

**CITY OF MOUNTAIN VIEW  
MEASURE G**

Shall the measure to provide additional funding for services that protect local property values, including 911 emergency medical/disaster response; street, sidewalk and pothole repairs, affordable housing support, and other general government services, by raising the City of Mountain View's existing voter-approved property transfer tax, imposed on residential/commercial property sales above \$6,000,000 only, up to \$15.00 per \$1,000, generating about \$9,500,000 in locally controlled funding annually until ended by voters, with independent audits, be adopted?

**Yes**  
**No**

**CITY ATTORNEY'S IMPARTIAL ANALYSIS OF  
MEASURE G**

Currently, Article V of Chapter 29 of the Mountain View City Code imposes a tax on the transfer of real property located in the City of Mountain View at a rate of \$1.65 for each \$500, or fractional part of \$500, of the total value of the consideration when the total value of the consideration exceeds \$100.

"Value of the consideration" is defined as the total consideration, in United States dollars, paid or delivered in return for the transfer of real property, and includes the amount of any secured indebtedness and any special assessments levied or imposed by a public body, district or agency upon the property that the purchaser or transferee has agreed to pay or takes the property subject to the lien of such special assessment. If the value of the consideration cannot be definitely determined, "value of the consideration" means the fair market value of the property at the time of transfer after deducting the amount of any lien or encumbrance that would be excluded under Section 29.63 of the Mountain View City Code.

This measure will amend Article V of Chapter 29 of the Mountain View City Code to increase the tax rate for the transfer of real property located in the City of Mountain View to \$15 for each \$1000, or fractional part of \$1000, of the total value of the consideration when the total value of the consideration exceeds \$6,000,000.

This measure will not change the tax rate for the transfer of real property when the total value of the consideration exceeds \$100 but is less than or equal to \$6,000,000. The existing rate of \$1.65 for each \$500 or fractional part of \$500 will continue to apply when the total value of the consideration exceeds \$100 but is less than or equal to \$6,000,000.

This measure will also amend Article V of Chapter 29 of the Mountain View City Code to add a section authorizing the City Council to make future amendments to Article V of Chapter 29 of the Mountain View City Code in any manner that does not increase the tax rates. Council amendments could include amendments that repeal or suspend the tax, reduce the tax rate, clarify implementation or enforcement of the tax, or create exemptions from the tax.

All revenue generated by this tax would go into the City's general fund and could be used for any general governmental purpose.

This measure was placed on the ballot by the Mountain View City Council. Passage of this measure requires an affirmative vote of a majority of Mountain View voters. A "yes" vote will approve the measure; a "no" vote will reject the measure.

**CITY ATTORNEY'S IMPARTIAL ANALYSIS OF  
MEASURE G-Continued**

The above statement is an impartial analysis of Measure G. If you desire a copy of the ordinance or measure, please call the City Clerk's office at (650) 903-6304 and a copy will be mailed at no cost to you.

## ARGUMENT IN FAVOR OF MEASURE G

A "YES" vote on Measure G increases the property transfer tax from \$3.30 to \$15.00 per \$1,000 of the sales price only for properties sold for \$6 million or more, leaving the transfer tax on properties sold for less than \$6 million unchanged.

The revenue generated from this measure will primarily be used to replace, maintain, and expand the city's infrastructure and services. The city must replace the seismically unsound Public Safety building, repair deteriorating and unsafe roads, and mitigate the impacts of climate change. Importantly, as the city grows and changes, there is a need to expand infrastructure and services including the number of parks, bike lanes and trails, local business support, and affordable housing that transitions homeless people out of streets, creeks and parks, to name a few.

The City of Mountain View needs additional revenue for a few reasons. Some revenue sources for the city including the business license tax, gasoline sales tax, and sales tax have declined or stayed flat, while many costs continue to significantly increase.

Measure G was developed with significant community input in terms of the source of the additional revenue as well as the priorities for spending the additional revenue. As a general tax with revenue going into the city's general fund, the city and the community will be able to adjust the spending priorities over time in response to changing circumstances and priorities. Independent audits will be performed on a regular basis to ensure transparency.

