

Jane Turnbull, Vice-President of the League of Women Voters of Los Altos/Mountain View, presented a statement at the El Camino Hospital Board of Directors meeting on September 7th, 2005.

September 7, 2005

Members of the El Camino Hospital Board of Directors, Mr. Domanico and other staff and colleagues:

I am Jane Turnbull, Vice-president of the League of Women Voters of the Los Altos Mountain View Area and a resident of Los Altos, and I am here tonight on behalf of our President, Ginny Lear, who is on travel.

On behalf of the League, I wish to thank each of you for your attention to the points raised by the League, and in particular to thank Mr. Alles, for meeting with a committee of League members to go over the small print of our concerns. It appears that we are moving toward greatly improved communication between the hospital administration and the League + and more important between the hospital and the communities that it serves.

We are pleased that there no longer is an issue regarding the filing of Form 990 with the IRS + both by the hospital and by the hospital foundation. We look forward to receiving both documents in November.

We recognize that many hospital committees perform important advisory functions having to do with medical operations and competency, and we certainly support the existence and the work of those committees. We do, however, continue to have questions about special board committees that are comprised of just two board members and Mr. Domanico, that are asked to provide recommendations on budget and strategic planning concerns. We would suggest that such committees either be disbanded or that their meetings be conducted in accordance with the Brown Act.

We are pleased that you intend to post Hospital and District Board agendas and minutes on your web page. If this is already being done,

I suggest that you indicate where they may be found, as I was not able to locate either yesterday. It is clear that the public, as well as the League, would appreciate the posting of other relevant materials prior to meetings when it is reasonable to do so. We also believe that it would be desirable to maintain a link from the web site to the by-laws of both boards and to the District and Hospital Conflict of Interest Policies, when the latter are revised.

We are pleased that you intend to expand the existing citizen's committee to include an advisory subcommittee with the express responsibility of interfacing with the general contractor and hospital staff charged with rebuilding the hospital. We are pleased tonight to be able to submit the names of three highly qualified local residents who have offered to work with the staff and with the contractor in reviewing plans, budgets and contracts. The three who have offered are Ralph Adams, Bud Ratts and Milt Nicholas. As Mrs. Lear indicated previously, a similar committee served our communities very well recently when our local public schools were being renovated, We expect that this subcommittee will be equally effective.

The League continues to be concerned about the delays that have resulted from the Katz lawsuit. While I am not able to make a definite commitment at this time, we would like you to know that we are in touch with the state League of Women Voters office in Sacramento in an effort to determine if an existing League policy position would allow us to support the hospital in its legal stance. We will let you know as soon as we have an answer.

Meanwhile, we thank you for your commitment to our communities and to this hospital.

[A letter to Mountain View Mayor Matt Neely and the Mountain View City Council recommending that the Council authorize a study of its BMR ordinance. Ideally, a revised ordinance would result in affordable housing units dispersed throughout the community, as intended from the start.](#)

Mayor Matt Neely

Mountain View City Council

Tuesday, Aug. 22, 2005

Dear Mayor Neely and Members of the Council,

The Los Altos/Mountain View League of Women Voters has been studying the Below Market Rate programs of Los Altos, Mountain View, and other neighboring cities for the last six months. We have shared this comparative information with you and with staff. This letter summarizes our findings, which we hope will be helpful to you as you proceed with a review and revision of this program.

While the BMR program in Mountain View has generated an appreciable amount of money from in-lieu fees paid by housing developers, we believe that it could be improved so that its end goal of providing BMR housing for those who need it would be better met. Our main concerns are:

1. Very few BMR units have been purchased by first-time homeowners and so far none have been built as rentals. Relevant factors are:

- The resale restrictions are so stringent that the BMR owner might have to sell his home at a loss. This could simply not happen under the Sunnyvale, Los Altos, or Palo Alto BMR programs.
- The calculation of the BMR sale prices in Mountain View uses different assumptions than are made in neighboring cities, making the prices too high, or too close to the market price, for would-be purchasers to find them attractive. The "discount" off market price is not sufficient relative to the restrictions imposed on buyers.
- Mountain View has a complicated formula for targeting units, with units priced to sell to households having 80%, 85%, 90%, 95%, and 100% of area median income. Although the goal of this varied targeting is commendable, we would recommend simplifying it to one or two income ranges.

