

Bay Area Housing Finance Authority (BAHFA) Ballot Measure Argument Form (PRIMARY AND REBUTTAL)

		Office Use Only
This BAHFA Ballot Measure Argument Form must be submitted for all ballot measure PRIMARY ARGUMENTS and REBUTTAL ARGUMENTS, with required signatures and author information. The County of Santa Clara Office of the Registrar of Voters allows electronic submission of documents if the scanned copy is clear and readable. You may also email your completed form in PDF and attach the primary or rebuttal argument in Microsoft Word version to candidateservices@rov.sccgov.org. Any errors will be printed in the County Voter Information Guide and/or ballot exactly as submitted. A proof will be sent to the primary filer for confirmation that it matches the argument as submitted—no other corrections will be accepted.		
PLEASE NOTE: The Ballot Measure Rebuttal Argument Consent Form is ONLY used when an author/signer of the rebuttal argument WAS NOT an author of the primary argument. The author of a primary argument may sign the rebuttal argument or may authorize in writing any other person to author/sign the rebuttal argument.		Time/Date Stamp
Date of Election: November 5, 2024		
Primary Argument due date (E-105): Tuesday, July 23, 2024 Examination Period (E-104 to E-95): Wednesday, July 24, 2024 to Friday, August 2, 2024		
Rebuttal Argument due date (E-98): Tuesday, July 30, 2024 Examination Period (E-97 to E-88): Wednesday, July 31, 2024 to Friday, August 9, 2024		
SECTION 1: ARGUMENT INFORMATION		
Measure Letter: Regional Measure 4		
Select Who You are, and Which Argument You Are Submitting Proponent: Opponent:		
□ Primary Argument in Favor	☐ Primary Argument Against	
□ Rebuttal Argument to Primary Argument Against	nary Argument Against Rebuttal Argument to Primary Argument in Favor	

SECTION 2: AUTHOR INFORMATION Declaration Related to Proponent/Opponent Primary and Rebuttal Arguments (Elections Code §§ 9161, 9164, 9167, 9170, 9501, 9501.5, 9504, 9600) Please Select the Correct Line ☐ I am an Author of the Proponent Argument (noted above) for Regional Measure 4 being submitted. I support this measure. ■ I am an Author of the Opponent Argument (noted above) for Regional Measure 4 being submitted. I oppose this measure. Office Use Only Verified Individual Submitter as a: For any argument (primary or rebuttal) submitted on behalf of an organization or bona fide association of citizens, the "Argument Signer Form" in Section 3 below must be completed □ Registered Voter in District by a principal officer of the organization or bona fide association of citizens and the ☐ Governing Board Member organization must submit one of the following: ☐ Principal Officer of Organization its articles of incorporation, articles of association, partnership documents, bylaws, **Organization Submitted Required** or similar documents: Documentation: letterhead containing the name of the organization and its principal officers; OR ☐ articles of incorp, or assoc., if the organization or association is a primarily formed committee established to bylaws, or similar support or oppose the measure, its statement of organization (FPPC Form 410) ☐ letterhead filed pursuant to Government Code 84101. ☐ FPPC Form 410 ☐ One (1) to five (5) signers submitted.

SECTION 3: ARGUMENT TEXT

PLEASE ATTACH A COPY OF YOUR PRIMARY/REBUTTAL ARGUMENT TO THIS FORM.

The text of your primary and/or rebuttal argument will be printed exactly as submitted. Type your primary and/or rebuttal argument with the desired formatting. Ensure that your primary and/or rebuttal argument meets the legal word limit. You may request that specific text is printed in bold, italic, or bold italic font type.

Staff Initials ___

The County of Santa Clara Office of the Registrar of Voters uses standard typefaces, font sizes, headers, and bullets in all measure related documents. In addition, measure related documents use the following formatting standards: 1) indent increments will be set at 0.25"; 2) spacing will be standardized to language-appropriate number of spaces following periods, colons, commas, and semicolons; 3) tabs will be used for numbered and/or bulleted indented text; and 4) signers will be formatted as conformed signatures with titles below the name. All measure related documents submitted to the Office of the Registrar of Voters will be formatted to the prescribed standards.

PLEASE NOTE: If the primary and/or rebuttal argument is handwritten or a revision is unclear, the County of Santa Clara Office of the Registrar of Voters staff will interpret the handwritten information to the best of their abilities. That interpretation is final.



Rebuttal to Argument In Favor of RM4

Vote NO on Regional Measure 4. It's overpriced and ineffective.

The Bay Area's cost of living is already *unbearable*. Grocery, gas, and electric bills are skyrocketing.

RM4's record-breaking debt and almost \$50 billion in higher taxes would raise housing costs too, for renters and homeowners alike. RM4 has no senior exemptions!

