



Voter Guide

VOTE YES

Proposition 5

Background: This proposition will allow homebuyers who are age 55 or older, disabled, or veterans to transfer their existing tax assessments, with a possible adjustment, from their prior home to their new home to any county in the state.

Reasons for Position:

- Seniors often live in homes that no longer meet their needs because their homes may be too big or too far from family. If these homeowners want to downsize or move closer to their children, they would most likely face a drastic increase in property taxes, or a “moving penalty.”
- Proposition 5 would provide options to seniors (many on fixed incomes), the disabled and disaster victims by allowing them the flexibility to move to a more suitable home.
- This will help boost the housing inventory in existing neighborhoods as older homeowners move from their single-family homes, freeing up housing for the next generation.

VOTE NO

Proposition 10

Background: Repeal of the Costa Hawkins Rental Housing Act, that currently prevents cities from imposing rent control on any single-family homes, condos for sale, duplexes, ADUs, and all other new construction after 1995.

Reasons for Position:

- Proposition 10 will reduce availability of affordable and middle-class housing. Academic experts from USC, U.C. Berkeley and Stanford, as well as the state’s non-partisan Legislative Analyst, agree that it would drive up rents, while discouraging new construction and reduce the availability of affordable and middle-class housing.
- Proposition 10 repeals protections homeowners have enjoyed for over 20 years, and lets the government dictate pricing for privately owned single-family homes.
- Proposition 10 will increase the cost of existing housing by causing homeowners to sell or convert rental properties into other more profitable uses.
- Proposition 10 will cost taxpayers hundreds of millions of dollars per year, reducing revenues available for education and public safety.



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VOTE YES

Measure V (San Jose)

Background: This \$450 million bond will assist the city in reaching its goal of adding 10,000 affordable homes over the next five years, with a set-aside of up to \$100 million towards missing-middle housing. If passed by a two-thirds majority of voters on November 6th, this will be the largest single allocation to assist middle-income families in the last three decades in San Jose.

Reasons for Position:

- SCCAOR recognizes that the answer to the housing affordability crisis in California is two-fold: supply and policy streamlining. Measure V is an opportunity to move the needle on the supply portion of the solution.
- Measure V addresses a broader cross-section of affordable supply than Measure A did for Santa Clara County by including a substantial allocation for middle-income resources.
- At a cost per homeowner of \$0.08/\$1,000 of assessed value, the cost is low compared to the cost of increasing the homeless population due to lack of affordability to taxpayers.

Voter Guide

Susan Ellenberg County Board of Supervisors District 4



Susan Ellenberg is a highly competent and qualified former real estate attorney who truly seeks to understand the issues before taking a position. Susan came to our association seeking information and to understand our position on housing and private property issues. We believe she will fairly represent District 4 on the Board of Supervisors and welcome all stakeholders to the table.

Bob Nunez Mayor of City of Milpitas



A true collaborator, Bob Nunez, candidate for Mayor in the City of Milpitas, is a rare unifier in a very divided political climate. Bob will be a strong and thoughtful leader if elected.

Pam Foley San Jose City Council District 9



Pam Foley is a former President of the Santa Clara County Association of REALTORS® and would be a strong supporter of increased housing and economic development in the City of San Jose. She currently serves on the San Jose Unified School Board.

Paul Resnikoff Campbell City Council



Paul Resnikoff has championed housing and economic development in the City of Campbell since he was first elected in 2014. He has proven to be a strong ally to REALTORS® and the REALTOR® Party issues in the city of Campbell.

Voter Guide

Peter Leroe Munoz Gilroy City Council



Knowledgeable and articulate in his vision and goals for the City of Gilroy, incumbent candidate Peter Leroe Munoz will continue to serve Gilroy well if re-elected. Peter is an outstanding advocate for public safety and improved infrastructure. He also believes in the protection of private property rights.

Marie Blankley Gilroy City Council



Incumbent council candidate Marie Blankley has the enthusiasm and vision to continue offering great contributions on the Gilroy City Council. Marie Blankley is a strong proponent of private property rights.

Marsha Grilli Milpitas City Council



Experienced and thoughtful, incumbent candidate for Milpitas City Council, Marsha Grilli, will continue to be a sound voice on the side of REALTORS® if re-elected.

James Dill Morgan Hill School Board



James Dill is a current member of SCCAOR and a passionate candidate for the school board. With a focus on school security and bullying he looks to better the education system in Morgan Hill.

Kelly Yip-Chuan Milpitas School Board



A REALTOR®, mother of 3 children in Milpitas schools, and a former PTA President, Kelly Yip-Chuan is a qualified candidate.