Google expand its public shuttle service to deliver students to class.

Perhaps McAlister's sharpest departure from his colleagues on the council was over their support for closing Castro Street to car traffic. As a small business owner, McAlister echoes downtown merchants and cafe owners who argued that the city should have further studied the economic impacts before making a decision.

He is also skeptical of a city proposal to switch to biweekly garbage pickup as part of a food-scrap composting program. While he supports composting, McAlister said the default garbage schedule should remain as it is. Households who can handle a less frequent garbage schedule should be able to opt-in for that service, he explained. ■

LASD parcel tax heads to district voters

MEASURE GG WOULD CONTINUE FUNDING OF CORE SERVICES FOR LOS ALTOS SCHOOLS, INCLUDE BULLIS CHARTER

By Kevin Forestieri

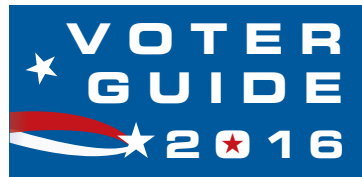
Residents living in the Los Altos School District will get to decide this November whether to support Measure GG, a \$223 parcel tax that would go towards paying for core school services in the district. A proportionate amount of the tax revenue would also go towards supporting Bullis Charter School, which supporters say is an important step in healing the relationship between the district and the charter school.

In May 2011, voters approved the \$193 Measure E parcel tax on a razor-thin margin, barely beating the two-thirds majority needed with 67 percent of the vote. Advocates for Measure E billed the parcel tax as an essential stop-gap measure designed to help the district during the height of the recession, bringing in much needed revenue to pay for teachers and instructional materials. At the time, state revenue had dropped by tens of millions of dollars, and districts throughout the state were laying off teachers and slashing school programs.

Roughly 27 percent of students attending Los Altos School District schools come from Mountain View, in the area roughly bounded by the San Antonio Area south of the Caltrain tracks, and their numbers are increasing as more housing is built in the development-rich part of town.

The tax is set to expire in June 2017, and Los Altos School District board members agreed to bring the tax back to voters this November — with one critical tweak. In August, the board voted to increase the parcel tax by \$30, from the original \$193 to \$223, to use the additional revenue to pay for services at Bullis Charter School. Up until now, all of the district's parcel tax money has gone towards district-operated schools, and none of it went to the charter school. But board members agreed in August that it was time to start sharing local revenue with the charter school, and tacked on the extra \$30 to ensure charter school students reap the same benefits as district students.

Historically, it's been rare for school districts to share parcel tax or construction bond money with charter schools, but it's becoming more common. San Francisco Unified, Oakland Unified, Livermore Valley Unified, Alameda Unified, and West Contra Costa Unified school districts all now share these local



revenue sources with charter schools within their respective district boundaries. In the case of West Contra Costa Unified, the district only began sharing funds after a legal battle with the California Charter School Association. But it didn't take threats of litigation for Los Altos School District board members to consider sharing the parcel tax revenue.

Each year, Measure E generates about \$2.5 million for the Los Altos School District, which helps to pay for teachers, maintaining academic programs and supporting science and technology initiatives. Measure GG, with the incremental increase, would generate \$2.8 million, of which \$300,000 would go to Bullis Charter School. Supporters concede it's not a giant windfall, but it would serve as a gesture of good will towards the charter school, which has had a contentious relationship with the district.

Between Measure E and the district's larger, permanent \$597 parcel tax, property owners in the Los Altos School District pay \$790 in parcel taxes, adding up to a total of \$10 million annually. This money makes up about 17 percent of the district's annual budget. The 2016-17 district budget report notes that local revenue, including parcel tax money, plays an "unusually large role" in paying for school services compared to other districts. Of the 14,600 parcels in the district, about 2,100 receive senior citizen exemptions that excuse them from paying the tax.

