

South Bay AFL-CIO Labor Council
Committee On Political Education (COPE)

CANDIDATE QUESTIONNAIRE

Background

Full Name Lucas Ramirez

For what district are you a candidate? Mountain View City Council

Home Address [REDACTED] Mountain View, CA 94040

Cell Phone [REDACTED] Home/Alternate Phone _____ n/a _____

Exact Campaign Committee Name Ramirez for Council 2016

Fair Political Practices Committee I.D. Number 1384620

Personal Email Address lucas.a.ramirez@gmail.com

Website https://www.ramirezforcouncil.com/

What is your registered Party Preference as indicated on your voter registration? Democrat

Campaign Treasurer Emily Ramos

Committee Address P.O. Box 390211, Mountain View, CA 94039

Campaign Email Lucas@RamirezforCouncil.com

Campaign Website https://www.ramirezforcouncil.com

Campaign Manager Name Emily Ramos

Campaign Manager Email Emily00@gmail.com

Campaign Manager Phone (510) 396-6043

Campaign Consultant Name N/A

Campaign Consultant Email N/A

Campaign Consultant Phone N/A

Pollster N/A

Please return your resume with the completed questionnaire.

LEADERSHIP

Why are you running for this position?

I am running to address the major challenges facing Mountain View. My top priority is the crisis in housing affordability, which threatens to displace many working families and prevents many more from calling Mountain View “home.” Severe traffic congestion negatively impacts the quality of life for residents and commuters alike. I also want to work to increase the confidence and trust of the public in government by ensuring that residents have access to timely information and ample opportunity to provide input on crucial issues.

What distinguishes you from the other candidates?

I have the most comprehensive position on housing. I believe that I am the only candidate who supports short-term solutions to address the housing crisis and displacement, including rent relief and tenant protections. When the council discussed possible protections in March 2016, I supported the binding arbitration provision that the council ultimately rejected. I will be voting “yes” on the ballot initiative backed by the Mountain View Tenants Coalition.

I also strongly support building more housing in Mountain View, both market rate and especially below market rate housing for working families. I support inclusionary zoning and other policies that will increase affordable housing stock, and I support measures that will make it easier to build housing generally.

If elected to office what will be among your top legislative priorities? Specify goals.

1. Housing affordability and displacement prevention - implement solutions that address the problems comprehensively:
 - a. The root of the problem is the regional jobs/housing imbalance. The long-term solution is to address this problem through land use planning that prioritizes housing over office development. Job growth increases the demand for housing, and when supply is limited, housing costs skyrocket.
 - b. In the medium-term, promote policies that increase affordable (below market rate) housing. I support inclusionary zoning (including rental housing if and when Palmer is fixed) and impact fees on new development, especially office space, to increase funding for affordable housing.
 - c. Support short-term anti-displacement policies and tenant protections that help working families stay in their homes. I support relocation assistance for displaced tenants and rapid rehousing policies to prevent homelessness.
2. Traffic congestion and safety:
 - a. Implement and enforce strong transportation demand management policies with aggressive “mode shift” goals (reducing the number of people who drive alone and increasing use of alternative modes of transportation).
 - b. Invest in bicycle/pedestrian infrastructure, especially routes to schools and trails used by commuters.

- c. Support impact fees on new development to fund improvements to transportation infrastructure.
- 3. Expand opportunities for civic engagement and resident participation in critical decision-making:
 - a. Release council agendas earlier and encourage publication of agendas in the local newspaper (the Mountain View Voice).
 - b. Enhance noticing requirements to ensure that residents know about critical issues that will directly affect them.
 - c. Create an Open Data policy and portal, and make publicly available in machine-readable formats government data that would be valuable to the community.

ENDORSEMENTS

What groups/organizations, including business groups or PACs, have or will endorse you?

I will be seeking the endorsement of many organizations, including the Mountain View Voice, the Santa Clara County League of Conservation Voters, the Santa Clara County Democratic Party, and the Mountain View Chamber of Commerce. I am cautiously optimistic that I will receive the endorsements of each of these organizations.

What groups/organizations have or may oppose you?

Historically, organizations and groups have not engaged in negative campaigning in Mountain View. Although there are many organizations that may decide not to endorse me, I do not anticipate active opposition from any of them.

What prominent individuals will support you (elected officials, financial supporters, community leaders, etc.)?