This measure is supported by a diverse group of residents and community leaders. Vote Yes on Measure G to support the Mountain View of tomorrow.

Zeyad Abouata  
President, Mountain View Professional Firefighters Union—Local 1965

Lucas Ramirez  
Councilmember, City of Mountain View

Fiona Walter  
Former Mountain View Los Altos High School District Trustee

Jason Reynolds  
Local Business Owner

Merry Yen  
Cuesta Park Neighborhood Resident

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE G

The City's plans for its transfer tax revenue remain frustratingly unclear, beyond a \$230 million public safety building.

While our police force certainly deserves a safe, modern workplace, this goal cannot be our sole priority.

Mountain View faces numerous pressing issues that demand immediate attention.

Many neighborhoods still lack dedicated park space, our affordable housing plan is underfunded by \$50 million, downtown is in decline, sustainability challenges are mounting, homelessness is widespread, and critical infrastructure needs are left unfunded.

Despite this, the City's focus remains narrowly fixed on a new police station.

The City's assurances that these funds will be broadly allocated are misleading.

For instance, the measure's language explicitly excludes funding for new park space. Instead, the City's strategy involves using these tax revenues as collateral for a bond dedicated to the police station, committing us and future generations to decades of bond interest payments.

The impact on homeowners and renters could be severe.

With home prices in Mountain View nearly doubling in six of the last seven decades, those staying in their homes for 20 more years could face substantial tax bills upon sale. Additionally, landlords are likely to pass these costs onto tenants.

Residents deserve a transparent, comprehensive plan for how the City will address our community's essential needs.

We urge you to vote NO on Measure G.

NO BLANK CHECKS!!!

Jim Zaorski

Joan MacDonald  
Former Board Member CHAC, MVWSD, MVLA

Robin Lin  
President, Friends of Mountain View Parks

Judy Levy  
Business Owner

### ARGUMENT AGAINST MEASURE G

- Vote NO! While the Measure promises to enhance public safety and repair infrastructure, the reality is that a significant portion of the funds will be allocated to a new \$230+ million police building.
- This not only raises taxes but also fails to directly contribute to our safety, representing a substantial, unnecessary financial and environmental burden. Why not consider more sensible alternatives, especially given the over 25% commercial vacancy rate in Downtown Mountain View?
- The measure overlooks essential improvements to parks, trails, and green spaces—key qualities that make Mountain View such an enjoyable and livable place.
- Furthermore, the measure which has no expiration date, will lead to higher rental costs as landlords pass on these expenses, and increased prices from businesses adjusting to these new financial strains.
- This measure is shortsighted and unnecessary. Our tax dollars can be better spent.

Jim Zaorski

Jill Rakestraw

Vivek Chopra

Judy Levy  
Business Owner

### REBUTTAL TO ARGUMENT AGAINST MEASURE G

The city of Mountain View plans on using revenue from this measure to fund many projects, not just one, two or even three. In some cases, revenue from this measure will be paired with funds from other sources such as lease revenue from city-owned property, grants, or state and federal funds. About half of the public safety building can likely be funded with existing lease revenue from a city-owned parcel.

A public safety building must be seismically sound since it is the center of operations for fire and police in emergencies. It is not possible to retrofit the existing building.

The city is prioritizing parks, trails and green spaces and has numerous projects in process in these areas in order to enhance the quality of life for residents. Property has recently been purchased in a couple of neighborhoods for parks, and the city is actively pursuing more in several neighborhoods. Plans are in process to return some land to a more natural state and increase tree canopy coverage throughout the city. An upcoming active transportation plan includes greening of bike and pedestrian routes. Homelessness prevention, subsidized housing, climate change mitigation, and local business support remain key priorities for investment.

A property transfer tax occurs once at the time of a transaction, is not recurring, and is typically split evenly between the buyer and seller.

Without this revenue the city may potentially need to cut back on existing services and delay or forgo investments in new areas.

Lisa Matichak  
Vice Mayor, City of Mountain View

Max Bosel  
Retired Police Chief, City of Mountain View

Mike Kasperzak  
Former Mayor City of Mountain View

Julia "Judy" Plaska  
Monta Loma Neighborhood Resident

Shari Emling  
Mountain View Resident