2. The program is very time-consuming for City staff to administer. Sunnyvale has sufficient staff for this. Several other cities have agreements with a nonprofit housing organization to handle most of the administration. Mountain View could consider

outsourcing the administration, especially with many units in the development pipeline.

3. The BMR in-lieu fees in Mountain View are too low, less than half of what neighboring cities require from developers. These fees, expected to be paid if the market-rate units are selling for over \$515,000 (today's number), are not sufficient to allow an affordable housing unit to be built elsewhere in the City. We believe the fees should be raised and that the criterion of \$515,000 should be raised significantly. An additional alternative to consider is that developers should build units unless the Council waives this obligation. This alternative would allow the Council to be responsive to changes in the economy.

4. Flexibility for providing units should also be built into the ordinance, since some projects may not be appropriate for including BMR units.

- Dedication of part of the site to the City, which would then do a "Request for Proposals" to nonprofit developers to build whatever type of affordable rental housing the City thinks is most needed, could be another allowed option.
- In some instances, a developer might be allowed to build the affordable units offsite.

5. The percentage of BMR units required is low, relative to that in neighboring communities. This has not been an impediment to developers wanting to build in these cities.

For all of the above reasons, we recommend that the Council authorize a study of its BMR ordinance. We think it is important to do this as soon as possible, because so many housing units are in the pipeline, including those at the Mayfield site. Ideally, a revised ordinance would result in affordable housing units dispersed throughout the community, as intended from the start. We would also like to see provisions for the ordinance to be administered cost-effectively, preferably by an organization with expertise in this area.

Sincerely,
Susan Russell, Chair Housing Committee

A letter to Mountain View Mayor Matt Neely and the Mountain View City Council recommending that a City-owned lot at Franklin and Evelyn Avenues be a prioritized site for affordable housing.

Mayor Matt Neely
Mountain View City Council
Tuesday, Aug. 22, 2005

Dear Mayor Neely and Members of the Council,

As you consider selling or leasing the three remaining large City-owned lots in the downtown area, the League of Women Voters of Los Altos/Mountain View would like to encourage you to prioritize the Evelyn Avenue site for affordable housing. This site is ideal for affordable housing in Mountain View because of its downtown location, the present zoning, and close proximity to the Transit Center.

There is a great need for truly affordable housing downtown for the many people who work there and cannot afford to live in Mountain View. We support the Smart Growth principle of having jobs and housing near each other, if possible, or at least having housing near where there is reliable public transportation to employment sites.

The League also supports building affordable housing to meet the needs of all segments of our society. The Housing Strategy focus groups have agreed that the greatest need for affordable housing in the City right now is for very low income families. This site is ideal for that purpose. Most of the recently-built housing in the downtown has been for-sale units. The rental situation is exemplified by Park Place, a very large rental complex, which has one-bedroom units renting for \$1,600 per month. Clearly they are targeting the high end of the market. Downtown should provide housing that is affordable to very low income families, as well.

Finding a suitable site for affordable housing is typically the most difficult part of building it. The City now has a unique opportunity to help meet the need of affordable housing for very low income families

by simply setting aside the Evelyn Avenue lot for this purpose: Non-profit housing developers have indicated that they would pay fair market value to buy or lease this parcel.

Sincerely,

Susan Russell, Chair Housing Committee

LWVLAMV, LWVSV and other community members have written a letter to the board of the El Camino Hospital asking that it conduct its business more openly with the community.