Jerry Hill, California State Senator
 Jim Beall, California State Senator
 Bob Wieckowski, California State Senator
 Joe Simitian (Financial Supporter)
 Paul Fong, California State Assembly (Ret.)
 Mike Kasperzak, Mountain View City Councilmember
 Gary Kremen, Santa Clara Valley Water District Board of Directors
 Julia E. Miller, El Camino Healthcare District Board of Directors

Additional Endorsements on the website:
<https://www.ramirezforcouncil.com/endorsements>

What prominent individuals will oppose you?

I do not anticipate active opposition from prominent individuals given the generally cordial nature of elections in Mountain View.

MONEY

How much money did the winning and losing candidate in the last election for the office for which you are a candidate spend?

Pat Showalter - 6,945 votes (raised: \$19,577 / spent: \$16,227.63) WON

Ken Rosenberg - 6,181 votes (raised: \$22,042 / spent: \$22,232) WON

Lenny Siegel - 5,673 votes (raised: \$12,294.00 / spent: \$12,337.11) WON

Lisa Matichak - 4,777 votes (raised: \$22,430 / spent: \$20,939.50)

Greg Unangst - 4,273 votes (raised: \$21,000 / spent: \$19,098)

Ellen Kamei - 4,265 votes (raised: \$26,047.77 / spent: \$21,872.16)

Mercedes Salem - 2,842 votes (raised: \$33,829.00 / spent: \$20,263.62)

Jim Neal - 2,453 votes (raised: \$929.93 / spent: \$939.11)

What is the most money you have raised for yourself in a past election?

This is my first election.

How much money do you project you will raise to win this election?

In recent history, all candidates have adhered to Mountain View's voluntary expenditure limit. The current expenditure limit is \$24,073. This does not include filing fees, which total \$550. I will adhere to the expenditure limit. As of August 7, 2016, I have raised \$24,552.53.

How much of your personal money are you planning to contribute to your campaign?

Approximately \$500.

VOTERS

How many votes will it take to win this election?

My estimated win number is 11,161 votes. It is calculated by the average of the 4th place finish of the last 3 presidential elections.

How will you communicate with all of these voters?

I will communicate primarily through canvassing and phonebanking.. As of August 7, 2016, my campaign has reached more than 1,000 households through our field campaign. I will also send targeted mailers and participate in candidate forums.

What is the most votes you have ever received?

I have never run for public office before.

Who do you consider your constituent voters?

Housing advocates, renters, low income working families, and young professionals.

Have you failed to vote in any elections in the past five years? If so, why?

No.

Please attach two letters of endorsement from community members.

Sent to David Urhausen.

LEGISLATIVE AND ELECTORAL CAMPAIGNS

1. Will you support the Opportunity to Work initiative in San Jose sponsored by labor, faith, and community groups? The measure will be on the

ballot in November and aims to reduce involuntary part-time work by requiring businesses to offer hours as they become available to current employees before hiring new staff. (See email attachment – OpportunityToWork)

Yes__x__ No_____ Why? OTW is a reasonable and flexible law that allows workers to have an opportunity to get full-time work while maintaining the employer's ability to determine the nature of the work, the qualifications necessary, and the shifts. It is an important and progressive first-of-its-kind initiative that will help thousands of working families in San Jose, and, if it is successful, similar workers' rights may be adopted in other municipalities.

May we list your name publically as a supporter?

Yes__x__ No_____ Why? I helped gather signatures for the Opportunity to Work initiative and am proud to support it publicly.

2. Would you support a Living Wage policy for the City, like the living wage policy at Santa Clara County that would require the City and its contractors to pay wages that are sufficient to cover necessities and to provide essential benefits? (See email attachment – Living Wage)

Yes__x__ No_____ Why? The cost of living in Santa Clara County, and especially in Mountain View, is extremely high. Without reasonable wages, working families will either need to make difficult choices like paying rent or putting food on the table, or they will need to endure unreasonable commutes.

3. Do you support efforts to promote local hiring through a requirement that developers use state certified apprentices on large construction projects? (see email attachment – Apprenticeships)

Yes __x__ No_____ Why? I support policies that create apprenticeship opportunities and good entry-level jobs for our most underserved community members---homeless, veterans, women, at-risk youth, people of color, and formerly incarcerated individuals. Apprenticeships provide actual pathways into middle-class careers.

STANDARD OF LIVING FOR WORKING FAMILIES

4. (a) Do you support the contracting out of public services?

Yes _____ No__x__ Why? Contracting out of public services is most likely a cost-cutting measure at the expense of the workers. If there are circumstances under which contracting out is appropriate, then measures must be taken to ensure that workers are compensated fairly and provided decent benefits.

If yes, under what circumstances is contracting out appropriate?