Measure GG campaign co-chair Shali Sirkay, a parent of a seventh-grade student at Egan, said there's been a unified effort to support the parcel tax by all school communities, including Bullis Charter School. Media reports from 2011 show that Bullis officials abstained from campaigning for or against Measure E, but voiced concerns about funding inequity between Los Altos School District schools and Bullis.

No such ill will has materialized between the two parties this election season.

"We've been to every PTA and BCS parent community," Sirkay said. "There's so many people out there who really want to move

forward and want to heal."

Brooke Bishara, a Bullis parent and member of the campaign team, said Measure GG has created a lot of good will, and that she's been working tirelessly, including at school pick-up and drop-off time, to urge people to support the measure. The overall response, she said, is pretty positive.

"They're delighted," Bishara said. "Our community is happy to be included and rebuild the relationship with the district."

Campaign opposition against Measure GG hasn't really materialized over the last two months. Silicon Valley Taxpayers Association President Mark Hinkle and Mountain View City Council member John Inks both signed the argument against Measure GG, which argues that the Los Altos district already spends more per student than the average school district, and that it would be irresponsible to continue what was supposed to be a temporary tax.

'What was once a stop-gap measure has now become core funding.'

SUPERINTENDENT JEFF BAIER

"More money spent on schools will not result in higher test scores, but will result in bigger bureaucracies and fatter pensions," the ballot argument states.

The economy has had a healthy and steady recovery from the 2008 recession, leading voters to believe the five-year parcel tax passed to maintain school funding ought to expire. But Los Altos School District Superintendent Jeff Baier told the *Voice* that it's not quite that simple. At the same time the economy started to recover, the state introduced a new method of school funding called the Local Control Funding Formula (LCFF). This new formula replaced the categorical funding previously dolled out by the state, and ultimately decreased state funding to the district, Baier said.

"We know the cuts aren't coming back," Baier said. "What was once a stop-gap measure has now become core funding."

The general anti-tax sentiment voiced in the ballot argument

against Measure GG is the biggest hurdle the district faces in passing Measure GG. Polling data showed that district voters were most likely to oppose the measure because they believe taxes are already too high, and the district doesn't need the money. Even though a strong opposition campaign hasn't materialized against the parcel tax, getting a two-thirds yes vote is still expected to be a challenge.

Measure GG has an eight-year lifespan, which Baier said is a comfortable middle-ground where district staff won't feel like they are in constant campaign mode all the time, while voters still feel like they have a say when it comes to local funding.

Endorsements for Measure GG

include a slate of Los Altos and Mountain View City Council members, including Pat Showalter, Ken Rosenberg, Mike Kasperzak, Lenny Siegel and Chris Clark. The measure also picked up endorsements from Bullis Charter School leadership, including charter school board president John Phelps. Los Altos Hills City Council member John Radford, who strongly encouraged Los Altos School District leadership to include Bullis Charter School in the parcel tax, has announced he is endorsing the measure.

"This is the biggest, most positive concrete step forward," Sirkay said. ▀

Email Kevin Forestieri at kforestieri@mv-voice.com

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RENTAL MEASURES

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The rent restrictions in both measures would affect only apartments built before 1995, due to provisions of the state Costa-Hawkins Rental Housing Act. Single-family homes, condominiums, duplexes and granny units would also be exempted from the measures.

In recent days, the Voice editorial staff met with advocacy groups for both measures to get a better understanding of the merits of each proposal.

Measure V

Leaders of the Mountain View Tenants Coalition describe their proposal as the more moderate, transparent and inexpensive of the two options before voters.

Measure V calls for creating a new five-person rental-housing committee, appointed by the City Council, that would be in charge of determining the permitted rent adjustments each year and ruling on tenant-landlord disputes.

Measure V stipulates that rent increases must be based on the Consumer Price Index of the Bay Area; the range of

permitted increase would be a minimum of 2 percent and a maximum of 5 percent in any year. The logic here, tenants advocates say, is to ensure that any rent increases be linked to the rising income levels of tenants.