El Camino Hospital District Board of Directors May 23, 2005 2500
Grant Road Mountain View, California 94040

Dear Members of the Board:

We, the undersigned community members and organizations, urge the District Board to conduct the business of El Camino Hospital more openly and to share with the public the detailed information about El Camino Hospital's operations and finances required to maintain the community's confidence and trust. As possible patients, families of patients, taxpayers, service employees, registered nurses, doctors, ECH Foundation supporters, and citizens who are proud of our community hospital, we all have a deep vested interest in the well being of El Camino Hospital. We are proud of the community asset we have all helped to create, grateful for the services it has provided, and enthusiastic about the new hospital campus as El Camino looks to the future. With the recent passage of the \$148 million bond measure, the Hospital received a strong vote of confidence from the community to embark on an ambitious rebuilding of the hospital campus. To ensure reasonable public oversight of El Camino Hospital, especially at this critical juncture, we call on the Board to take immediate action to ensure that the Hospital conducts business more openly. As initial steps, we ask that the Board take as soon as possible the following specific actions:

- Require through public and official action of the District Board that the business of the El Camino Hospital District and El Camino

Hospital, and their respective governing boards, be conducted with at least the degree of openness and public access to information required of a "local agency" within the meaning of the Brown Act, Cal. Gov. Code §§ 54950-54962, and the California Public Records Act, Cal. Gov. Code §§ 6250-6276.48.

- Reaffirm through public and official action of the District Board the reported decision of the District Board to instruct the Hospital to prepare and file each year a non-profit corporate tax return (IRS Form 990), notwithstanding any previously-obtained exemption. We also ask that comparable information be made readily available to the public for all previous years in which a Form 990 was not filed.
- Instruct the Hospital administration to designate appropriate senior managers to meet within thirty days with representatives of the undersigned community members and organizations, in good faith and a spirit of cooperation and openness, to study and discuss the manner, form, and content of the financial and operating information disclosed to the public by the Hospital and to identify any further or different information that should be disclosed to ensure maximum transparency and to facilitate oversight. Steps in addition to the above may be required to ensure continued public confidence. We respectfully request that a discussion of this letter be put on the agenda for the public meeting scheduled for June 1, 2005. The undersigned recognize and appreciate how well El Camino Hospital has served our community over the years. Our goal in calling for greater transparency is to ensure that the Hospital will continue to enjoy the community's trust and support in the years to come.

Sincerely,

Jane Turnbull President, League of Women Voters of Los Altos-Mountain View Area

Roberta Hollimon President, League of Women Voters of Cupertino-Sunnyvale

Robert Burnett, M.D. Past President of the Santa Clara County

Medical Association and of the California Medical Association
Susan R. Hansen, M.D. Past Chief of Staff, El Camino Hospital
John Longwell, M.D. Past President of the Santa Clara County
Medical Association
Jerry Manoukian, M.D. Chief, Department of Medicine, El Camino
Hospital
Robert Mitchell, M.D. Past Chief of Staff, El Camino Hospital
Robert Naylor, M.D. Past Chief of Staff, El Camino Hospital
Peter M. Pollock Former Member, El Camino Hospital District Board
Professional Resource for Nurses Patricia A. Briggs, RN, MSN,
President
SEIU, Local 715 Tammy Buckles, CLS, El Camino Hospital Chief
Steward
Karl M. Sorensen, M.D. Past Chief of Staff, El Camino Hospital

[A letter to Governor Arnold Schwarzenegger concerning reform needed in the Redistricting Process for California](#)

Governor Arnold Schwarzenegger
April 25, 2005
State Capitol
Sacramento, CA 95814

Dear Governor Schwarzenegger:

The League of Women Voters of Los Altos-Mountain View Area agrees that the redistricting process in California needs reform. We urge that you work with the legislative leadership toward effective changes rather than seeking reform by means of a ballot initiative. There is no need to push for "mid-decade redistricting." Rather the process of moving toward change should be deliberative and should involve active public discussion over a considerable period of time. We feel that there should be noticed non-partisan public meetings in every county of the state at which local citizens, as well as public leaders, should address the problems with the current situation and process and consider the options.

In any case, a fair redistricting process would certainly involve an independent commission. Furthermore, the criteria for setting district

lines would also need to be fair and impartial. We definitely believe that thoughtful criteria setting cannot be addressed effectively by means of a ballot initiative.

Thus, we do not consider the initiative process an effective way to reach a viable and long-lasting solution to this very serious concern. We do believe that the legislature has a role in debating the options. But at the same time, it is critical that public input be considered. Hopefully, there will be a considered resolution to this problem over the next several years, and we ask that you support a thoughtful, deliberative approach that truly involves a broad mix of the voters of our state.

Sincerely yours,

Jane H. Turnbull, President