(b) In the event any work was to be contracted out by a public agency to a private firm, would you support the requirement that contractors bid for the contract based on the prevailing wage and benefit rate?

Yes __x__ No_____ Why? I think it is reasonable to require that prevailing wage and benefit rate be among the criteria used in evaluating bids. Contractors who provide prevailing wages are likely also to be generally reputable and responsible.

(c) What strategies will you advocate to in-source work, i.e., to return previously outsourced work to the city government? The best opportunity would be to advocate for in-sourcing during the development of the fiscal budget. If outsourcing was in fact done as a cost-cutting measure, or if the nature of the work is temporary, then in-sourcing could be achieved through the creation of limited-period positions instead of contracting. Jobs performed long-term should be transitioned to permanent positions.

5. (a) Do you support prevailing wage?

Yes ☒ No ☐ Why? Prevailing wage ensures that contractors don't underbid at the expense of laborers. This not only ensures that workers are fairly compensated, but also prevents cost overruns and fosters safer work conditions.

(b) Would you support the implementation of a Labor Compliance Program (LCP) to enforce the payment of prevailing wages in your county?

Yes ☒ No ☐ Why? If yes, would you lead this action? This is a reasonable preventive measure to combat wage theft. Prevailing wage requirements are worthless if there does not exist a mechanism to ensure that contractors are providing the mandated compensation to workers. I would be willing to lead this action.

6. Do you support requiring tax audits for employers who violate labor laws such as workers' compensation, unemployment insurance and the minimum wage?

Yes ☒ No ☐ Why? Like the aforementioned LCP, this is an important measure that ensures fair wage protections for workers, and employer transparency and accountability.

7. Do you support a \$15/hour minimum wage for all workers with indexing by 2019?

Yes ☒ No ☐ Why? This ensures that wages more closely align with the cost of living and keep up with inflation. Mountain View has already adopted a schedule to a \$15/hr minimum wage by 2018.

8. Do you support prohibiting employers from making workers sign away basic rights with mandatory arbitration agreements?

Yes ☒ No ☐ Why? I think regulations that protect workers' rights and prevent exploitive practices are reasonable.

9. Do you support requiring employers to provide predictable work schedules and give employees adequate notice of schedule changes?

Yes ☒ No ☐ Why? These are reasonable requirements provided that employers retain the flexibility to negotiate appropriate agreements with workers that allow for some degree of unpredictability when absolutely necessary in exchange for fair compensation for work performed under such circumstances.

10. Do you support protections for workers in the "on demand" economy, including ensuring that they are properly classified as employees?

Yes ☒ No ☐ Why? Workers in the “on demand” economy deserve the same fair and reasonable protections that workers in the traditional economy enjoy.

WORKERS’ RIGHTS

11. Do you support the use of card check agreements as a way for workers to decide on choosing a union? Will you publicly support calling for card-check in National Legislation, i.e. The Employee Free Choice Act?

Yes ☒ No ☐ Why? I support the right to organize. Card check agreements ensure that there is no interference from entities hostile to organization in the form of captive audience meetings, intimidation, or harassment. I would support national legislation.

12. What is your understanding of the content and purpose of a card check/neutrality agreement? Do you support the use of such agreements as a way for workers to organize into a union with less delays and conflict?

The hotel operator (or other employer) guarantees employees the opportunity to organize without interference. In exchange, the workers agree not to strike, picket, boycott, or conduct a corporate campaign against the employer. Yes, I support such agreements.

13. When public funds become involved in a project (i.e. a hotel), do you support the use of neutrality agreements?

Yes ☒ No ☐ Why and how? Neutrality agreements help prevent labor disputes. My preference would be to adopt a policy requiring neutrality agreements as part of the RFP process and not negotiate project by project.

14. When a city has a financial investment in a development project (e.g. a hotel), do you support a requirement the project developer to sign a labor peace agreement that covers future operations to protect the city’s financial interest?

Yes ☒ No ☐ Explain your answer briefly. A key objective in making such an investment is ensuring an appropriate return, and eliminating the possibility of labor disputes helps ensure that return. However, the right to organize also helps working families receive quality work and fair compensation.

15. Do you support a worker retention policy for the City – a policy that will provide basic job protections to ensure service workers (such as cafeteria workers and security guards) on office campuses do not lose their jobs when the service contractor changes or when contracted services are brought in-house?

Yes ☒ No ☐ Explain your answer briefly. I think it is reasonable to provide basic protections to workers who might otherwise be at risk of losing their job when the service contractor changes or when services are brought in-house.