Measure V's cost if enacted is not clear. Similar programs established in cities across California range in cost from \$3 a month to \$12 a month per apartment unit. That cost would depend mainly on how much staffing is needed to aid the rental committee, update the city's website and perform public outreach.

Tenants Coalition members couldn't specify how many staff members would be needed, but they say the rental committee would have a vested interest in keeping staff at a minimal level since the costs would eventually be reflected in tenants' rents.

Measure V proponents fiercely dispute the notion that their proposal would be a magnet for lawsuits from disgruntled landlords, setting up the city of Mountain View for significant liability. Juliet Brodie, a Stanford law professor who helped author the measure, said it was written specifically to comply

with state law.

"Measure V is squarely constitutional," she said. "I don't think there's a fair argument that could be made that a frontal attack on Measure V could survive."

'Over the last year, we've seen a City Council that's been intransigent and refusing to work with us.'

EVAN ORTIZ, TENANTS COALITION SPOKESMAN

More than anything else, opponents have criticized the initiative for being written as a charter amendment, making its provisions inalterable except at the ballot box. But advocates say this was intentional — a strategy to shield the rent-control policies from risk every time a new council takes office. If the City Council wanted flexibility to tweak rent-control provisions, it should have passed an effective ordinance

earlier this year, Measure V advocates say.

"Over the last year, we've seen a City Council that's been intransigent and refusing to work with us," said Tenants Coalition spokesman Evan Ortiz. "We took the risk of a charter amendment because we felt this was important and the only way to move forward to enshrine the will of the people."

The Tenants Coalition points out that voters in East Palo Alto approved amending its rent-control program in 2010, and residents are considering another set of changes this election.

An unanswered question on Measure V is whether its provisions would be applied to Mountain View's mobile home residents. Brodie and other attorneys representing the Tenants Coalition say their measure was written with that possibility in mind, although it isn't explicitly included in the ballot language. It would be up to the rental-housing committee to decide whether to extend those protections to mobile homes. But going that route would likely tempt a lawsuit from mobile-home park owners, they admit.

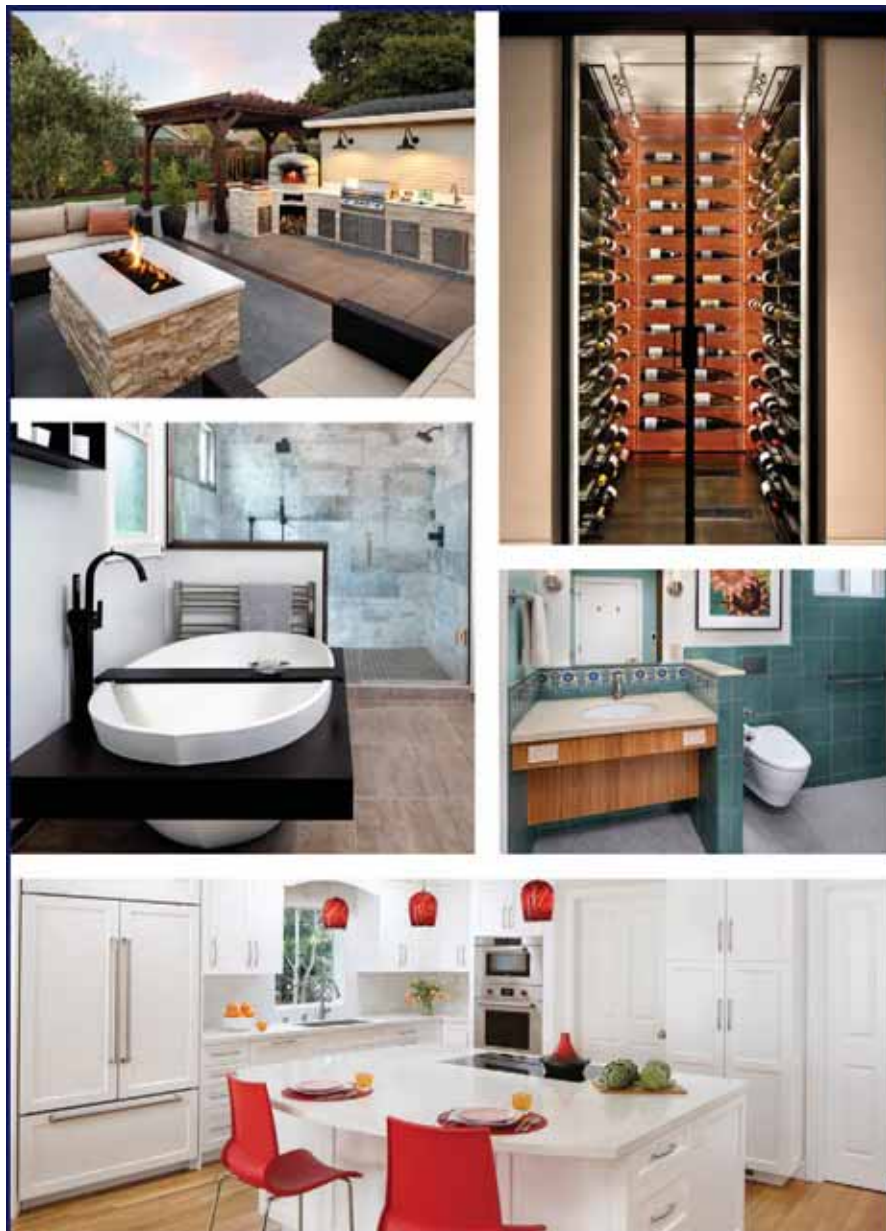
"As a lawyer, I can make arguments on both sides on this," Brodie said. "We did what

