

the District 6 Council Candidates' Forum,
hosted by the District 6 Neighborhood Leaders Group (D6NLG)
Tuesday, January 23rd, 7PM, at the Westminster Presbyterian Church, 1100 Shasta at The Alameda.

The video recording of the forum is online at <http://calsj.org/D6/D6CandidateForum,Jan2024.mp4>
This transcript of the forum is by Zoom and DropBox, edited by Larry Ames, 1/25/24,
and translated into Spanish and Vietnamese using Google Translate.
Please contact us with any corrections.

Introduction

[Larry Ames]

Welcome!

I'm Larry Ames, Chair of the District 6 Neighborhood Leaders Group.

The D6NLG is an association of the various neighborhood associations, business associations, and other involved entities in Council District 6

Trying to remember, I think D6NLG dates back to when the City first started planning the Arena for the SJ Sharks, and the surrounding neighborhoods banded together to compare notes on how to work w/ the City on traffic mitigations.

We've worked on a wide range of local and regional issues over the years, such as Google and High Speed Rail at the Diridon Station, or the SJ airport – and the homeless living in the flight path. This week, the issue is the preservation of city park lands.

And we also host candidate forums, like this one.

We thank outgoing Councilmember Dev Davis for her 8 years of service to the community, but term limits means she must leave, and we thank these 4 candidates here who have stepped forward to fill the vacancy.

We are amazed by the interest in this race.

We asked the community to suggest some questions for us to ask of the candidates, and we got 150 suggestions!

I want to thank my colleagues on our Forum Subcommittee for helping to pare the 150 down to a more manageable number, which the candidates will see for the first time tonight.

We recognize and appreciate that San José is a diverse community.

We didn't have the resources to have real-time translations tonight.

As a 2nd-best alternative, we're going to use Zoom to generate a transcript of the event, and we will use Google to translate that into Spanish and Vietnamese, which we'll post to our webpage as soon as practical.

And thank you, Steve Kline of County Supervisor Susan Ellenberg's office, for tech support.

And now I'd like to introduce the Rev. Bryan Franzen, who most graciously is letting us use this remarkable venue for tonight's forum.

[Bryan Franzen]

So thank you very much. And thank you for working with us to move from the Chapel to this room. I think like I said, we'll be much more comfortable in here. Part of our deal in sponsoring the event was that I can give a little advertisement to say that the Chapel, as well as our other rooms, are available for rent.

And if you would be interested in throwing a party, now that you know that it's for a hundred people or less in that room, that the room is up for rent and that's one of the ways that we subsidize all of the work that we do in the community is through renting our facility out. So please, keep that in mind if you want to throw a party, to contact us.

I really think this is awesome. Like I said before, we were expecting 50 people and this is a few more. The building that you were in was the chapel, and the chapel, since I came here 13 years ago, when I first walked in that room, I thought of it as a space that was that it really could be a nice community room. And so, as part of our renovation to bring the Bill Wilson Center into the building next door, was renovating it to be our education building.

We took on renovating the chapel so it could be that community space.

When you were in there you would have seen 2 stained glass windows. A large portion of the money that went to renovate the education building as well as the Chapel came from first Presbyterian Church downtown across from city hall.

And they had to close a few years ago, and those windows were from that congregation. I'm glad you all got to see it and hopefully sometime you can come and see it again, when there are less people and you can enjoy the space. Anyhow, thank you all for coming.

It is great to have you here. I really look forward to meeting all of these candidates. We, as I've said to everybody, we're in a really special situation that we've got 4 candidates who I know will not take the campaign dirty at all.

And I hope that they don't because these are all good people and I'm sure and some of them are my friends, and some of them are my friends and we're really excited because they all have different perspectives on how to deal with the problems and we were really excited because they all have different perspectives on how to deal with the problems and I think keeping a good positive attitude is they all have different perspectives on how to deal with the problems. And I think keeping a good positive attitude is there. And I will pass it off to Pat Tietgens.

[Pat Tietgens]

Thanks, Bryan.

Thank you. And I see many friends in the audience and friends here on stage, so we are in a friendly forum for these things.

So we are in a friendly forum for our D6 Candidates for city council.

Again, my name is Pat Tietgens. I have the honor to be your moderator tonight.

This forum, as Larry said, is made up of many different volunteers.

It really was a lot of work. To whittle down 150 to just a handful of questions, and then they passed it off to me, and we were on the lookout for anything that could be unbalanced or somehow unfair to a candidate.

So that was our goal.

A little about me. I'm a small business owner. I was born and raised here in San José. I have my business right here on the Alameda.

I'm also involved in the Alameda Business Association.

I want to thank the ABA, and also all of the great folks who put this together.

I kind of see this as an opportunity to set the tone for the evening and just to start from a little bit personal about me.

Although I'm from San Jose, I actually lived abroad in another country that did not have a democratic system for close to 7 years. And I learned a lot in them. And coming back to the US, it was really upsetting how fragmented our politics had become, how people were treating each other.

And I have to say that we don't know how good we have it, and it really made me appreciate our system here.

And although it can be messy and although it can be complicated, it's something precious that we should all protect.

And so I would take a moment to thank all of you for showing up, for being here, for showing up for democracy. A round of applause!

We also want to acknowledge how hard it is to run out of office. Now I don't know that first-hand because I haven't.

People ask me if I want to and I'm like, I'm busy enough. But that's a great thing is that we all have our place to participate in this democracy of ours.

But running is not easy. And, whether or not you agree with these candidates, I just really want to acknowledge the big sacrifice that they make, the family members, partner spouse, friends, volunteer staff of all four candidates here.

And, you know, it take that to come out here and I hope that we can all give a huge round of applause for our four candidates here!

And that's the last clap before the end, okay?

So now we will go over the rules

You may already think you know you're going for, but I encourage you to just keep an open mind listen. And again, this is a community effort.

So now I'll go over the rules.

For the audience, and it's here on the slide:

Please hold applause till the end and we refrain from talking during the forum so everyone can hear.

Please silence your phone if you haven't already. It's okay to take photos (no flash), in the name of transparency. Feel free to stick around to talk with the candidates after the forum.

For the candidates: for the main question you'll have 90 seconds per question to answer.

We do have four lightning-round questions: 2 of them are kind of stuck in the middle, and at the end. For the lightning round question, you'll have 30 seconds.

And we also have a little fun thing here, where each candidates gets one "challenge" card. What that means is, if during the course of one of the candidates speaking, if another candidate holds up a challenge card, they will have 30 seconds to say whatever they want in response to that candidate. And then the person who has been challenged will have 15 seconds to just give a little quick reply.

Alright, shall we begin? Alright.

Opening Statements

Now we're on to the opening statements.

We have the table here in order: Alex, Olivia, Angelo, and Michael. And then for question 2, we'll start with Olivia.

Okay, for your opening statement:

Introduce yourself and share why you are best suited to serve district 6 as city council.

Alex, you're first.

[Alex Shoor]

Thank you all so much for being here. My name is Alex Shoor. And I'm running for city council because I want to solve the housing and homeless crisis in our valley.

I have the policy experience, the fresh ideas, and the history of getting things done on behalf of this community.

And I was raised right here in this valley. I got a master's in public administration and then went to work for your former council member and account supervisor Ken Yeager.

I move to here on the Alameda where I've been you for the last 10 years. And got involved in my community.

I joined my neighborhood association board and with it I led the effort to get a farmer's market at Lincoln High School with Rose Garden has been operating since 2018.

Meanwhile, the housing crises started to hit home. My rent was raised 39% in 2 and a half years.