16. (a) Do you support final and binding arbitration in collective bargaining and negotiations for public safety employees who do not have the right to strike?

Yes _____ No x Why? While I understand that binding arbitration is intended to bring a neutral third party to facilitate a fair process and a best faith effort to reach an agreement, Mountain View has a long history and commitment to negotiating fair contracts at the bargaining table. I want to continue the tradition of negotiating in good faith and ensuring fair and competitive compensation for public safety employees. I am currently uncomfortable introducing a third party into what has been a fair process with a good history. For the same reason, if there were a disagreement at the bargaining table, I would strongly oppose turning to the voters and imposing a contract by ballot initiative. This removes any incentive to negotiate in good faith.

(b) Do you believe that the City Charter provides for a binding arbitration process for public safety employees that is fair for all parties?
Yes _____ No x Why? The Mountain View City Charter appears to be silent on binding arbitration.

(c) Do you support final and binding arbitration for grievances for public employees?
Yes _____ No x Why? I would favor a fair and reasonable internal process for resolving disputes that is mutually agreed to in negotiations. Non-binding alternative dispute resolution processes may be appropriate for certain grievances, but any process should be mutually acceptable to employee and employer. Historically, Mountain View has been able to resolve grievances for public employees absent binding arbitration.

17. Do you support agency shop for public workers?
Yes x No _____ Why? Non-union employees who derive the benefit of negotiated contracts should pay a fee to help cover the cost of collective bargaining.

18. Do you support the requirement that all employers be bound to the terms and conditions of an AFL-CIO Building Trades Council Project Labor Agreement on construction projects where government funds are involved?
Yes x No _____ Why? PLAs are an appropriate way to ensure quality work and that contractors follow the rules. They are a preventive measure to combat wage theft and violations of workers' rights. Additionally, they eliminate labor disputes because of built-in enforcement mechanisms.

19. Do you support a pre-qualification policy for construction projects using public funds that limits bidders to firms that meet standards for quality of work and responsible business practices?
Yes X No _____ Why? It is appropriate for a city to refuse to do business with vendors with outstanding wage theft findings and a history of other violations of worker's rights.

20. What criteria would you use to define a "responsible bidder"?
A minimum requirement for a "responsible bidder" would be to have no history of major labor grievances and violations. This bidder should have a history of providing fair compensation and benefits and having completed projects on schedule and on budget. A "responsible bidder" would provide the city with

accurate cost projections and schedules. They should also respect their workers' right to organize.

21. Would you respect AFL-CIO sanctioned boycotts?

Yes ☒ No ☐ Why? I think it is appropriate to refuse to patronize organizations that violate workers' rights.

22. Would you oppose a Paycheck Protection act?

Yes ☒ No ☐ Why?

Like "Right to Work", Paycheck Protection is aimed at undermining working families.

23. Should California become a "right to work" state?

Yes ☐ No ☒ Why?

No. "Right to work" laws do not aim to guarantee people a right to employment. I do not think California should become a state with laws designed to restrict the ability for workers to act collectively or laws intended to reduce the power of working families. States with "right to work" laws have lower wages and incomes, and higher rates of poverty. We need to ensure fair treatment of workers and lift the floor up for everyone, and these laws directly conflict with that goal.

24. Should companies be liable or responsible for the treatment of the workers of the companies they contract with?

Yes ☒ No ☐ Why?

One cannot nor should not be able to outsource liability for fair labor practices and treatment of people providing services contracted or otherwise for the company. We have seen some progress in Silicon Valley in regards to tech companies taking further responsibility for the treatment of their contracted service workers. I was happy to see last year that Apple decided to hire the majority of its security staff as full-time employees with benefits, transitioning away from a part-time contractor model. As a matter of policy, companies should not be able to pass off responsibility for the treatment workers to whom they are compensating directly or indirectly.

25. Have you ever voted to impose a contract or supported imposing a contract?

Yes ☐ No ☐ n/a ☐ Why?

26. If elected, would you vote to impose a contract on government employees?

Yes ☐ No ☒ Why?

I believe that good faith negotiations between the parties involved where government employees have collective bargaining rights is the best process to ensure a fair contract accounting for the needs of all sides. I do not believe elected officials imposing a contract based on ideology is a fair or effective method to determining the terms of government employee contracts.