other cities have done: We left language that can be argued both ways to let the issue evolve through rental-housing-committee regulation."

One important piece of the Measure V package is the inclusion of just-cause eviction protections, a set of specific criteria for when landlords can evict tenants, such as failure to pay, causing a nuisance or criminal activity. Landlords would be still allowed to demolish and redevelop their properties so long as they get permits from the city and give tenants first dibs on any newly rebuilt apartment at the location.

Measure V proponents reject the argument that rent control will result in slums by giving landlords little incentive to maintain properties. They point out that a recent survey by Mountain View's Code Enforcement division found that about 70 percent of apartments already have at least one violation. Under the current system, tenants find themselves at risk if they complain about code violations since they can be evicted without cause, they say. Under Measure V, landlords who let their properties deteriorate run

► Continued on next page



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the risk of being brought before the rental-housing committee.

Measure W

The committee behind Measure W includes some familiar faces — it's basically the Mountain View City Council.

Mayor Pat Showalter along with councilmen John McAlister, Chris Clark and Mike Kasperzak agreed to put their preferred version of rent control forward as a way to offer an alternative to a ballot initiative they describe as a severe over-reach by tenants' advocates.

In contrast to the price caps typically employed by rent control, Measure W would build on the city's Rental Housing Dispute Resolution Program, a multi-tiered mediation program modeled on a similar initiative in city of Los Gatos for settling disputes between landlords and tenants.

The ballot measure would allow disputes that remain unresolved to go before arbitrators from the nonprofit firm Project Sentinel. Binding arbitration would be mandatory only if a tenant's rent increase exceeded 5 percent. The arbitrators would have legal authority to rule on unreasonable rent increases,

maintenance problems or other issues. If the arbitrators weren't fulfilling their duty properly, council members pointed out, the city can easily replace them with a new firm.

The cost of the program remains unclear. In interviews with the Voice council members say they expect the cost to be between \$15 and \$17 per year for each apartment unit. But city staff last month indicated the cost of expanding various city programs wouldn't be known until early next year.