So I joined the city housing commission to get more involved and learning, how to advise the council on housing issues. And I founded a non-profit Catalyze SV, that works to get the community more involved in the development process.

The theme of my campaign is “building community together”. I want to make sure this is a city where everyone feels welcome, everyone's safe. Our neighborhood is vibrant and our community thriving.

[Pat Tiegens]

Thank you so much. And now for Olivia.

[Olivia Navarro]

Thank you.

Buenas Noches; good evening everyone.

My name is Olivia Navarro.

My story began here, in District 6.

I was actually born in O'Connor hospital.

Native to San Jose, mother of three beautiful children that I'm privileged to raise in the very same neighborhood that I grew up in.

Over the years, I've seen many of my neighbors and relatives and friends leave the city, flee to the valley and move out-of-state.

I've been able to hold onto my home but it's sad to see them leave my dear San José.

I have the privilege to serve this district as you're elected Neighborhoods commissioner, since 2016, with Jim Carter.

I've been part of this community, serving on the budget committee for the city of San Jose for our transportation, public works and public safety and quality of life issues.

I know what this district does, I know many locations. So, if you allow it, I'd love to continue to serve you guys and live in the city that I live, as the best qualified candidate that knows the budget from the beginning to the end.

[Pat Tiegens]

Thank you, Olivia.

Angelo, please.

[Angelo Pasciuti]

Thank you, My name is Angelo Pasciuti, and I'm extremely excited to be here this evening.

On September 11, 2001, I was a senior in high school.

As the twin towers fell, I saw the American ideal of empathy, respect and decency were under attack.

3 weeks later, I joined the Marines. I spent 21 years in service to our nation. I fought; I was wounded; and I watched friends to give their lives in defense of those principals: empathy, respect, and decency.

The latter half of my career focused education, changing the trajectory of the next generation, from Capitol Hill to the Pentagon, and every layer of bureaucracy in between, I saw a fundamental problems inside of the federal government and the trajectory affected the lives of 212 thousand people.

And now I've come home, but unfortunately the city that I love is not the city that I returned home to. I see homelessness in the street of human suffering. I see a crime. I see blight. I see the lack of public safety. I understand that housing affordability affects us in this system.

And at the same token, I understand the idea that our environment is changing. I've come home to go to unite people under the banner of collective good because I truly believe that we can do better, that we can be better.

I'm not simply here tonight to ask for your vote; I'm asking for your trust, because I believe that trust, rooted in love, allows the opportunity for us to take on any challenge that we have.

I believe that we are on charge of our own city.
Thank you so much.

[Pat Tiegens]
Thank you. Michael

[Michael Mulcahy]
Good evening.

It's great to be here for very first time forum for the candidates. So Larry, great job, everybody, for putting this together.
Well, I'm running because I want a city that will work for everybody and every neighborhood.

Addressing the homeless crisis, bringing true safety in every neighborhood, building the housing we need, where it makes sense and driving job creation that will help our families thrive.

I was born and raised here.
I want to introduce my wife, Kimberly of 30 years and our youngest daughter, Camille. We've raised our 3 daughters here in district 6.

I've served San Jose and many capacities my entire life.

As the executive director of the Children's Municipal Theater in San Jose for eight years. That's an organization that is doing incredible work, lifting up young people and families.

It's one of the greatest jobs I ever had.
In the last 23 years, I've been really invested in San Jose. We've created new businesses ourselves and help other businesses get in the business.

I understand what it takes to help businesses thrive. And that is one of the things that's going to bring San Jose back to its promise. And I hope that you will consider me when you vote in March.

Thank you.

Question 1: top priorities

[Pat Tiegens]

Thank you, Michael.

And now, to the main question.

Kathy will place the question facing down in front of the candidate.

Actually, we're starting with Olivia now. Thank you.

And you can wait to flip it till I read the question out.

We are very serious here about not making sure everyone can even hear some questions and things.

Okay, here we go.

What would be your first three priorities if elected?

Please briefly explain why. 90 seconds.

[Olivia Navarro]

One is safety.

Two is homelessness and three is blight.

Safety first, for those of you guys that don't know, as a neighborhood commissioner,

I would drive most of the opportunities that I participated in were about safety. Also ran measure T, which is where repaving all our streets.

and brought us our fire station 37. So for me, it is incredibly important to make sure that we bring up our staffing. A lot of our fire stations that are "browned out", meaning that the fire station is there, but we don't have firemen actually attending to those fire stations.

And also making sure that we hire an additional dispatchers and other people across the board. So the techs and mental health professionals are taking on all of our health and critical. The health element is also important, making sure that we have people when we're developing health history, find that process and like to make sure that we're out there in the community and the street, the government did give us some money, to make sure that we utilize that making sure that clean up the streets and work with the community.

[Pat Tiegens]

Thank you. And Angelo

[Angelo Pasciuti]

Thank you so much for the question. So I have the privilege of knocking 8,000 doors personally up to this point.

I have talked with thousands of residents. And what I've found is through the process that what I thought would be an important issue, whatever you manage to have on the back of your campus, I found the quality of life issues take a lot of higher precedence.

So I'm talking, yes, we understand the big issues. We need to tackle homelessness and methodically remain. We need to increase public safety. But I talk a lot about stop signs. I talk a lot about parking. I talk a lot about speed limits.

And so I want to give you to associate towards those things and continue to not force.

One of the things that I find fascinating is we need business and economic development in our city: that is our life. So the second tier is being able to associate and support small business through the opportunity of streamlining their property process.

And it's so easy, staff, from my staff, specific to small business. And the last thing is continued community engagement. I want to uplift the community because I continue to talk about data.

What I have, what I want to do is to follow up. of walking Wednesdays. Everybody knows that Tuesdays are kind of a slug at City Hall.

So I want to get my staff out, if elected, to continue to knock doors, because you have to meet people where they are.

That's the point of representative democracy.

But now the next time I knock your door and give you a little ink note, it is my phone number, I can have my staff with me and we can address your direct concerns.

Thank you.

[Pat Tietgens]

And Michael.

[Michael Mulcahy]

Thank you.

We need to hire more police officers. Public safety is critical. The challenge in San Jose is recruitment.

We don't have a budget problem relative to hiring more officers. We have a recruitment problem.

There are not a lot of people standing in line to be police officers today. So we need to put San Jose in a position to recruit and retain the best.

We also need to give them the best support that they can. We need to change the way that they communicate internally and give them the best tools so that a small mightier officer unit can be as efficient and effective as possible.

We need to end the cycle of homelessness in San Jose. I believe that the Quick Build Housing Program with the Mayor is pushing is really important.

In order for us to serve our homeless community, we have to get them indoors. And so quick build housing gets them indoors so that we can get the county and get the state to provide the services that they can provide to those.

And then lastly, economic development. Critically important that we remove red tape at City Hall to make it easier to own the business. We lost a tenant today because it took them one year to get through the city process.

We need to hold our city accountable. If they give a timeline to attend and try to open a business, then if they don't meet that timeline, the fees should be waived.

We need to get back to basics and help our small business community thrive because that's where the jobs are, that's where the growth comes from. And that's where you will get tax.

[Pat Tietgens]

Thank you, Michael.

Next question goes to Alex:

What are your top priorities in life?

[Alex Shoor]

Six priorities on my website at alexshoor.com.

I encourage you to go look at all of them. I've got in -depth policy ideas on how to address them. Let me outline three right now.

Housing and homelessness,
safer neighborhoods,
and protected and preserving our environment.