BUILDING MEANINGFUL RELATIONSHIPS

27. Given the hostile climate against workers who are engaged in Union activity,

would you take the following ACTIONS to support workers who are organizing for a collective bargaining agreement? Please list specific examples where you have already been active. *(Indicate a preference by placing an X on the appropriate line)*

- | YES: | NO: |
|--|--|
| a) <input checked="" type="checkbox"/> _X_ | <input type="checkbox"/> Walk picket lines |
| b) <input checked="" type="checkbox"/> _X_ | <input type="checkbox"/> Mediate with employers |
| c) <input checked="" type="checkbox"/> _X_ | <input type="checkbox"/> Write letters of support |
| d) <input checked="" type="checkbox"/> _X_ | <input type="checkbox"/> Fight for proper enforcement of current labor law |
| e) <input checked="" type="checkbox"/> _X_ | <input type="checkbox"/> Hold a press conference |
| f) <input checked="" type="checkbox"/> _X_ | <input type="checkbox"/> Speak at rallies |
| g) Other, please explain. | |

I spoke at the recent May Day Immigration Reform and Housing Justice rally in Mountain View. On Black Friday, I stood with workers in support of \$15/hour and full-time employment against the Wal-Mart Supercenter in San Jose, which was a labor organized event with Congressman Mike Honda.

28. Do you support the following legislation that guarantees workers' freedom to choose a union? *(Indicate your preference by marking an X on the appropriate line)*

- a) ☒_X_ Expedited elections to determine union representation
b) ☒_X_ Labor and Management equal on-site access to employees during organizing campaigns
c) ☒_X_ Prohibit the use of taxpayer funds to interfere with organizing, i.e. hiring anti-union lawyers and consultants
d) ☐ Other, please explain:

29. Do you support the following legislation to support workers' health and safety? *(Indicate your preference by marking an X on the appropriate line)*

- a) ☒_X_ Adequate funding for enforcement of regulations
b) ☒_X_ Increase penalties/fines for those who violate health and safety regulations
c) ☒_X_ Encourage the use of health and safety committees and training
d) ☐ Other, please explain:

30. If elected, will you honor (refuse to cross) a union picket line?

Yes ☒_X_ No ☐ Why? As with AFL-CIO sanctioned boycotts, I think it is appropriate to refuse to patronize organizations that violate workers' rights.

31. Have you ever crossed a union picket line?

Yes ☐ No ☒_X_ If yes, please elaborate.

City Employees

32. What would you do to improve employee morale at the city? I have heard from a number of city employees that Mountain View is a desirable city to work for. The work can be demanding, and the quality of work is expected to be very high. However, certain departments are understaffed, most notably the Planning Department in Mountain View, despite a very high volume of applications for development. I think implementing strategies to ensure

consistent and adequate staffing to achieve the goals of the city will help improve morale.

33. (a) Do you think that the City is having recruitment and retention issues with staff?

Yes ☒ No ☐ Why? Mountain View is a well-run city with informed and engaged residents, high-quality infrastructure and amenities, and first-rate staff. However, the high cost of living, particularly the housing affordability crisis, makes it difficult for the city to attract and retain talented staff.

(b) If so, how do you plan to address recruitment and retention issues to make

the City a place where qualified candidates choose to work?

Addressing the housing affordability crisis is urgent, and multiple solutions need to be explored and implemented to moderate housing costs and provide immediate relief to working families struggling to get by. City staff are also confronted with the housing crisis, and by addressing this crisis, we improve the city's ability to recruit and retain talented staff.

Consultation

34. Will you:

a) ☒ Consult with the labor council when considering endorsement of local

candidates and measures

b) ☒ Participate in COPE legislative action committee meetings when called upon

c) ☒ Call for and welcome input from COPE on relevant policy matters

d) ☒ Expand traditional relations through joint development of legislative proposals

e) ☒ Attend policy briefing sessions

f) ☒ Ensure opportunity for direct access independent of staff

g) ☒ Work to appoint qualified union members to boards & commissions

(h) ☒ Meet with City employees to discuss issues, including during negotiations

ECONOMIC DEVELOPMENT and PUBLIC POLICY

35. If elected to office, which of the following will you support?

(Indicate your preference by marking an X on the appropriate line)

a) ☒ Create a strategic plan with community, business, labor and academic input to help target investments to achieve high quality jobs, career mobility opportunities, and greater economic infrastructure in low-income areas.

b) ☒ Require companies to make commitments to provide good jobs, career mobility opportunities, outreach to low-income neighborhoods; to establish long-term presence, and to provide lengthy notice and subsidy rebate if they leave prematurely.