Council members — some of whom previously voted down a similar binding-arbitration system — say they will limit their ability to tweak Measure W if it passes. The measure stipulates the council must wait two years to amend its provisions, and this would require a five-vote super-majority.

Certain aspects of Measure W contain ambiguity at this time. In writing their measure, the council majority opted to include an exemption to just-cause eviction protections by allowing landlords to pay a one-time displacement fee to tenants evicted without cause. The council made that change with the idea they would update the city's Tenant Relocation

Assistance Ordinance to specify when this displacement fee would have to be paid.

But a late-night meeting to update that tenant-relocation ordinance fell into disarray last month, and the City Council voted to table the decision. That left Measure W in some uncertainty — if it passes, then at some point after the election the council will set the criteria for which tenants receive the displacement fee. That might involve criteria such as a tenant's income level and how many other renters in the same apartment complex are being evicted.

Nevertheless, council members are adamant their proposal would be more palatable to property owners and developers in Mountain View. They note that their measure would allow property owners to pass through most capital costs of property improvements to their tenants.

"I don't believe in rent control, but the reason I support (Measure W) is I believe voters may want to have their say in creating some form of rental protection," Kasperzak said. "We needed to give them a viable alternative to Measure V." ▣

Email Mark Noack at mnoack@mv-voice.com



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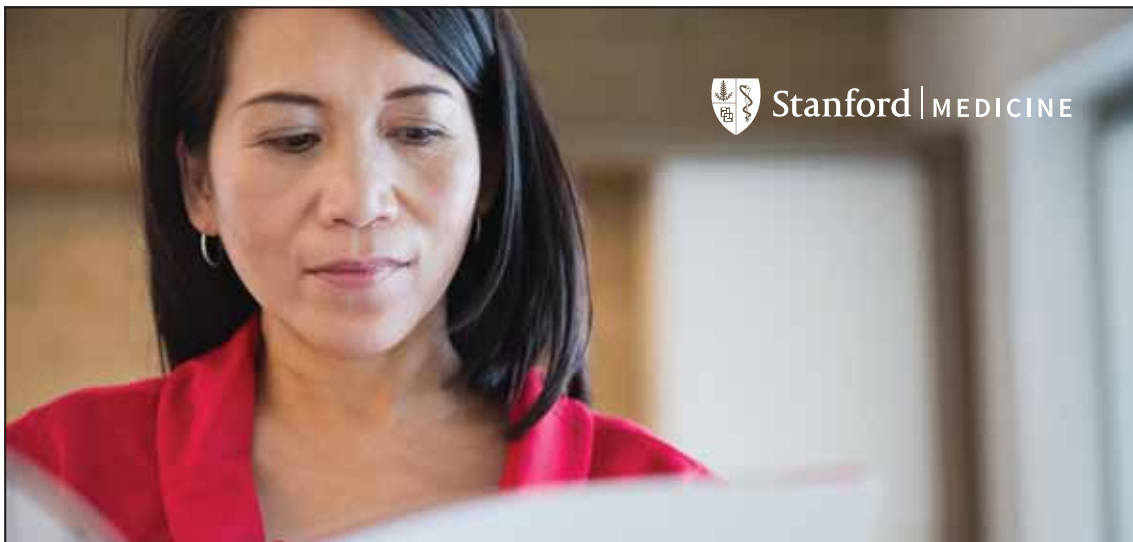
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A COMMUNITY TALK

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seeks applicants for its

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Currently, four committee members are needed for two-year terms in the following categories:

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- **Business organization representative**
- **Senior Citizens' organization representative**
- **Taxpayers association representative**

This committee is responsible for reviewing expenditures related to the district's \$490,800,000 general obligation bond, Measure C, approved by the voters on June 6, 2006.