And here's why. Housing and homelessness touches nearly every single issue and experience in our city. it's causing tremendous hardship,

it's causing loss of life to folks who are dying on our streets and for all of us as taxpayers, it is costing us a lot to provide services to try to address this issue. Meanwhile,

I have had dozens of my friends and loved ones leave this community because they couldn't afford to live here. That tears at the value of what it means to have a community.

Safer Streets has hit the home, hit home for me a lot lately. In the last few months, I've had my bike tire stolen in front of the Chamber of Commerce building downtown.

I've had my car window smashed overnight on San Carlos Street. I've been attacked by a dog, maybe from a homeless encampment going into Willow Glen.

So I feel this issue intrinsically and I know all of you do as well.

My third priority is a more sustainable environment, so that we'll have a place for the next generation to live that is beautiful and green and healthy.

Question 2: serving the whole community

[Pat Tietgens]

And now we come to question number 2.

Okay.

And this question will begin with Angelo. What will you do to ensure that the full range of constituents from different parts of D6 are heard and well served, so that no group is left out?

And I know you already started to speak to that, but please be specific.

[Angelo Pasciuti]

Thank you so much. Yes, that's a fantastic question. Part of the problem that we face when it comes to being able to associate neighborhood associations and business associations is oftentimes access. What we have is kind of, so a lot of neighborhood associations that I've talked with meet in the evenings, right? So if you have childcare or if you were working two jobs or you have your child at home, the opportunities for that engagement start to dissolve because other priorities take place: I completely understand. Same thing with business associations. One of the business members that I've been talking with says the same thing, if the business associations meet early in the morning or in the afternoon, you guys are trying to run a business, completely empathize with them. So the idea of a walking Wednesdays is to continue to lay down, now I can only do at a maximum of 52 a year, and I understand that, but the idea is to stay in communication.

There are 8,000 homes in this district that already have my personal cell phone number, and I already start to receive phone calls. Part of the representative's democracy, again, is meeting people where they're at. So with the idea of walking Wednesdays continuing to engage constituents, it's trying to show people that and businesses that I care more for them than I do myself. And part of that is getting out,

putting leather on the street and working for the businesses and constituents. Thank you.

[Pat Tietgens]

Thank you, and Michael.

[Michael Mulcahy]

Look, being out in the neighborhoods and talking to people is critically important and it's how you understand what's going on with people.

I've read countless stories of challenges with crosswalks, with safety on their neighborhood, with speed. I think in reality, is, is that even if you don't have the answer that they're looking for, the response and being available is critical.

I think that through email and phone calls, we have a lot of people in city staff who actually don't answer the phone. And I think you miss a tremendous amount of detail and intent when all you are doing is communicating with people via email. So it will make sure that I, my staff, has an understanding that if you can't answer it in an email, you better get on the phone and talk to somebody because then you're going to understand when people are looking for you. And I think responsiveness is critically important. Even if the answer is a no, I can't help you.

But I-- think our office needs to be sort of that, you know, getting the trains running on time so that people understand where within the city, the neighborhood association, a business association, or a neighbor where they can get answers and where they can get help.

[Pat Tiegens]

Thank you. Alex

[Alex Shoor]

Well, at Catalyze SV we work a lot on the community engagement process to make sure it's inclusive and collaborative and transparent.

The city has a community engagement policy 6 -30 that hasn't been updated in 20 years.

It doesn't even include social media. And so it is far and away, not the right vessel for including all voices. My philosophy when it comes to community engagement and reforming that policy is threefold.

We need to make sure everyone is invited to the table,

that once they're at the table, they are able to collaborate even in the form, even in the face of disagreement.

And number three, when they leave the table, they understand how their input was being used to inform the decisions in city hall.

The first thing we need to do to make sure every voice is heard in District 6 is reform policy 6 -30 with all due respect, City Auditor did a report on it in April of 2019 and the city still hasn't implemented those changes.

I've been pushing as a non -profit leader to try to implement them

I will push as the council member to try to get that done

And I tell you it will be a little easier if I'm sitting on the 10th floor of city hall Or the 18th floor.

I can't remember

It'll be a lot easier if I'm in that role to reform that policy and at Catalyze SV we worked really hard to make sure the voices of those who traditionally left out are part of the process.

Like an event we did last year about designing for women, how do you build spaces that prioritize women and children in our community?

[Pat Tiegens]

Thank you, Olivia.

[Olivia Navarro]

Thank you.

Well, I have a term of experience, organizing since I was 14, and I'm proud to say that I am following in my dad's footsteps.

But, as your current stable information, or even if it's current, I'm dedicated, I'm dedicated, I promise my district's leadership... Why, just went on to...

...that is the one thing that I am committed to making sure that stays alive. I believe in the Neighborhoods Commission. I believe that it works. I believe in that model and that is one of the things that is bottom up, meaning that our commissioners actually bring in information from each and every neighborhood association that is active, and brings it to the council.

We have dedicated neighborhood commissioners from across the city of San Jose, not just our district. And I have to say our district, D6, has a lot of neighborhood associations, but they could have more. And active and engagement is always did deter some of the neighborhood associations from meeting, but now they're actually meeting a little bit more, and some of them are actually meeting on Zoom. So I would participate in making sure that if I'm not presently there, I will take it and stop there. to also be there in presence, taking notes, and participating. But I've always been the person to actually go, and it's not me making sure I have a strong relationship with all the commissioners, not just the neighborhood association and not just the neighborhood commission.

Thank you. -

Question 3: helping small businesses

[Pat Tietgens]

Thank you, Olivia.

Next question, beginning with Michael.

How will you support existing small businesses and attract new?

As a city council member, what can you do to help to accelerate and streamline permitting?

[Michael Mulcahy]

I think I've sat on 25 probably commissions and agencies over the years trying to figure this one out.

And I think that the city needs to be accountable for the challenges that we put our small businesses through.

We need to cut red tape where we're possible, and we need to take the city fees, and if we don't meet those schedules that we set out for a small business, that the city would waive those fees.

The reality is it feels like, it's a law, that our planners are paid more for what is on their desk as opposed to what is off of their desk. And I think that there needs to be this real understanding that for every day that that business doesn't open, those are jobs that don't come to people in San Jose. Those are sales tax revenues that don't come to the city. So there's nothing more important than a fine win for us to be more customer service oriented so that we're treating these people as investors in the city.

Because those who like bringing in jobs, bringing the vitality, bringing those staff members who like to bring the sales tax, that is the lifeblood of the city.

You need a council member who understands what it takes to help a small business open. I've done a dozen and dozens of times for myself as well as for the business that we we've helped support.

[Pat Tiegens]

Thank you. Alex.

[Alex Shoor]

Well, I've got an opportunity to work with some amazing small businesses at the Rose Garden Farmers Market, including Hetsay, which in Vietnamese means "awesome", and they have recently got a new location on the Alameda, and I matched them with the Alameda Business Association to get space in our community.

That's part of the job of a councilman. You're not a business person, you are a matchmaker between the community and the council and other businesses in the neighborhood.

Bring them together to find space for them and place. I will appoint a small business specialist on my staff who will be able to build these relationships and help you.

small businesses navigate this overly perilous sometimes system in our city.

That is my commitment.

I am also proposing a small business retention ordinance to make sure that small businesses that are in danger of being displaced from our community will be able to stay in our community by encouraging developers to come into the neighborhood.

I am also proposing and I hope get more chance to talk about it tonight, an empty building's fee so that if a property owner is leaving a business empty for years and years, then there's a fee for that because it has a penalty for our community when we don't have spaces filled with small businesses. A small business fee can help drive change that we need to make sure our needs are vibrant and full of small businesses.

