

City of San José

Rebuttal To Argument In Favor Of Measure V

MEASURE V

Affordable Housing Bond - A ballot measure proposal calling for the issuance of General Obligation Bonds for the acquisition, construction and completion of affordable housing in the City of San José.

Signature Order, Names, and Titles as to appear on the CVIG:

1. Mark W.A. Hinkle, President, Silicon Valley Taxpayers Association
- ~~2. Michele Dowling Daugherty, President/CEO, Associated Builders and Contractors Northern California Chapter~~
3. Jennifer Imhoff, Chair, Libertarian Party of Santa Clara County

FILED

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REGISTRAR OF VOTERS
COUNTY OF SANTA CLARA

By RM Deputy

Rebuttal to the Argument in Favor of San Jose \$450M Bond: Measure

V

The Santa Clara County just raised our taxes by \$950,000,000 for low income housing in 2016.

Where is that housing? Answer: so far there has been no low income housing project solely funded by the tax increase.

Taxpayers should wait to see how the first \$950,000,000 will be spent before again taxing ourselves for another \$450,000,000, plus principle and interest payments for 25-30 years?

The County could utilize the Fairgrounds property to house the homeless inexpensively.

Furthermore, these capital projects will have union agreements that are unwarranted cost to the voters.

A significant reason why we don't have affordable housing is San Jose City policies that restrict new construction of affordable housing.

According to the National Association of Home Builders 24.3% of the cost of new housing is government red tape and associated fees and permit costs. Not to mention the additional costs of hiring licensed professionals to get building plans through the slow and bureaucratic city building and planning departments.

Here's the source for the above information:

<https://www.constructiondive.com/news/nahb-regulatory-costs-account-for-243-of-new-home-price/418745/>

The cost of housing is high because we have too much government!!!

The solution to affordable housing is clear; we need less government, not more. And certainly **not \$450,000,000 in more debt!**

Don't let big government special interest proponents fool you, vote NO on Measure V.

If this measure passes, your housing expenses will increase whether you rent or own!

Please vote NO on Measure V.

For more information: www.SVTaxpayers.org/2018-measure-v