Interested applicants should submit a resume and cover letter detailing their qualifications, and noting which of the above categories they would represent, to any of the following:

E-mail: chancellor@fhda.edu

Mail: Office of the Chancellor
Foothill-De Anza Community College District 12345 El Monte Road, Los Altos Hills, CA 94022

Fax: (650) 941-1638

Completed applications must be received by 5 p.m. Friday, Nov. 11. For more information, please call (650) 949-6100 or email chancellor@fhda.edu

MountainView
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■ EDITORIAL THE OPINION OF THE VOICE

Endorsement: Measure V is the right choice to protect renters and the community

Mountain View voters who flat-out oppose rent control in any form will have an easy decision when they cast their ballots this election season. But those who support creating a mechanism to help stabilize a situation in this city in which double-digit rent increases — sometimes multiple hikes in a single year — are driving far too many residents from their homes will have a more complicated choice: They can vote for the citizen-backed Measure V, or for the hastily crafted City Council-sponsored Measure W.

We believe that rent stabilization is overdue and urgently needed to help staunch the flow from our community of senior citizens, working families, and others not reaping the economic benefits of the high-tech boom and who can no longer afford skyrocketing rents. And we firmly endorse Measure V.

The City Council had an opportunity earlier this year to meaningfully address the unprecedented crisis facing rent-

ers, and appeared to be poised to do so. But in the spring, council members significantly weakened the proposed ordinance that was intended to give renters needed relief, removing a last-resort binding arbitration provision that they had indicated support for late last year. This prompted citizens to gather signatures to place Measure V on the ballot.

In an attempt at recovery, the council then quickly crafted Measure W to compete, a move seen by some as an attempt to confuse voters and sabotage the efforts of Measure V backers. And to stir up further confusion, the California Apartment Association, which as of mid-September had raised \$520,000 to oppose Measure V and similar Bay Area measures, several weeks ago mailed out an anti-Measure V hit piece filled with misleading and false statements.

► Continued on next page

Endorsements: Mountain View City Council

There is no shortage of difficult challenges facing Mountain View, nor is there a shortage of residents who want to help address them as members of the City Council. Eight candidates, including two incumbents and one former council member, are competing for four open council seats — residents representing a broad range of interests and civic experience.

The Voice endorses incumbents John McAlister and Chris Clark, and challengers Lisa Matchak and Lucas Ramirez.

John McAlister

Completing his first four-year term, McAlister isn't ready to wrap up his work on the council, where he has devoted much time and effort to transportation issues. He has worked with the Valley Transportation Authority board on issues affecting the North County, pushing for more funding for local transportation projects.

He views the shortcomings of the region's transportation network as a factor in the city's housing crisis, arguing that with improved mass transit, the demand for housing in the city would ease, with those who work in Mountain View but can't afford to buy a house being able to commute more easily from areas with more affordable housing costs.

Of all the candidates and current council members, McAlister is the only retail business owner, and as such provides a valuable perspective to the council.

Chris Clark

Clark is also seeking a second term on the council. He has shown skill as a consensus-builder. In addition to wanting to help tackle housing and transportation problems in the city, he wants to focus on sustainability when decisions involving growth come before the council.

He also has focused on city and regional transportation issues.

With only four years of council experience under their belts, Clark and McAlister are nevertheless the members with the lon-

gest tenure — the three other members, who are not up for re-election this time around — were elected to their first terms in 2014.

Lisa Matchak

Matchak lost a bid for a council seat in 2014, but deserves a chance this time around. She has been a member of the Environmental Planning Commission for about seven years, and would bring valuable knowledge and insights regarding development, housing, transportation and other city planning issues to the council.

Not a fan of rent control, she supports housing growth as the solution to the burdensome spike in the cost of rental units, and a more aggressive approach to traffic-demand management plans for new development.

A supporter of the county's Measure A bond measure for affordable housing on the November ballot, she wants the city to prepare for new funding from bond revenue to build such housing here.

Lucas Ramirez

A member of the city's Human Relations Commission and the Valley Transportation Authority's Citizens Advisory Committee, Ramirez has chalked up much valuable experience that would serve him well as a council member. He has been a City Council observer for the local League of Women Voters for years, attending most council meetings.

