Argument in Favor of Measure D

Palo Alto's seniors deserve a high quality, safe and affordable place to live. But over the last 10 years, housing costs have doubled, making it increasingly difficult for Palo Alto residents on fixed incomes to remain in our community and live close to their children and grandchildren after they retire.

That is why, following nine months of public hearings, discussions and negotiations, the Palo Alto City Council voted unanimously to approve the 60 units of affordable senior housing and 12 single family homes at Maybell and Clemo.

Please join us in supporting this unanimous decision and affordable senior housing by voting Yes on Measure D.

There are hundreds of seniors in Palo Alto on waiting lists for existing low-income senior housing properties and hundreds more who are looking for affordable, independent living. Measure D will ensure 60 affordable senior apartments are created for local seniors who earn between 30-60% of the area median income.

This carefully designed plan has minimal impact on the surrounding neighborhood, traffic, and schools. The senior housing is well set back from the street, adjacent to an existing 8-story apartment building and 66-unit family apartment complex.

The current site was zoned for up to 46 residences. If this affordable housing project is stopped, the property would likely be sold to a private developer, who could build the maximum number of units – resulting in a much greater impact on the surrounding neighborhood.

Our local seniors need Measure D to ensure they are able to remain in the community they call home and keep local families together. According to the Council on Aging Silicon Valley, nearly 20% of Palo Alto seniors are living near or below the poverty line.

We urge you to vote YES on Measure D to provide high quality, safe, affordable housing for Palo Alto's seniors.

ARGUMENTS IN SUPPORT OR OPPOSITION OF THE PROPOSED LAWS ARE THE OPINIONS OF THE AUTHORS.

CITY OF PALO ALTO, CA
CITY CLERK'S OFFICE
13 AUG 15 PM 3:05

SANTA CLARA COUNTY
REGISTRAR OF VOTERS
ARGUMENT
DECLARATION BY AUTHOR(S) OR PROPONENT(S)
(Elections Code § 9161, 9164, 9501, 9501.5, 9600)

CITY OF PALO ALTO, CA
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13 AUG 15 PM 3:05

The undersigned author(s) of the argument **in favor of / against** ballot measure D at the
(circle one) (letter)

SPECIAL election for the CITY OF PALO ALTO
(title of election) (name of jurisdiction)

to be held on NOVEMBER 5, 2013 hereby state that such argument is true and correct to the best of their knowledge and belief.
(his / her / their)

1. Mary Alice Thornton 8-15-13 — 3047 South Court
Signature — Date — Residential Address
President, League of Women Voters of Palo Alto — Mary Alice Thornton
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ✓ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

2. _____ _____
Signature — Date — Residential Address
_____ _____
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

3. _____ _____
Signature — Date — Residential Address
_____ _____
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

4. _____ _____
Signature — Date — Residential Address
_____ _____
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

5. _____ _____
Signature — Date — Residential Address
_____ _____
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

Contact Person Sean Welch
Telephone # 415.389.6800
Fax # 415.388.6874

cgonzalez@paloaltohousingcorp.org

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Signature Date Residential Address
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

(2) Ray Bacchetti 8-15-13 850 Webster St. #700, Palo Alto
Signature Date Residential Address
Board of Trustees Member, Channing House Senior Residence Ray Bacchetti
Type Title to Appear on Argument Type Name as Signed (Male)/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ✓ Reg. Voter in Dist.

3.
Signature Date Residential Address
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

4.
Signature Date Residential Address
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

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Signature Date Residential Address
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

Contact Person	Telephone #	Fax #
Sean Welch	415.369.6800	415.388.6874

cgonzalez@paloaltohousingcorp.org

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Type Title to Appear on Argument Type Name as Signed Male/Female

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2. _____ _____
Signature Date Residential Address

_____ _____
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

3. Lynnie Melena 8/15/13 3846 Magnolia Dr, Palo Alto
Signature Date Residential Address

Past President, Barron Park Neighborhood Association Lynnie Melena
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ✓ Reg. Voter in Dist.

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Contact Person	**Telephone #**	**Fax #**
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Type Title to Appear on Argument ____ Type Name as Signed ____ Male/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

2. Signature ____ Date ____ Residential Address ____
Type Title to Appear on Argument ____ Type Name as Signed ____ Male/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

3. Signature ____ Date ____ Residential Address ____
Type Title to Appear on Argument ____ Type Name as Signed ____ Male/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

4. Signature: Robert Neff Date: 8/14/2013 Residential Address: 3150 Emerson St. Palo Alto
Type Title to Appear on Argument: Chair, Palo Alto Bicycle Advisory Committee (PABAC) Type Name as Signed: Robert Neff (Male)/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ✓ Reg. Voter in Dist.