[Pat Tiegens]

Thank you, Olivia.

Oh, pardon me. We have our first challenge. So let's set the timer for 30 seconds for Michael and Alex after if I could finish this in 15 seconds.

Go ahead.

[Michael Mulcahy]

Alex is certainly not a gotcha, but this idea of a tax on vacancy. I mean, I think you understand that people that own the properties do not intentionally keep vacancies.

People think, you know, that it is loss of revenue for them after that. So maybe describe a little bit more of who you're really talking about because that is a real penalty because in a retail market that we have today, when there's not a lot of people standing in line to rent retail space, it's really difficult to rent space.

So then throwing a tax on company there is a real penalty to someone already heard of it. one.

[Pat Tiegens]

Thank you. And Alex, you have 15 seconds.

[Alex Shoor]

Well, part of the reason I'm supporting an empty building speed is because of all of you. You told me on your doors when I talked to you that you do not want to see empty space in your communities.

That it brings down property values that encourages break-ins that can lead to fires. It brings down the quality of life in our neighborhoods.

[Pat Tiegens]

Thank you, Alex. And moving on to the next person to ask this question, how do you support existing small businesses and attract new ones? And as the city council member, what can you do to help streamline and accelerate permitting?

[Olivia Navarro]

Thank you. Well, as a small business supporter and as a businesswoman myself, that has worked in the private sector for over 20 years. And for those of you guys that don't know, I've also been a, I work in the tech sector as a P and C insurance agent. So I've actually supported many and insured many small business owners across the city of San José.

So I actually know exactly what you're talking about, Michael. A lot of them have felt the pinch. A lot of the brick-and-mortar stores are actually closing down because they can't afford the rent.

And a lot of them, unfortunately, are going online. And I'm a small business supporter. I shop local. That's the first thing that I would do that to write is making sure that the city has a program in place to incentivize our constituents to make sure that they come out and they shop local.

And that we also focus on making sure that we incentivize people to open up small businesses here.

Women, kind of marginalized communities. to see how we can work with them, to give them the opportunity to open up their stores. A lot of them don't know how to do it and we have programs through the city and then we also let them know the small business owners that there are grants in the city and how we can open them up to apply for these grants and the money that is there. Sometimes, unfortunately, the grants are there but they're not open to people that have businesses in strip malls. So, maybe opening it up for people that actually have this system in strip malls would actually incentivize so that we don't have this system be closing down like that.

[Pat Tietgens]

Thank you, Olivia. And on to Angelo.

[Angelo Pasciuti]

My mother, who's in this room right now, my stepfather, who's in this room right now, both small business owners. Picture frame studio and the property business.

I understand the problems the small business owners face.

My mom encouraged me to go to school to ensure that I could learn the background, learn the schematics, learn the details behind it.

So I went and spent two hours a night for last 12 years and eventually earned my MBA at the University of Southern Carolina to do just that. Then I opened my own small business. In town, in San José. What I can promise you is right now we focus very heavily on large corporations.

We try to incentivize them to come in and we have cycled our own understanding of small business and nurturing of small businesses. Right now in our permitting process, don't have technological advantage.

We live in the heart of Silicon Valley and from any of our permitting processes and any of the applications, we don't have opportunities for simultaneous structures to move through at the same time because we haven't digitized everything.

I understand that's a bit of a complicated process, but again, what I want to do is establish a business liaison directly in the office, continue to go and meet people where they're at. The model next thing exists itself. We have to be able to have people to chase grants, to chase funding, who can meet the resident experts within our office.

The truest form of leadership is understanding where you can identify people to offer them. How we meet this in the model with businesses is becoming where they're at instead to establish an advocacy program for them and we help bring them to their own success. Thank you.

Question 4: vibrant business districts

[Pat Tiegens]

Thank you. Next question will begin with Alex.

How will you support the walkability and vibrancy of our business districts and what should be done to improve code enforcement and keep our business districts attractive?

So the last question is a little bit more about permitting small businesses. Unfortunately, we kind of have a debate going here about a code enforcement. And I'd love to hear your thoughts about how you deal with sort of the clash of different opinions when it comes to this issue as a city council mover.

[Alex Shoor]

Absolutely. The organization I run and the work I do in the community advocates for creating more walkable neighborhoods. That means supporting public transit.

That means bringing businesses closer to the homes where we live. And I live right off The Alameda so I know what it feels like to be amidst a business district. I am frequently advocating well and we'll do so as your council member for mixed use development: that's a ground floor that has a community room or child care center or a coffee shop.

That's what we need to build walkability. We need to take our major streets in San Jose, like Bascom, Meridian, West San Carlos, and we need to build more housing. And on the ground floor of those housing, we need to build the shops and amenities that you all can enjoy, whether you live in a single family neighborhood or whether you live in that building itself. You have a right to walk to your services without having to get into a car.

We need a council member who understands that. I have lived in cities across this country and I've seen how they have done that. I've seen how we've gradually moved in that direction. In San Jose, on the Alameda, West San Carlos, Lincoln Avenue, we need to do that here and that's how you create vibrancy.

The other thing I do to promote vibrancy is talking about how to create more culture in San Jose.

And I hope you'll go to my website and learn more about my proposal for a sports entertainment district built around the San Jose Sharks in District 6.

[Pat Tietgens]

Thank you, Alex.

Olivia.

[Olivia Navarro]

Thank you. So one of the things that I would do and one of the things that I help in doing is supporting, making sure that our streets are walkable in general, making sure that people can actually have access to and from to get into these places to shop.

And unfortunately, a lot of the small businesses, like I said, shutting down because they were having to get into these businesses. There's no parking. There is no way to get around.

So making sure that there's ability for them to get there.

Even though there's transportation, unfortunately, a lot of people have mobility issues and still have to utilize their vehicle for sometimes people don't have the ability to transport because they have a family of three or four or two and then they still have to carry their groceries, right?

So we have to be logistically smart when we're traveling to our neighborhood stores, but we can encourage it by making it a little bit more feasible, making it more attractive for people to come down the street and how many more shops available for them.

One of the things that we can do is incentivize even more people to open up such.

What can be done with Code Enforcement? I believe that we've already done some stuff by streamlining the process. I think currently Mayor Mahan has streamlined the process, making it a little bit more electronic in January. We hope that's working for us.

[Pat Tlegens]
Angelo?

[Angelo Pasciuti]

Thank you. I believe in the idea of evolution and not revolution.

So what I see is an evolving model of what cities in the United States, and specifically in the state of California, are going to look like.

I've traveled extensively, whether for work or for pleasure, and so I understand the idea of mixed-use zoning, and downtown districts that allow opportunities for multi-use.

Inside of that, that creates a fabric, that creates an idea for people wants to go.

What I think right now, and we're sitting on it right now, here on the Alameda itself, the Alameda Business Association,

Shasta Hanchett, everyone that I see in this area, it seems like the district that is ready to crouch, they're crouching down ready to jump. All we have to do is the city is provide the powder keg and light that, what we can do is plant the flag and say this is the district that we care about.

How we help with this? We remove the blight, we clean the streets, we allow this place to start to regrow.

Any single business district is just like a neighborhood: it's associated as an ecosystem and if we don't allow our ecosystem to thrive then what we do is we continue to allow this thing to spiral backwards.

Code enforcement cannot be subjective. I spoke with the business owner three days ago who explained that they were going through a code enforcement process, the code enforcement officer changed, and then the new code came out for an idea.