- c) ☒ State, county and city contracts or tax abatements should not go to businesses with records of environmental and/or labor law violations.
- d) ☒ Corporations with more than three unabated OSHA violations are excluded from bidding on or receiving public dollars.
- e) ☒ Require public reporting and hearing processes for community input on large tax incentive packages.
- f) ☒ Require that economic development plans be integrated with housing plans so that job growth and housing opportunities are considered at the same time.
- g) ☒ Prohibiting the development or expansion of "Supercenter" or "Big Box" stores.

Which would be your top three priorities:

1. F - Require that economic development plans be integrated with housing plans so that job growth and housing opportunities are considered at the same time.
 2. A - Create a strategic plan with community, business, labor and academic input to help target investments to achieve high quality jobs, career mobility opportunities, and greater economic infrastructure in low-income areas.
 3. E - Require public reporting and hearing processes for community input on large tax incentive packages.
-

Redevelopment Policy

36. If authority for RDAs is restored, would you require that RDA subsidies be targeted towards firms that provide significant numbers of high quality jobs, career mobility and training opportunities, and their jobs accessible to residents of low-income neighborhoods?

Yes ☒ No ☐ Why? I think this is an appropriate expenditure of RDA funds. However, providing funding for affordable housing would be my top priority.

Health Policy

37. Would you support the ongoing investment of city/county resources in a program to enroll and insure all children throughout Santa Clara County?

Yes ☒ No ☐ Why? I think this is an appropriate county expenditure. Providing health insurance to all children is the moral thing to do, but it also is fiscally prudent, since providing preventive care is far less expensive than providing emergency care.

38. Do you support replacing the current healthcare delivery system in California with a "single payer" system and will you publicly support legislation to that end?

Yes ☒ No ☐ Why? I have long been a supporter of a single payer system that will ensure universal health coverage and cut costs by allowing the state to negotiate collectively on behalf of everyone covered.

39. Do you support the right of health care workers to utilize collective bargaining, binding arbitration or other work actions to resolve disputes over patient safety and quality of care issues (i.e. staffing)?
Yes ☒ No ☐ Why? There is a history of labor disputes within a local healthcare provider, and I would support strategies and policies that allow for the quick resolution of such disputes and grievances without diminishing patient safety and quality of care.
40. Do you support access of women to comprehensive reproductive services, including the right to choose abortion services, in every health care delivery system?
Yes ☒ No ☐ Why?
I trust in women to make decisions about their own health.
41. Do you support reducing or diminishing in any way essential elements of the safety net, including Social Security, Medicare, and Medicaid?
Yes ☐ No ☒ Why? Each of these social safety net programs is vital for millions of people, many of whom absolutely depend on them and cannot absorb a reduction in benefits without substantially diminishing the quality of their life.
42. What are you doing in your city to provide safe access for medical cannabis patients? Currently, no action is being taken on this issue.
43. Do you support paid parental leave for workers?
Yes ☒ No ☐ Why? This is a fundamental human right. It is critically important for parents to be able to take time off to raise their children.
44. Would you support a citywide ordinance to provide paid sick days for workers?
Yes ☒ No ☐ Why? It is immoral and economically detrimental to have labor practices that incentivize workers to work when they are sick.

Affordable Housing

45. Do you support housing impact fees (a fee charged to market-rate housing development) to fund affordable housing?
Yes ☒ No ☐ Why?
Mountain View has impact fees on both new residential and commercial development. The city has identified a nexus between new development and the increase in demand for housing, which is increasing housing costs.
46. Will you support requiring a specific percentage of affordable housing in every major specific plan or area plan in the city with the exception of those covering exclusively non-residential land uses?
Yes ☒ No ☐ Why?
I strongly support inclusionary zoning. In 1999, the City Council adopted an ordinance requiring that 10% of the total number of units in eligible residential

developments be affordable. I will support reasonable and financially viable onsite affordable housing requirements on market rate development proposals.

47. Do you support the County’s efforts through a \$950 million housing bond to help assist those in immediate need of housing support?

Yes X No Why?

Adamantly yes! This is a game-changing investment in addressing homelessness and the affordability crisis for extremely-low and very-low income residents and workers, which are desperately needed throughout the region.

48. Would you support a strict rent control policy that would protect tenants from abuses by landlords? What would you set the rent limit at?

Yes X No Why?

The jobs/housing imbalance is the root cause of the housing affordability crisis. The long-term solution is to increase housing supply, both market rate and affordable housing, to meet demand. However, the affordability crisis is hurting and displacing residents right now. Policies that address short-term needs are appropriate and urgent. I will be voting “yes” on the ballot initiative sponsored by the Mountain View Tenants Coalition. In that initiative, the limit is based on CPI with a floor of 2% and a ceiling of 5%.

