

2016
California Voter Guide

OUR VOICE, OUR VOTE

SANTA CLARA COUNTY – SAN JOSE – MOUNTAIN VIEW

If you think the only thing to vote on is the president – check again. You have the power to decide on many important issues that are closer to home! Find out about key local measures that affect our cities and county.

**Be Sure
To Vote** by
November 8th

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ABOUT US

We - young people, working families, immigrants, refugees, and multi-hued communities - envision cities and counties in which our dreams of equal opportunity, safety, and success are safeguarded. We envision a region that nurtures our families and young people through quality affordable housing, good jobs, and public services. We envision communities that take pride in our cultures, languages, and histories; communities that know diversity makes us strong rather than divided. More than ever, our votes - YOUR vote - counts to make this vision a reality.



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“As a low-income immigrant family living in one of the most expensive areas in the country, we were close to eviction. Measure A would be a huge step in solving the housing crisis here in Santa Clara County.”

—Erica Levya



Key measures at a glance

SANTA CLARA COUNTY

- ✓ **YES ON MEASURE A** – Provides affordable housing for vulnerable populations
- **NEUTRAL ON MEASURE B** – Enacts a sales tax to address traffic congestion and road repairs

CITY OF SAN JOSE

- ✓ **YES ON MEASURE E** – Requires employers to offer additional work hours to existing qualified part-time employees before hiring new staff
- **NEUTRAL ON MEASURE F** – Changes City of San Jose employee retirement contributions and benefits
- ✓ **YES ON MEASURE G** – Increases taxes on larger businesses

CITY OF MOUNTAIN VIEW

- ✓ **YES ON MEASURE V** – Protects affordable housing by limiting rent increases to 2% - 5% annually for certain rental units, limiting evictions to specific situations, protects renters from landlord retaliation, and creates an independent housing committee
- ✗ **NO ON MEASURE W** – Requires arbitration for rent increases over 5% annually, limits evictions to specific situations except in cases where landlords provide relocation assistance to tenants, and allows the City Council to revisit the policy in 2 years

Key Measure Information

YES ON MEASURE A

Provides affordable local housing for people who really need it including veterans, seniors, the disabled, low- and moderate-income individuals or families, foster youth, victims of abuse, the homeless and individuals suffering from mental health or substance abuse illnesses through a \$950 million bond.

With skyrocketing costs in the Silicon Valley, the opportunity to live in a safe and affordable home has been out of reach for many – particularly for those most in need of stable housing. This measure will create and maintain affordable homes and help make sure people can afford to live close to where they work.

CAMPAIGN INFORMATION: Yes on Measure A: <http://yesonaffordablehousing.org/> (English; Spanish; Vietnamese)

NEUTRAL ON MEASURE B

Enacts a half-cent sales tax for 30 years that goes towards the Valley Transportation Authority (VTA). Tax funds would largely go towards commuter (BART and Caltrain) projects and upgrades as well as highway and expressway upgrades. A portion of funds would also go towards public transportation expansions and bicycle and pedestrian improvements.

CAMPAIGN INFORMATION: Yes on Measure B: <http://yesmeasureb.com> (English)
No on Measure B: <http://www.no2vtameasureb.org> (English)

YES ON MEASURE E

Requires employers to offer additional work hours to existing qualified part-time employees before hiring new staff.

Currently, many San Jose part-time workers do not earn enough to support their families, bear added costs of commuting between multiple jobs, and often do not get health insurance from their employers. This measure will increase stability in the workforce and provide greater job security to working families in San Jose.

CAMPAIGN INFORMATION: Yes on Measure E: www.opportunitytowork.org (English)

NEUTRAL ON MEASURE F

Changes City of San Jose employee retirement contributions and benefits and retiree healthcare benefits. Measure F would, among other things, improve retirement benefits for certain City employees to levels similar to other Bay Area agencies and split costs evenly between the City and employees; certain health care plans would be closed to new members; and create an independent panel to determine eligibility for disability retirements.

CAMPAIGN INFORMATION: Yes on Measure B: <http://yesmeasureb.com> (English)
No on Measure B: <http://www.no2vtameasureb.org> (English)

YES ON MEASURE G

Increases taxes on large businesses in San Jose so that they pay their fair share for essential City services.

Taxes on businesses in San Jose have not changed in thirty years even though inflation has increased significantly during that time. Measure G will make sure that big businesses pay their fair share by increasing the minimum tax amount for businesses, raise annual caps on taxes paid, and annually adjusts taxes for inflation. This measure will not apply to nonprofits and certain small businesses.

YES ON MEASURE V

Changes City Charter by limiting rent increases for certain rental units and limits evictions to specific situations. Specifically, this measure allows rents to be raised between 2% to 5% annually. These limits would not apply to certain units, including those built after February 1, 1995; single-family homes; duplexes; condos; in-law units; and new units. Landlords could only evict tenants for specific reasons (such as unpaid rent or breach of lease). Similar protections would apply to mobile home residents. Landlords could not retaliate against tenants for reporting violations, exercising tenant rights, or participating in tenant organizations. The measure would also create an independent rental housing committee appointed by City Council to enforce the law.

Hardworking immigrant families have long called Mountain View. Yet many are being priced out and face difficulties making ends meet due to exorbitant rents that continue to rise. This measure will make sure that rents are reasonable, keep housing costs stable, and protect community members living in constant fear of losing their housing.

CAMPAIGN INFORMATION: Yes on Measure V: www.yesonvmv.org (English; Spanish)

NO ON MEASURE W

Creates a City Ordinance that requires arbitration for rent increases over 5% annually, limits evictions to specific situations except in cases where landlords provide relocation assistance to tenants, and allows the City Council to revisit the policy in 2 years. These limits would not apply to certain units, including those built after February 1, 1995.

While there are two ballot measures related to rent control for Mountain View voters this election, Measure W is the weaker option. It has a loophole allowing evictions for any reason as long as landlords pay relocation expenses. It also does not specifically prohibit rent increases – rather it requires arbitration instead. Immigrant families deserve the strongest protections from rising rents in Silicon Valley and Measure W is not the best alternative for hardworking community members.

WHAT DO YOU NEED TO BRING?

Bring yourself and this voter guide! In most cases, you do not need identification in order to vote. But it is a good idea to bring identification in case you are asked for it. A driver's license, student ID, copy of recent utility bill, or the sample ballot mailed to you are all good forms of identification.

Check here to see if you are registered to vote:
sos.ca.gov/elections/registration-status/

Visit here to register to vote or re-register if you have moved: sos.ca.gov/elections/voter-registration

Visit here to find your polling place: sos.ca.gov/elections/polling-place/



How
To Vote

WE ARE CALIFORNIA

THANKS OUR REGIONAL LEAD FOR PRODUCTION OF THIS GUIDE!

Services, Immigrant Rights, and Education Network is a nonpartisan non-profit organization whose mission is to empower low-income immigrants in Silicon Valley through immigration legal services, community organizing and leadership development, and policy advocacy. For further information about SIREN, visit www.siren-bayarea.org or call (408) 453-3003.



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