So the understanding is objective measures of code enforcement.

And last but not least, again, is ensuring that inside of our staff, having a business liaison to specifically answer questions when you ask them to make a call.

Thank you.

[Michael Mulcahy]

The code enforcement staff needs to be increased. That's all I'm going to say about that at the moment. We need more people in code enforcement.

I'm the former president of the Willow Glen Business Association. The reality is helping the neighborhood business district thrive is a team sport.

It takes the property owners, it takes the residents, it takes the business owners, and it takes the other constituencies that benefit from that district.

We changed the way we used to raise money for the neighborhood business in Willow Glen and will elect for the business improvement district to receive it for a CBID,

More details about that if you want to talk about it now. But essentially, it's a self-assigned by property owners that essentially creates a pool of funds that that is managed by the association.

I am so excited to be able to bring that type of experience as a council member to places like the Alameda because I've spent a lot of time here recently.

There are so many great ideas, so many motivated people to make this place work.

And I know people can do it. They need to have resources for a different business that can go through a process to do this, it costs about \$75,000 in fees to the city. We need to waive the fee because it's just drops in a barrel.

It's nothing to the city when you are then taking over the responsibilities of many of the things the city is not doing anyway. So, waiving fees to become a neighborhood business district CBID.

Question 5: favorite hangout

[Pat Tiegens]

Thank you Michael and now we have our super quick rapid -fire question beginning with Olivia.

Olivia, what is your favorite place to hang out in D6 and briefly tell us why we should check it out.

[Olivia Navarro]

All right,

so my favorite place to hang out, I have several, um, on my date night, uh, hello, it's Sunday mornings for my head for like,

to go and, uh, lunch there. Thank you guys, um, we should go to St. Leo's on the weekend as well, so we're usually going to talk to the Alameda somewhere and having lunch,

so we're foodies, so we'll be talking to some of the Alameda or other areas of the town.

[Pat Tiegens]

Thank you. - Thank you. Angelo. -

[Angelo Pasciuti]

Cafe Rosalina, right? My opportunity to go there spans a great chance,

but I'm knocking doors and I want to be able to finally put some food in my belly so that Sarah's not yelling at me, right? His understanding of cafe Rosalina and those burritos. Then I can buy one of those in the morning and I can munch on them for the remainder of the day.

Right about the field that I need sometimes just let me down a little bit, so sorry. (laughing) And that lunch is hot fire. I love that stuff. So thank you so much. I'm a big fan of cameras, I think, 'cause it's a super well -owned environment as well.

[Michael Mulcahy]

Palermo! I just happened to give a shout out to Diane and when I took this email home. So it's a great story.

They started in downtown San Jose and they had a basic shoe box, right? And they were there for years and they blew up and then there's this. you know, festival kind of atmosphere and restaurant and then they closed and they moved to Morgan Hill.

But they're back and they bought the old Paridiso Deli and it's been a community gathering place. There are so many different places to gather and time's up. Palermo!

[Alex Shoor]

When I have family or friends who come to San Jose from out of the region, two of the places I love to take them are to a San Jose Earthquakes game and the largest longest bar in North America, the

Municipal Rose Garden, and, absolutely every December you all know the Willow Glen Christmas lights are just resplendent and so magical. Those are my three of my favorite places in all of San Jose and they just happen to be here District 6.

Question 6: homelessness

[Pat Tietgens]

All right, thanks for helping us move it along, for we're a little bit behind so anything we can do to move it along. Angelo, next question, 90 seconds. What policies or plans do you propose to deal with the root causes of homelessness?

[Angelo Pasciuti]

Three things. Efficacy, efficiency, and advocacy. Here are the models: inside of homelessness, we have a system right now where every single independent entity does not care to compete for resources.

What I propose is a model where we have an overarching committee that sits over the top and is the arbiter of what the homeless services that wants to work inside the city of San Jose.

What that does is that creates a non-competition.

Right now they're having to compete for money, compete for resources. And so what I want to do is ensure that we have a lot of overlap, that we have opportunities for a continuance of care model in the city of San Jose. And so when you have efficacy and the model is working correctly, and the teams are working together, then we have accountability.

The third step, I have to ask every single entity. And again, I'm loving what they do, but the understanding is with taxpayer dollars, we have to remain accountable. I will ask each entity this single question: "How do you define success?" And what the metrics are and when you don't meet those metrics, how does the city react? When we're looking at taxpayer dollars, we have to remain accountable. We have to remain efficient, and ensuring that the agencies that are doing the good work to help people off the street, and help them not just get a hand out, but a hand up, we have to make sure that we maintain accountability. Thank you.

[Pat Tietgens]

Thank you, Angelo. Michael.

[Michael Mulcahy]

So, we have to build more quick build housing.

It's a million dollars a door to create long term homeless housing.

Simply can't afford to do that. We don't have the assistance we need. So we have to continue to do more of the small unit quick build housing and then require our homeless neighbors to come indoors, so that we can provide the services and the County can provide services for mental health and addiction that they require.

I think we also have to provide opportunities for our homeless neighbors to work their way off the street.

The Senate Bridge Road is working with 150 bus homeless folks now where they're paying them \$18.50 an hour for 20 hours a week, giving them a job skill and an opportunity to come out of the street.

30 % of those are able to then go get full -time work.

We need to expand that program significantly.

It's only addressing about 150 or so folks right now.

The simple fact is we've got over 6,500 residents living on the street.

Other cities are housing many more of their homeless neighbors. We are only addressing 25%: 75% of those members are living in the street. So we must work harder and faster to get them indoors. We get them the services they need and give them an opportunity to move out of homelessness.

[Pat Tietgens]
Thank you and Alex.

[Alex Shoor]
There are a lot of well-intentioned ideas when it comes to addressing homelessness, but you must look at the solutions that actually work. I have done that. I have looked at the reports and studied them. I will tell you that one of the most successful programs and ways of addressing homelessness the root causes of homelessness is to prevent it in the first place. And the city has a new program that I have seen in action that is working. 95 % of the folks who go through early homeless assistance prevention programs are still in housing two years after the program. And the program that's working so well in the city of San Jose is called "eviction diversion". If someone is about to be evicted from their home because they've fallen behind on rent, the city will step in one time to someone who they know can get back on their feet and pay that rent to that landlord to keep them in their home. And then we do that because each homeless person in San Jose costs \$60,000. But that one time payment of eviction diversion is \$15,000 -- 70 % savings. 70 % savings -- so we've got to prevent homelessness in the first place. The other way we do is we have to build more housing: along major streets, near public transit. That is where housing can and should go. The more housing we have, the fewer homeless folks we will have. It is both that simple and that hard at the exact same time.

[Pat Tietgens]
Thank you, Olivia.

[Olivia Navarro]
Thank you. I have the privilege to start a COVID to listen to all of the housing commission meetings because, for those of you guys that don't know, my husband is also a housing commissioner who's a Navarro. And so our house is a house of service. So every single person in our household serves in the community. And I have to say, prevention is one of the things that we have been pushing for before even the city adopted that model. So we were very pleased when that happened. And even more pleased when the governor started the hotel program to prevent people from becoming homeless as well. So that would be one of the policies. also to build more [housing] with that wraparound service. [corrupted audio.] But I want to make sure that they're actually getting the assistance, that they're doing a great job, not duplicated, and available to more people. Thank you.

Question 7: affordable housing

[Pat Tietgens]

The next question. We will begin with Michael. And I'm going to challenge him a little bit: at my discretion, I'm changing the time limit to one minute for this question, and it is a challenging one. I really want you to home in and answer, starting to answer this question, that's why I'm changing it to one minute.