The Budget

49. If faced with budget shortfalls at the city, which of the following strategies would you use to address the problem. Please rank them in order of priority.

- (a) 1 Raise revenues
- (b) 2 Reduce staffing levels (attrition)
- (c) 5 Furlough workers
- (d) 3 Reduce wages and benefits of employees
- (e) 6 Lay off workers
- (f) 4 Institute rollbacks in benefits, like pensions or healthcare
- (g) Other:

50. (a) As the economy recovers from the Great Recession, what city services will you restore and in what order?

I intend to hire more planning staff to keep up with the development proposals filed to the city. This is the only way we will reasonably be able to catch up on our housing deficit.

(b) Are there any steps that you would take to ensure that there is sustainable funding for the city services you will prioritize? I would continue Mountain View’s historically prudent budgeting and fiscal practices.

51. What measures do you support to improve state and local government budgets? Please rank them in order of priority.

- (a) 6 Raise ‘sin’ taxes like tobacco or alcohol taxes
- (b) 1 Closure of tax loopholes such as the oil severance allowance
- (c) 5 Flex available federal funding for local projects

- (d) 4 Change Prop. 13 requirements for businesses
- (e) 2 Tax offshore profits for U.S. corporations where a significant portion of the business or services are located or sold in the U.S.
- (f) 8 Change the way gas tax is calculated to reflect changing fuel efficiency standards
- (g) 3 Reduce the threshold for parcel taxes and other revenue measures to 55% or a simple majority
- (h) 9 Expand the sales tax to apply to services
- (i) 7 Implement split roll for property taxes
- (j) Other:

Transportation

52. What can the city do to support public transit operations?

The most valuable thing Mountain View could do is implement land use policies that complement transit to help improve ridership and make transit more effective and efficient. Sprawl makes it challenging to develop a strong transit system and only encourages driving alone. I would also support a transportation impact fee on new development, especially commercial development, since there is a nexus between new development and increased demand for transportation infrastructure.

53. Will you support the transportation tax sponsored by the VTA that will be on the ballot in November? Which will fund BART, buses, and rail in addition to other services?

Yes - as with the Housing Bond, this is a much-needed investment in critical transportation operations and capital improvements.

54. Do you support the California High Speed Rail plan for the South Bay?
Yes X No Why?

I support the "blended system" concept - HSR sharing tracks with Caltrain, as opposed to the original four-track plan. HSR absolutely must benefit Caltrain and Mountain View as it develops. HSR already supports Caltrain by partially funding the Caltrain electrification project, but as the number and frequency of trains increase, the safety and traffic impacts to at-grade rail crossings will become severe. Therefore, it is appropriate for HSR also to help pay for grade separation. Ultimately, the blended system must enable Caltrain to have higher capacity and a reliable schedule.

55. Will you support a Living Wage Policy at VTA requiring that all contract services including paratransit services must pay a Living Wage and be governed by labor peace and retention policies?

Yes X No Why?

The cost of living in Santa Clara County, and especially in Mountain View, is extremely high. Without reasonable wages, working families will either need to make difficult choices like paying rent or putting food on the table, or they will need to endure unreasonable commutes.

Retirement

56. Would you support legislation or an initiative to replace defined benefit pensions with 401k's?

Yes_____ No___X___ Why?

Any such changes must be negotiated in good faith and NOT imposed legislatively or by initiative.

57. Do you support preserving, strengthening and protecting Social Security, lifting the cap on earned income that is taxed for Social Security, and maintaining at least the current retirement age and benefits?

Yes __X__ No_____ Why?

Social Security is an extremely important social safety net program, and it is essential that the program remain viable in perpetuity and available for future generations.

Public Safety and Immigration

58. Do you support comprehensive immigration reform based on human rights that includes: family unification, protections for workers through enhanced labor and immigration law protections, phasing out temporary worker (guest worker) programs, rapid legalization, a pathway to citizenship for undocumented immigrants, and ending trade and foreign policies that dislocate people and cause them to migrate?

Yes___X___ No_____ Why?

Comprehensive immigration reform resolves a great number of economic and social justice issues (described in question 58). The status quo exploits workers and creates an underground economy that harms both workers and contractors that seek to comply with the law.

59. The International Association of Chiefs of Police has stated that "local police agencies depend on the cooperation of immigrants, legal and illegal, in solving all sorts of crimes and in the maintenance of public order. Without assurances that they will not be subject to an immigration investigation and possible deportation, many immigrants with critical information would not come forward, even when heinous crimes are committed against them or their families."