5. Signature ____ Date ____ Residential Address ____
Type Title to Appear on Argument ____ Type Name as Signed ____ Male/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

Contact Person	Telephone #	Fax #
Sean Welch	415.389.6600	415.388.6874

cgonzalez@paloaltohousingcorp.org

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Signature Date Residential Address
_____ _____
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

5. Liz Kniss 8-15-13 1985 Cowper St
Signature Date Residential Address
Member, Palo Alto City Council Liz Kniss
Type Title to Appear on Argument Type Name as Signed Male/Female

Author meets criteria of: ✓ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

Contact Person	**Telephone #**	**Fax #**
Sean Welch	415.389.6800	415.388.6874

cgonzalez@paloaltohousingcorp.org

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Argument AGAINST the Measure D Ordinance

Vote AGAINST the Measure D Ordinance:

Vote AGAINST high density development in a residential neighborhood in the congested Arastradero/Maybell corridor.

City Council has approved development after development with inadequate regard for the impact on existing infrastructure and residents - even after hearing residents concerns.

Send City Council a message – Palo Altans want the City to stop approving high density developments throughout Palo Alto that irreversibly change our quality of life.

WE SUPPORT BUILDING AFFORDABLE SENIOR HOUSING ON THE MAYBELL PARCEL WITHIN CURRENT ZONING.

WE OPPOSE Planned Community zoning that removes site regulations protecting residential neighborhoods -- resulting in projects with inadequate parking, reduced safety, excessive height, loss of setbacks, and increased traffic congestion throughout town.

See what is happening to Palo Alto: Miki's on Alma, the Gateway building at Lytton/Alma, Arbor Real on the former Rickey's Hyatt site, and the current construction on the former Palo Alto Bowl site. It's unending, as more high density PC development applications are undergoing City review.

The Measure D Ordinance is about much more than senior housing. More than half of the parcel will be sold to a for-profit developer to build 12 market-rate single-family homes. Five will be 3-story, completely out of scale with nearby residences. Less than 1.1 acres (out of 2.4 acres) will remain for 60 units of senior housing, creating the densest housing development in a residential neighborhood in decades.

The City's traffic study failed to adequately address pedestrian/cyclist traffic on Maybell. This project increases congestion on the Maybell "Safe Route to Schools" intended to protect many, many hundreds of children who attend FOUR neighborhood schools. The City should give highest priority to child safety all over Palo Alto!

Vote AGAINST the Measure D ORDINANCE! Tell City Council to protect residential neighborhoods with existing zoning.

For Information: www.paloaltoville.com

CITY OF PALO ALTO, CA
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13 AUG 16 PM 4: 18

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(his / her / their)

1. Emily M. Renzel 8/15/13 — 1056 Forest Avenue
Signature Date — Residential Address
Councilmember 1979-1991 — EMILY M. RENZEL F
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. X Reg. Voter in Dist.

2. _____ _____
Signature Date — Residential Address
_____ _____
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

3. _____ _____
Signature Date — Residential Address
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Contact Person **Telephone #** **Fax #**

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(his / her / their)

2

1. Tim Gray 8/15/2013 4173 Park Blvd. 94306
Signature Date Residential Address
Palo Alto Resident Tim Gray
Type Title to Appear on Argument Type Name as Signed Male/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. X Reg. Voter in Dist.

of Palo Altans to Preserve Neighborhood Zoning

2. _____ _____
Signature Date Residential Address
_____ _____
Type Title to Appear on Argument Type Name as Signed Male/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

3. _____ _____
Signature Date Residential Address
_____ _____
Type Title to Appear on Argument Type Name as Signed Male/Female
Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

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_____ _____
Type Title to Appear on Argument Type Name as Signed Male/Female
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5. _____ _____
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Contact Person **Telephone #** **Fax #**

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(his / her / their)

3

1. Signature: [signature] Date: Aug 15, 2013 Residential Address: 4050 Manzana Lane
Type Title to Appear on Argument: Physical Therapist Type Name as Signed: CHERYL LILIENSTEIN Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ✓ Reg. Voter in Dist.

2. Signature _____ Date _____ Residential Address _____
Type Title to Appear on Argument _____ Type Name as Signed _____ Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

3. Signature _____ Date _____ Residential Address _____
Type Title to Appear on Argument _____ Type Name as Signed _____ Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

4. Signature _____ Date _____ Residential Address _____
Type Title to Appear on Argument _____ Type Name as Signed _____ Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

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Type Title to Appear on Argument _____ Type Name as Signed _____ Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

Contact Person **Telephone #** **Fax #**

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4

1. C Neilson S Buchanan 8/15/13 — Signature, Date
155 Bryant St — Residential Address
Downtown North Neighborhood Activist — Type Title to Appear on Argument
C Neilson S Buchanan — Type Name as Signed
Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ✓ Reg. Voter in Dist.

2. Signature, Date — Residential Address
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

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Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

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Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

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Contact Person **Telephone #** **Fax #**

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(his / her / their)

5.

1. Joseph I. Hirsch 8/15/13 — 4149 Georgia Avenue, Palo Alto
Signature Date — Residential Address
Palo Alto Planning Commissioner 1983-1991 — Joseph I. Hirsch — Male
Type Title to Appear on Argument — Type Name as Signed — Male/Female

Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. X Reg. Voter in Dist.

2. _____ _____
Signature Date — Residential Address
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Author meets criteria of: ____ Gov. Bd. Member ____ Principal Officer of Bona Fide Assoc. ____ Reg. Voter in Dist.

Contact Person Joseph Hirsch — **Telephone #** 493-4169 — **Fax #** 493-0337