What affordable housing policy would actually work and lead to better outcomes? And who would pay for it?

[Michael Mulcahy]

The bottom line is we need more housing and more housing.

And we need more housing where jobs are, we need it where transit is and we need it in our downtown and on our major boulevards and in our Urban Villages.

And one of the most important things for city of San José could do is go ahead and do the CEQA in those Urban Villages so that we can expedite the building of homes when the headwinds in front of us are dissipated.

And if those rates come down, that not only benefits a home buyer, it benefits a home builder, and the more stock that we can create, and all the more affordable the rents and home sales will be. So I believe that we have to double down on building as much housing as possible.

[Alex Shoor]

It is a tough climate to build housing right now.

And one of the best tools we have had is something called Measure A, which all of us voted for - many of us - in 2016 that spent \$950 million bond to build affordable housing.

It has helped underwrite the costs of many of those homes.

And yet, after many years, that funding is now almost all gone.

And so in November 2024, Mayor Mahan, and I suspect almost all the city council, will be supporting a nine-county ballot measure to basically to repeat measure A across the Bay Area to fund affordable housing.

That's how we pay for it, Pat, is by banding together as a community and saying we need this housing. We've only in our city of San José have built 26 % of the affordable housing we were supposed to in the last eight years, and we need to also ask developers to build affordable homes integrated into market rate housing -- because all of us are better off when we live in integrated communities together.

[Pat Tietgens]

Thank you, Olivia.

[Olivia Navarro]

Thank you. Since you covered what I would say, I will build on what now we've said.

However, I will say we're all going to pay for it.

So the bottom line is either we pay for it now or we pay for it later and it'll cost us even more later and it'll cost us even more later to pay for the problems.

So a regional tax, although it's expensive, and a lot of people don't want to hear that term, the "T"-word, it's going to be an investment.

That's the way I see it. An investment in our future, an investment in our area. Because if we don't invest now -- and I see someone's shaking their head -- it's going to cost us more later.

[inaudible]

[Angelo Pasciuti]

I believe in the model of revenue recapture.

Right now, inside the city, we require 63,000 new units by 2031. That's understood. But also, right now, inside of our city, there are 13,000 unoccupied units and housing units inside of our city. We have more than 20 % of the work required for the requirements to build, already sitting in inventory. So we need to be able to work to incentivize owners of properties to be able to say, hey, listen, we have a problem that is a community problem. This is starting to turn into a community health problem. We want to ensure our affordable housing and we already have to install. Understanding, yes, we need to continue to build as much and as fast as possible at mixed income levels to ensure our community integration: 100%. However, policy that is too broad is cumbersome[?]. So I want to ensure collaboration with our builders, with our developers, and our community neighbors to ensure that we're building the right kind of housing in the right types of neighborhoods. Thank you.

Question 8: COPA

[Pat Tietgens]

Okay, and now we go to another embedded rapid -fire question, and this one's going to kick off with Alex.

What is your position on COPA, the Community Opportunity to Purchase Act, and this is a rapid -fire in 30 seconds.

[Alex Shoor]

Well, this is a policy that failed in the City Council this year, and I don't foresee it coming back. So I'm happy to talk about it, but it may be a bit academic. The purpose of it was to make sure that folks who don't have control over their economic destiny, who can't afford housing, are able to buy and share ownership of that housing. That is a very good thing for our city. I would have supported COPA if I were on the city council, but it is a divisive issue, and I am looking for solutions where we can build consensus.

[Olivia Navarro]

Thank you.

It is a divisive issue, and I think that having all the stakeholders in place to make sure we hear all the voices, but this is something that I would need to support. but making sure that we have the community in play, and making sure that everybody is buying into it. I think it's critical that everybody is aware the national impacts of making sure everybody has the best interest in COPA, and how I can save a lot of people's lives.

[Angelo Pasciuti]

Really good initiative, what would you recommend? - Yes, it did fail at city council, that's right. It's a really good idea in concept, but what happens is we get policies that are too broad and miss the nuances. For example, there's more new analysis coming out, more study that we'll announce before we take a look at this again. And when it does have an opportunity for continued collaboration, and then allowing our residents and our residents voices to come up, then I think we have an opportunity to create a better solution that we'll pass. Thank you.

[Pat Tietgens]
So is that a “yes”?

[Angelo Pasciuti]
It means I need to know more about it.

[Michael Mulcahy]
Thank you. I understand the intention and I appreciate it.
We can't do anything at this point with the housing deficits that we have to interrupt the cycle that's going to get us to the housing stock that we need.
I don't support it, but I understand it. And I think we need to be careful as a city council to not give up the opportunities that we have and the responsibility we have to increase the size of the stock overall and opportunities for families.

Question 9: public safety

[Pat Tietgens]
Okay, that went fast. Now we're on to the next question. We'll begin with Olivia, and it is a longer question concerning public safety.
What do you think is the solution? More police? better ways of dealing with the underlying causes of crime? better ways of dealing with mental health crisis? Something else?
How could it be better?

[Olivia Navarro]
Better to deal with the underlying problems of crime for sure. and better ways of dealing with mental health crisis.
I think it's, right now we have a huge mental health crisis and because of COVID, we saw a huge uptick. I think that if we were to have more mental health professionals and integrated with our state and their training, that would definitely help.
I know that we have a division in SJPD right now, but it definitely needs to be increased in the number. When they call SJPD for services, their turnaround time is really high.
And I think that working with the county, they have a different plan there that would be able to supplement with the 988 calls for mental health.
I also believe that if we were to figure out what the right cause is to prevent crime, like some of the issues that are well thought out and figuring out how we can generate functions to support what you do in the city of San Jose.
They need to be working with the youth program.
So the state that we can do to prevent crimes from even happening and engaging with the community, we use the help programs that will realize that when I think that it can work as a city enough.

[Angelo Pasciuti]
Thank you.
As an outsider, with an outside perspective, I get to understand a lot of people believe that these are independent silos. The answer is yes to all of them. Yes we need more police, yes to the mental health council, yes to be able to stop that where they are.

We have to do three things for our public safety. We have to recruit them, we have to pay for them, and we have to retain them.

And inside of these models, how are we going to be able to fund it? And I have three opportunities that I would love to talk about at a great length.

First of all, we are at a 30 % deficit because of the Measure B which turned into Measure F after the public safety, and then dropped down, and our officers then voted with their feet. They left the city. Now, to give the city credit, there is an opportunity where they will remain funded and will remain solid. However, I want to incentivize our officers back. We have the opportunity to give them an additional housing allowance that I've learned from my use of the federal government, that we already have inside of our stipends to allow incentivizer officers to live within our community. Second, we have a model that will say, "I am federal government", I have access to VA loan, and I have access to VA type funding. So the same model we use back in the city, incentivize our officers to live inside of the city by reducing the interest rate in which they pay. And the third thing, which is that very big revenue recaptured, if we bring our paramedic services and our EMTs which are hemorrhaging money to a private organization back underneath our public purview, at the fire department, we can start to save to our own revenue and use that to pay for additional public safety services. Way more than government watch dogs afterwards.

[Michael Mulcahy]

You know it's the more police officers, and I'm proud to be the sole endorsed of the Senate Police Officers Union and the reality is that it's shown that if you hire 10% more officers than we have, it is the biggest deterrent we can get officers into our neighborhoods.

As I've been out talking to our neighbors, the number one thing on people's minds, smash-and-grab, we tell them that in the kind of things that we see every day in our neighborhoods.