Do you support focusing the police department's efforts on deterring crime in your community instead of targeting law-abiding immigrants through partnerships with ICE that make police/sheriffs de facto immigration agents?

Yes___X___ No_____ Why?

It should be the priority of public safety to focus on deterring and investigating crime, especially violent crime.

Land Use

60. Do you support smart growth strategies for your city?

Yes___X___ No_____ Why?

Yes - infill development, transit-oriented development, and mixed-use development in the long run all will help address the housing affordability and traffic congestion problems we currently face.

64. Do you support incorporating a health chapter into the General Plan (e.g. language that promotes access to healthcare services, access to healthy foods for all neighborhoods, and similar provisions)?

Yes__X__ No_____ Why?

I think this is a reasonable consideration in the development of a General Plan.

65. Will you support land-use decisions and economic development incentives to encourage retail outlets to provide healthy foods for all people, particularly in low income neighborhoods?

Yes__X__ No_____ Why?

Low-income neighborhoods especially need access to healthy foods, and incentivizing decent neighborhood-serving retail is appropriate.

66. Do you support facilitating the expansion of Charter schools on City land without assessing the impact on traffic and the existing public school system?

Yes_____ No__X__ Why?

It is critical that all potential impacts of development, including charter school expansions, be fully analyzed and mitigated.

CANDIDATE PRIORITIES FOR WORKING FAMILIES

67. If elected, what are your three top policy changes that you plan to achieve during your term in office that will benefit working families? Please explain how they will benefit working families.

1. I will support policy changes that increase the amount of market-rate and affordable housing in the city and the speed at which housing is entitled and constructed. The crisis in housing affordability is the number one challenge afflicting working families, and it is imperative that we implement short- and long-term solutions to address the crisis.
2. I will support increased transit operations and capital improvements, especially in areas where working families and people are transit-dependent. No one should have to spend hours commuting, which severely negatively impacts quality of life.
3. I will support PLAs and Community Workforce Agreements to combat wage theft and support the creation of good entry-level jobs that will allow working families an opportunity to enjoy a middle-class life.

The undersigned stipulates that the information provided above is their own true and accurate statement and represents the position of their candidacy.

____Lucas Ramirez_____
SIGNATURE

____8/7/2016_____
DATE

____Emily Ann Ramos_____
WITNESSED BY

____8/7/2016_____
DATE

I agree to use union services as defined under the Labor Council's Union Services Policy during my election campaign and for all personal political activities during my term of office. I further understand I may call upon the Labor Council for information and assistance on this subject during my term of office.

Lucas Ramirez_____
SIGNATURE

____8/7/2016_____
DATE

Emily Ann Ramos_____
WITNESSED BY

____8/7/2016_____
DATE

POLICY FOR USE OF VENDORS

1. Union Venders: All affiliated AFL-CIO unions, friends of labor, and endorsed candidates/office holders will be expected to use union vendors when any services are paid and not donated, when union vendors are available as determined by the Central Labor Council.
2. Boycotted Vendors: No AFL-CIO union, friend of labor, or C.O.P.E. endorsed candidates/office holders will be given authorization to use a vendor which appears on any authorized AFL-CIO "Do Not Patronize" list. Said boycott listing is to be considered as a perpetual picket of a vendor.
3. Donated Union Vendor Services: If union vendors donate any services, the South Bay Labor Council should be informed of such, prior to any utilization of such services.
4. Donated Non-Union Vendor Services: All AFL-CIO affiliates, friends of labor, or C.O.P.E. endorsed candidates/office holders are expected to contact the South Bay Labor Council to request permission to use "Labor Donated" non-union vendors. In most instances, requests for exemption must be made no less than thirty (30) days prior to the use of said services. If exemption is warranted, permission may be given only by the Business Manager/ designee of the South Bay Labor Council. Permission will only be given if evidence can be furnished to prove that the labor was in fact donated to the affected party. This provision is not to be interpreted as a requirement to give exemption in all cases nor that any exemption is automatic.
5. No Mandate To Require Services Not Planned: Nothing contained in this policy shall be construed as authorizing any union to require the use of a type of vendor service which was otherwise not contemplated by a party.

6. Penalty Imposed: Any AFL-CIO union, friend of labor, or C.O.P.E. endorsed candidate/office holder who does not follow the above policies may be subject to action by the Council including but not limited to censure and/or removal of any endorsement.

iam#1101afl-cio/pb