Key concerns include the city's housing crisis and the need for improved and expanded bike lanes and transit infrastructure.

Another issue Ramirez wants to focus on is public access to local government, which he finds in need of improvement. He wants better public notification practices in City Hall, including earlier publication of City Council agendas, and advocates putting into place a system whereby residents could directly petition City Hall to schedule a hearing on a particular issue. ■

Measure A provides affordable-housing opportunities

by Katie Zoglin

This November, Mountain View voters can join with supporters across our county to vote yes on Measure A for affordable housing. We have an opportunity to increase our impact on the housing solution through a smart, strategic regional response.

Mountain View takes the region's housing and homelessness crisis seriously. We all know that our community has long been hard at work on finding local ways to address our housing crisis. Mountain View's elected leaders have prioritized funding for the development of new affordable housing while offering relocation support for tenants who have been displaced.

But despite strong efforts by our local leaders, we cannot solve the housing problems on our own. Across Silicon Valley, we are not creating enough housing to keep up with demand. In 2015, our region added 64,000 new jobs — and only 5,000 new homes. It is no wonder that housing prices continue to skyrocket, as too many people compete for far too few homes. As Mayor Pat Showalter told PBS in August (tinyurl.com/penhousing16), the cost of housing in our area has increased 54 percent since 2012 — and who can plan for that?

We need a game-changer across Santa Clara County to tackle the lack of housing opportunities. This November, we have that opportunity. As you work your way through

the ballot, please do not miss the opportunity to vote yes on the Measure A bond to fund affordable housing and to drive new opportunities and options for our communities.

Measure A would create affordable housing for our most vulnerable community members, and would provide more housing opportunities and options for our hardworking community members. If approved by two-thirds of voters next month, the bond would provide \$700 million to create affordable housing for our most vulnerable communities, including supportive housing for the homeless; \$100 million to create affordable housing for low-income families; and \$150 million for affordable housing and programs for

working families, including a first-time homebuyer program.

Voting yes on Measure A is an opportunity to create affordable housing across our county and to support our communities. The measure is supported by a broad coalition of public health, business, civic, labor, housing and homeless advocates, and veteran, environmental, and faith leaders from every corner of Santa Clara County. But we need more than endorsers to create affordable housing — we need your vote!

Learn more about Measure A and view the long list of endorsers at YesonAffordableHousing.org.

Katie Zoglin is president of the League of Women Voters for the Los Altos-Mountain View Area.

Guest Opinion

MEASURE V

► Continued from previous page

In its haste to put a competing measure on the ballot, the council has left a major policy question unresolved until after the election. Council members late last month tried unsuccessfully to resolve a key question regarding the city's tenant-relocation ordinance, which is referenced numerous times in Measure W to specify how landlords may be able to pay a fine to evict tenants, thereby getting around the measure's just-cause eviction protections. This latest failure by the council builds ambiguity into Measure W, and the promise to work out the details after the election is the equivalent of telling voters, "Trust us."

The time for rent stabilization has come, and our support for Measure V is based on its well-thought-out, reasonable and fair provisions — rules that ensure that landlords can benefit from a fair return on their investments and have flexibility to raise rents beyond the basic limits

if they can show that the higher adjustment is needed to provide that fair return.

Other key provisions of Measure V:

- Landlords may raise rents once a year by 2 percent to 5 percent, based on the CPI. (With Measure W, the rent-hike cap is 5 percent, and an increase is permitted twice a year.) Landlords may "bank" rent increases under Measure V, as long as the subsequent rent hike doesn't exceed 10 percent in a 12-month period.

- The council appoints a five-member Rental Housing Committee to oversee the rent-stabilization program; up to two members can own or manage rental property, or be a developer or a Realtor.