10% more officers will reduce violent crimes by 4%, homicide by 7%, and it's deterrence of all of those kinds of everyday crimes that we're experiencing that are challenges for our small businesses that are getting broken into on a nightly basis when you see those wooden planks.

We have to hire more police officers.

Our biggest challenge is not a lacking, but we're improving. So San Jose has an opportunity. We have a new police chief who will be appointed at some point, and I believe our new police chief who will really understand how to improve, how to retain.

We have more attrition because of the older sort of retirees and attrition from the department.

And we're not building our vacancies fast enough on the Academy's, but we must focus on recruitment, retention, because we must grow our police force in order to become the safest big city in America again.

[Alex Shoor]

I was once mugged at 6:45 on a Tuesday night in an entirely residential neighborhood because in that moment there was no one else around on the streets.

No one else in the community, no law enforcement. And I often think about that moment when I think about how do we build cities? How do we build San Jose to be the best city it could be? It's one of the reasons I advocate for mixed-use neighborhoods.

So the coffee shop opens at 6 a.m. and the bar and restaurant closes at midnight.

You've told me as I knock on your doors how much safer you feel when you see those vibrant, active neighborhoods with businesses and offices next to homes and green space and entertaining.

That is part of the public safety solution: it's all of us willing communities where we see more of us around.

I've also proposed in this campaign hiring more Community Service Officers in the city of San Jose.

You know, we're probably going to go through some lean budget years in San Jose and Community Service Officers can actually cost us less and they do crucial police work. They investigate crimes. They patrol neighborhoods. they write reports, all important part of policing that needs to occur. And by the way, about 10 to 15 percent of community service officers end up becoming San Jose police. So it is perhaps one of the best tools we have in our tool belt to recruit the cops that we need in our city. Those are really, really important. And I also think we need to take some of the burden away from cops to be responding to mental health and homelessness crisis, and put the focus where it needs to be on mental health to get those communities safer too.

Question 10: balance housing and other needs

[Pat Tietgens]

Thank you. Last 90 -second question. We'll begin with Angelo.

How would you balance the need for housing with the need for parks, the environment, and historic preservation? 90 seconds.

[Angelo Pasciuti]

Do you have an easier question?

Again, so understanding that we don't exist, none of these exist in silos. We have to create a multi-dimensional fabric. Understanding this, right, is that our system is an ecosystem.

We have to have integral parts of each one of them to thrive. When we invest in a business association, when we invest in a business district, we uplift the opportunities for revenue streams. When we invest in parks, we invest in our urban area future. I talk heavily about my dedication for the environment itself, and I want to make sure that it happens. We have some really good models. If we look at some of our neighbors across the pond, right, looking at the models of European cities, when it comes to mixed use selling and rereading, if we go west, if we go out to the Indo-Pacific region, we have multiple cities that have reintegrated into their system itself.

The historic preservation has to be uplifted in this community because that is part of our cultural value. There are very, very smart people here in Silicon Valley that have the opportunity to be able to bring all of this together and I am excited with the opportunity to bring that to bear.

And we have to have people who are willing to champion those hard things.

The environment is always the number four that falls off when someone asks of the top three priorities. Bringing the environment back up and bringing those conversations back up as the idea of a society is to make it better for the next generation and so on.

I think that we have the opportunity to do that in the city.

California is the tail that wags the dog in the United States and San Jose can be the tail that wags the dog of the state of California. We decided the rest of the country will be ten years. Thank you.

[Michael Mulcahy]

I'll give you two examples that are happening right here in district six right now.

San José Swim and Racquetball Club: Generational place. There's a development being considered there for housing. I don't support. That should be maintained for our open space.

That should be at the very least be an active location. The people that live on the left side, just that sort of north of Cherry don't have a park that they can enjoy.

That is a huge opportunity. So if they can't be a swim and racquet club, it could certainly be a park. It could certainly be a community center run by the city of San Jose for a group of parties.

Conversely, there's a project for Winchester, in the Cory neighborhood. That developer is looking at a dense multi-storey product, but they are applying to the neighbors about how they can include a green space for a recreational space for the people that live in the neighborhood.

Those are the kinds of conversations that need to happen in this city. And so when a project is being contemplated, I love when a developer talks to the neighborhood first before they even go ask permission from the city.

That's the kind of development community I am for. Not the kind that is going to use Builder's Remedy at the Swim and Racquet club to build something that the community doesn't want. And that's how we balance developing and parks at these two very specific examples.

[Alex Shoor]

All right, yes. Well, I'm going to tell you something that a candidate should never tell you or you don't think they should: "We can have it all."

We can have it all because housing is actually congruent with parks and open space and historic preservation.

We can do all those things. I've been working with the Preservation Action Council of Silicon Valley to try to find a way to redevelop the Burbank Theater and preserve and maintain as much as we can of that structure while also building housing on that site.

And I've also approached in this campaign, campaign because partially I was shocked and flabbergasted to learn only 6 % of San Jose parks are fully maintained. So I'm proposing a funding mechanism to fully maintain our parks in the city.

And when it comes to housing, if you build slightly taller buildings, guess what? You can get more green space because the more homes you put into a structure, the more you can allow a project to be financially feasible with green space on site. So they are actually totally congruent. And to then have more people living near that green space, well, guess what? it makes it more vibrant and safer for all of us to enjoy. And we've just got to be intentional. We've got to have a council member, with all due respects, someone like me who has studied urban planning and community development, has advocated for 60 developments on behalf of the community during my time at Catalyze SV for you to make sure all those components fit and you can enjoy all of them at once.

[Olivia Navarro]

Thank you. So my current goal where I work right now I actually do advocate and I help with developments across the region in four counties specifically in Santa Clara County.

Most recently, in Mountain View, we actually had a huge development on Shoreline Boulevard and in that development, we had housing and we advocated for, we actually bought 15% affordable housing and 5% open space.

In another one, we had, in Sunnydale, we had housing and a large open space with community benefits, and it was all making sure that we had the neighborhoods around it to have access for it.

All of them, all of the projects that I worked on, I made sure that the community around it had access to open spaces and the parks and making sure that we had access for the kids that were in the neighborhood to be able to have either a dog park or make sure that the families around there also have the ability to gain entry into those shared areas.

And they have multi-use so that they can also go into those areas for the stores and shops.

I think it's important when we're developing to make sure that the communities are also involved when they're coming in with these large developments.

It's not just going to be for the developers to make a whole bunch of money and selling these developments. It's also making sure that the community has a buy-in. And we can do that in incorporating the environment, in parks, open spaces and housing.

Question 11: single-family zoning

[Pat Tietgens]

Thank you. And we are at our last rapid fire question. We're going to begin with Michael. And for this we're really looking to just give an up or down a little bit. What is your position on eliminating single family housing zoning in San Jose?

[Michael Mulcahy]

I do not support that.

And I would endorse supporting families and housing. And I don't support, I don't think it's the way to get what we need.

[Alex Shoor]

94% of all land in San Jose that's residential is zoned for single-family homes.

I will tell you something that maybe some of the other candidates won't.

There is no threat to the single -family home in this city.

The only threat is that our kids and our grandkids may not be able to live in the city because we don't build the housing that we need.

And I will lead in the city to make sure everyone who grew up here, everyone who wants to live here will have a place to live in this city.

We have beautiful duplexes throughout our community.

I encourage you to go look at them. We should continue to have duplexes in San Jose.

[Pat Tietgens]

Is that the goal in front of you? Would you support eliminating single-family housing?

[Alex Shoor]

I don't look at that in that terminology.

It is creating a community where everyone can afford to live.

[Olivia Navarro]

Thank you. I think that we need to build a different type of housing for different types of folks.

I think that we should develop that style of houses. I also think that we should have the opportunity, like I want, to own a single-family home. Everybody should have the ability.

So if we have a space to develop single -family homes, then yes, I would support it. But we also have the need, the greatest need, to develop multi-family housing.

So, yes, I would advocate for that as well.

[Angelo Pasciuti]

I can not support the policy that has come before us. So no, in answer to your question.

[Pat Tietgens]

Okay, so maybe if we have time, we'll do one more rapid fire and then before closing, because you guys were fantastic.

Okay, we have a challenge card here.

Alex, it's for Alex. 30 seconds.

[Alex Shoor]

In my neighborhood near St. Leo's, we have beautiful duplexes. Right next door, the single family homes. I would ask any of the candidates who are concerned about single -family homes, what are we afraid of?

[Angelo Pasciuti]

Sir, I'm not afraid of anything. I think that, again, what I said before was that we have to create a housing for every economic scale, and eliminating one right off the top that just doesn't make sense. Policy that cuts a broad swath hurts everything.

Question 12: greatest contribution

[Pat Tietgens]

OK. And we began with Matt before we went around the fire. This will start with Alex. What do you feel-- and let's keep this super short-- less than 30 seconds. What do you feel has been your single greatest contribution to the community?
Single.

[Alex Shoor]

When I came to San Jose, I saw a community engagement process that was broken. I saw conversations that were divisive and vitriolic. I co -founded a nonprofit so that we can have better conversations even in the face of disagreement.

And together in this nonprofit with all of our members, we worked on over 60 development projects to try to create more sustainable, vibrant, and equitable communities through a community engagement process that includes all of our voices.

That I hope will be part of my legacy in San Jose. Thank you

[Olivia Navarro]

As a 14 -year -old girl, I wanted to leave San Jose better for the next generation. So I don't believe I have fulfilled my legacy, but I hope to do so over time, as your new council member. Thank you.

[Angelo Pasciuti]

So, I was raised here and had to leave. I understand the value of service and spent 21 years of my life in service to not only the city, but not only the city, but to this country, a way of life.

The things in which I believe that I contributed is the origin of this democracy, which we sit in right now. So thank you so much. for the opportunity to be here this evening and participate in the thing that I love. Appreciate it.

[Michael Mulcahy]

I'm super proud of a bunch of things that I've done in San Jose, but I would say specifically district 6, the President of the Business Association, helping our community find a way to create the funds it needed to lift itself up and to do things like the beautification of the street, and to do things like market itself so that more people can come and join and to come to those businesses that are on the Avenue.

It's given a great spirit and it's tied together that was 15 years ago, and now it's being renewed, and I'm very proud of it to say Lincoln Avenue will happen.

Closing Remarks

[Pat Tietgens]

Thank you and I'm aware that we started a bit late, due to shuffling here. So I know all of us really appreciate if you can stick around just for the last five minutes.

You have one minute for your closing remarks.

For your closing statement, what parting thoughts would you leave us with?

[Olivia Navarro]

Thank you. So you asked me a question in the first year, and it was hard because I was one of the three beautiful children and I'm not going to answer that question.

So I'm very proud of my three children. But I'm also as a District 6 resident, I was one of the first people to help us address what that happened. And what I realized is that during one of our ad hoc committees, most of all are calling for help for 911 to be the answers at the Batonford Station. And that's what prompted me to make sure that we passed Measure T when I ran that campaign.

And I'm very proud to have gotten and been supportive of Measure T and ran that campaign. Now we have our fire station 37 on the corner of Lincoln and Curtner, and now it's saving lives. So for District 6, that's one of my greatest joys to see that every day. And also to see our streets repaved, our pedestrians, our cyclists, and our drivers that are out here. So thank you so much.

[Angelo Pasciuti]

Fundamentally, I believe in service above self. I've proven that here this evening by talking about a number of years to service them and provide them. The truest definition of a leader is recognizing that they believe and they are part of us, that their job of life is to uplift those around them, to allow them, other people, to the opportunity for their own potential. What I hope to do inside of this district as a unifier is to bring people together, to ensure that we work collaboratively, that we fix the divides in which our eroding country is centered on right now.

What I want to do is to start, to plant the flag with us and say that we are in charge of our own story.

We can cross our own individual divides and have conversations with one another because we are part of the community together from rich or poor, affluent, and suffering. We are part of a family together and I want to be the bridge builder that I have been in the federal government and I want to bring that back to our community here.

[Michael Mulcahy]

Thank you for so much. It's been an honor to be here today.

And it would be an honor to serve as your city councilman. I was born raised in San Jose, as you know, and I love San Jose, but I am not ignorant to the fact that we have serious problems and you need serious people with experience to help us navigate through where we are.

We need a balance on our city council. We need to focus on the basic. And we need to help San Jose lift itself up.

I have the experience.

I've been so gratified by the over 100 volunteers who have been helping us go to your doors to drop off our message. We've just been in this neighborhood with our latest one and we'll be there yet again.

But help me help this city move to where it needs to be, which is accessible, thriving, and the San José that we all know and love.

MulcahyForSanJose.com and invite you to participate with us. Thank you so much.

[Alex Shoor]

Housing and homelessness are the twin crises of our generation of our time. We must solve them. They're a threat to the future and the fabric of San Jose. We have major issues in this city and we need serious people to tackle them. Millions of your tax dollars are spent every year on homelessness, public safety, housing, and the environment. I've got six priorities on my website, alexshoor.com, with in-depth proposals and policy ideas for how to help San Jose. You want a council member who has experience, ideas, and a record like me of getting things done. If you were going for heart surgery, you would want the most experienced, capable, person -performing. it. This is a job interview. Hire the candidate best equipped to deal with the biggest issues of our time. Hire me as your councilman.

Thank you!

[Pat Tietgens]

Thank you. If you will allow me to say a few closing thoughts, I really appreciate you all hanging out at longer. Just a moment, we're going to invite you to meet the candidates, if you'd like to talk with them personally, personally.

I just really want to thank again, Bryan Franzen and the Presbyterian Church, for hosting this presentation.

I just want to specifically thank Larry.

I actually got to know Larry a lot better. You would not believe the things that Larry has on the computer. I mean, he has all these websites with resources. Letters sent in for the city council -- talk about engagement. It was truly impressive. And that he is just one of the District 6 Neighborhood Leaders Group: it was an inspiration and first of all to us here on the Alameda, you know, but what it means to engage with your government and try to make things better. So thank you so much Larry. Want to thank Cat-and-Ani in the back for helping us with the Alameda Business Association to put a lot of work in this.

Thank you Cat and Ani. Thank you.

And just for a moment, for anyone who volunteered to help break down chairs in the first location and Bryan would appreciate that.

In closing thoughts, I just want to say I'm truly inspired to see so many people here tonight. I'm so happy we had the change location - we couldn't fit in the last one. This is just awesome, isn't it? 180 people!

Tell your friends that there's going to be a choice, and that we can all, when we get involved, you can actually do the messy and gratifying work of participate in democracy!

Please inform your friends, talk to the candidates.

Also, the transcript of tonight's presentation, and the Google translation into Spanish and Vietnamese, will be available thanks to Larry at www.CalSJ.org/D6 on their website.

Thank you so much for coming!

The Election, the primary election is going to be on March 5th. If you're not registered yet, you can refer to your friends. Have a great night.

Thank you very much.