- Landlords may not evict tenants without just cause, which would include failure to pay rent, criminal activity, nuisance, necessary repairs, withdrawal of the unit from the rental market, failure to grant the landlord access to the unit and move-in by the owner. Although the rent-increase cap applies only to apartments built before February 1995 because of a state law, the just-cause- eviction tenant protection applies to all apartments, regardless of age. (Measure

W offers just-cause eviction protection only to tenants of units built before February 1995.)

- The Rental Housing Committee can suspend Measure V provisions if the average annual vacancy rate of rental units covered by the ordinance exceeds 5 percent. (Measure W does not include a provision whereby the ordinance can be suspended.)

Measure V opponents, including council members who supported the competing Measure W, argue that because the citizen-backed measure would be a charter amendment — and therefore would require voter approval to change — it will have dire unintended consequences. This isn't a compelling reason to oppose Measure V. If the city's leaders, or its residents, see a need to change the ordinance because of flaws perceived after it takes effect, the City Council can put a measure on a future ballot to adjust it. That is not an onerous fix, if a fix is needed.

The argument that decision-making by voters is too costly or inefficient is weak, and shouldn't carry the day in a democracy. ■

LETTERS

VOICES FROM THE COMMUNITY

HOW TO FIX THE CAR PROBLEM

Mountain View just received a wake-up call that we need to listen to. A traffic analysis says the city can't build the planned new 10,000-home neighborhood in North Bayshore because of projected traffic congestion. We badly need the new homes to help solve our housing crisis, but projected traffic congestion prevents us from building them close to jobs in North Bayshore (NBS). How do we fix the problem?

First, common sense tells us that the problem is not too many people, but too many cars. Can we build the new residential neighborhood without attracting 10,000 or more cars?

Yes we can if we are smart and try a fresh approach.

Instead of designing a suburban two-car home neighborhood and then trying to convince people not to drive so much, let's design the neighborhood to provide the opportunity for car-free living. A neighborhood where no one needs to own a personal car and almost no one does. Thinks of all the money people can save by not owning a personal car.

A neighborhood with enough people to support good neighborhood services, including a supermarket and walkable schools and parks. Mid-rise buildings with cafes, shops and services on the ground floor and condos and apartments above.

The whole NBS neighborhood, including the high-tech areas,

needs to be redesigned for car-free living. With small blocks and easy and comfortable walking and biking. And innovative local mobility services, including but not limited to driverless cars. Google and others can help on these innovative services.

And the car-free-living NBS neighborhood needs to be linked to the Downtown Transit Center and the regional transportation network. So you can live in NBS and work anywhere in Silicon Valley.

If we do it right, this will be one of the best places to live in Silicon Valley. I think of it as a "New Town." Let's build New Town Mountain View starting right now.

*Bruce Liedstrand
Bentley Square*

HONEST POLICING OR HARASSMENT?

I read the recently published article on Officer Dorene Hansen in the *Voice* and felt quite disturbed. Although I applaud people being passionate about their work, I do not appreciate police officers who behave like predators, all about the adrenaline rush of the chase and the catch, manipulating the victim of their pursuit into self-incrimination without regard for the human being before them (for example, stopping people for minor infractions like riding a bicycle with a burned-out head lamp, hoping in fact to find a small amount of drugs on their person so she may arrest them).

It is sad that one would feel pride engaging in this type of malintent and behavior. This is what makes police officers targets of citizen mistrust and violence. As a licensed clinical social worker for the past 36 years, I am witness to the fact that there are plenty of serious violent crimes being committed throughout our communities and people in true need of police protection and service. Please focus on doing the right thing for the right reasons, with integrity, and stop harassing people who are just quietly living their lives.

*Judith Gable
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When David and I first met, **I gave him a number that I would like** to sell my home for, it seemed farfetched and I think he even chuckled. I know everyone I mentioned it to thought I didn’t know what I was talking about. Well, it sold for \$294,000 over asking. I dare say, all were very wrong indeed!

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– Lori H., Mountain View Home Seller on Yelp

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