- RM4 won't provide needed housing "now," as pitched. A bloated, inexperienced, and unelected bureaucracy has over 50 years to spend these billions.
- RM4 is <u>unnecessary</u>. Since 2015, Bay Area voters have approved *multiple* "affordable housing" bonds. *Millions* remain unspent. *Hundreds* of apartments sit *unoccupied*.
- RM4 doesn't guarantee <u>any</u> amount of "affordable housing" units. Greedy special interests landed "sweetheart deals" that make projects unreasonably expensive. With <u>no</u> maximum cost per unit, <u>fewer</u> units will result, with <u>fewer people housed</u>.
- RM4 won't "reduce homelessness." RM4 promises rental housing, not homeless housing. California governments have spent billions for "homeless housing" with dismal results.
- "Reverse Robin Hood": Lower income people will unfairly support families earning up to \$223,000!
- "Oversight committees" are <u>powerless</u> to prevent <u>overspending</u>, and <u>years late</u> reporting it. That's not "accountability."
- RM4 doesn't require housing "near transit, jobs, and stores." Adding more people won't "Reduce Commute Times"!
- Ignore "matching fund" claims. Developers can only apply for funds, as can 20,000 other competing projects. Many are loans, not grants. Just more debt.

Also vote **NO on Proposition 5** (politicians' *trick* to boost RM4).

Better solutions for affordable housing exist that are quicker and cheaper. Local nonprofits are providing homes faster, at much lower cost. **Vote NO!**

www.NOonRM4.com



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Circle or Check	Argument Signer Form
Signing Order for Each Signatory	The undersigned author(s) of the attached argument hereby state that such argument is true and correct to the best of their knowledge and belief.
	Gender:
1.	■ Masculine / ☐ Feminine / ☐ Androgynous or Non-binary / ☐ Other:
2. 3.	l am a: ■ Registered Voter in District / Governing Board Member / Principal Officer of the Organization Submitting the Argument
٥	Name of Signer (to be printed on argument): Quentin L. Kopp
4.	Title (to be printed on argument):
5.	Judge, Superior Court (ret.) (limited to one title only)
ا	[For individuals] Residential Address (where you are registered to vote):
	Ste F, San Francisco, CA 94127-1428
	[For governing board members and principal officers] Business Address:
	Phone Email:
SIGNATURE	Under penalty of perjury, I attest the above information meets the required criteria for an Individual or for an Organization or Bona Fide Association of Citizens for purposes of submitting an argument:
1.	Gender: □ masculine / □ feminine / □ Androgynous or non-binary / □ other:
2.	I am a: ☐ Registered Voter in District / ☐ Governing Board Member / ☐ Principal Officer of the Organization Submitting the
3.	Argument
1	Name of Signer (to be printed on argument):
4	Title (to be printed on argument):
5.	(limited to one title only)
	[For individuals] Residential Address (where you are registered to vote):
	[For governing board members and principal officers] Business Address:
	Phone: Email:
SIGNATURE	Under penalty of perjury. I attest the above information meets the required criteria for an Individual or for an Organization or Bona Fide Association of Citizens for purposes of submitting an argument:

Circle or Check Signing Order	Argument Signer Form
for Each Signatory	The undersigned author(s) of the atlached argument hereby state that such argument is true and correct to the best of their knowledge and belief.
1.	Gender: ■ Masculine / □ Feminine / □ Androgynous or Non-binary / □ Other:
2.×	I am a: ■ Registered Voter in District / □ Governing Board Member / □ Principal Officer of the Organization Submitting the Argument
3 4	Name of Signer (to be printed on argument): Christian Huang
5.	Title (to be printed on argument): Faith-Based Low-Income Services Provider(limited to one title only)
	[For individuals] Residential Address (where you are registered to vote): San Francisco CA 94122
	[For governing board members and principal officers] Business Address:
	Phone: Email:
SIGNATURE	Under penalty of perjury, I attest the above information meets the required criteria for an Individual or for an Organization or Bona Fide Association of Citizens for purposes of submitting an argument:
1. 🗀	Gender: □ masculine / □ feminine / □ Androgynous or non-binary / □ other:
2 3	I am a: ☐ Registered Voter in District / ☐ Governing Board Member / ☐ Principal Officer of the Organization Submitting the Argument
4.	Name of Signer (to be printed on argument):
5.	Title (to be printed on argument): (limited to one title only)
0	[For individuals] Residential Address (where you are registered to vote):
-	[For governing board members and principal officers] Business Address:
	Phone: Email:
SIGNATURE	Under penalty of perjury, I attest the above information meets the required criteria for an Individual or for an Organization or Bona Fide Association of Citizens for purposes of submitting an argument:

Circle or Check	Argument Signer Form
Signing Order for Each Signatory	The undersigned author(s) of the attached argument hereby state that such argument is true and correct to the best of their knowledge and belief.
1.	Gender: ☐ Masculine / ☐ Androgynous or Non-binary / ☐ Other:
2.	l am a: ☐ Registered Voter in District / ☐ Governing Board Member / ☐ Principal Officer of the Organization Submitting the Argument
3.⋉	Name of Signer (to be printed on argument): SUSAN KIVSCh
4.∟ 5.□	President Catalysts for Lore Centro (limited to one title only)
5.	[For individuals] Residential Address (where you are registered to vote): Mail Valley (W 9494) For governing board members and principal officers] Business Address: Mail Valley (W 94942) Phone Email
SIGNATURE	Under penalty of perjury, I attest the above information meets the required criteria for an Individual or for an Organization or Bona Fide Association of Citizens for purposes of submitting an argument:
1	Gender: □ masculine / □ feminine / □ Androgynous or non-binary / □ other: □ masculine / □ feminine / □ Androgynous or non-binary / □ other: □ Registered Voter in District / □ Governing Board Member / □ Principal Officer of the Organization Submitting the Argument
3.	Name of Signer (to be printed on argument):
4	Title (to be printed on argument):
5	[For individuals] Residential Address (where you are registered to vote):
	[For governing board members and principal officers] Business Address:
	Phone: Email:
SIGNATURE	Under penalty of perjury, I attest the above information meets the required criteria for an Individual or for an Organization or Bona Fide Association of Citizens for purposes of submitting an argument:

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for Each Signatory	The undersigned author(s) of the attached argument their knowledge and belief.	nereby state that such argument is true and correct to the best of	
1.	Gender: □ Masculine / ■ Feminine / □ Androgynous or Non-binary / □ Other:		
2 3	I am a: ■ Registered Voter in District / □ Governing Board Member / □ Principal Officer of the Organization Submitting the Argument		
0	Name of Signer (to be printed on argument): Min	ni Willard	
4 . ×	Title (to be printed on argument):	1	
5.	President, Coalition of Sensible Taxpaye	rs (limited to one title only)	
	[For individuals] Residential Address (where you	are registered to vote):	
	Kentfield, CA 949		
	[For governing board members and principal office	ers] Business Address:	
	Phone	Email:	
SIGNATURE	Under penalty of perjury, I attest the above information or Bona Fide Association of Citizens for	n meets the required criteria for an Individual or for an purposes of submitting an argument:	
	SECTION 3 CH		
Primary Argum	Office Use nent Checklist (check all that apply):	Only Rebuttal Argument Checklist (check all that apply):	
	ets criteria to sign?	□ Authors filed written authorization, if different authors submitted?	
☐ Author's title as signed meets criteria?		☐ Argument Signer Form signed by author?	
	ddress meets criteria for eligible individual voter to sign? gner Form signed by author(s)?	☐ Signing order indicated? ☐ Only author's name is listed on name line and matches signed	
☐ Signing orde	r indicated?	name?	
	s name is listed on name line and matches signed name?	☐ Author's TYPED or LEGIBLY WRITTEN title is on title line, if applicable?	
applicable?	PED or LEGIBLY WRITTEN title is on title line, if	☐ Author's gender is selected?	
☐ Author's gen		☐ Original or scanned signatures are clear and readable for	
	canned signatures are clear and readable for verification? Iment does not exceed 300 words?	verification? Rebuttal Argument does not exceed 250 words?	
	act information is filled out?	☐ Author's contact information is filled out?	
	ument(s) filed by deadline?	☐ Author's document(s) filed by deadline?	
Staff Initials		Staff Initials	

Circle or Check Signing Order	Argument Signer Form
for Each Signatory	The undersigned author(s) of the attached argument hereby state that such argument is true and correct to the best of their knowledge and belief.
	Gender:
1	☐ Masculine / 🕅 Feminine / ☐ Androgynous or Non-binary / ☐ Other:
2	lama:
3.	Registered Voter in District / Governing Board Member / Principal Officer of the Organization Submitting the Argument
4	Name of Signer (to be printed on argument): Tamur, Le Anne Richardson
4	Title (to be printed on argument):
5. ×	President /CEO Solano County Black Chamber P.A.C. (limited to one title only)
	[For individuals] Residential Address (where you are registered to vote):
	Vacaville (A 95687
	[For governing board members and principal officers] Business Address:
	Phone: Email:
OLONIA TUDE	the description of the state of the state of the sequired criteria for an individual or for an
SIGNATURE	Under penalty of perjury, I attest the above information meets the required criteria for an Individual or for an Organization of Bona Fide Association of Citizens for purposes of submitting an argument:
	Gender:
1	□ masculine / □ feminine / □ Androgynous or non-binary / □ other:
2.	lama:
	☐ Registered Voter in District / ☐ Governing Board Member / ☐ Principal Officer of the Organization Submitting the Argument
3.	
4.	Name of Signer (to be printed on argument):
	Title (to be printed on argument):(limited to one title only)
5.	[For individuals] Residential Address (where you are registered to vote):
	, or manufacture (manufacture)
	[For governing board members and principal officers] Business Address:
	Phone: Email:
SIGNATURE	Under penalty of perjury, I attest the above information meets the required criteria for an Individual or for an
SIGNATURE	Organization or Bona Fide Association of Citizens for purposes of submitting an argument:



		Office Use Only
The author of a primary argument may sign the rebuttal argument other person to author/sign the rebuttal argument. This signer authorize a person to author/sign the rebuttal argument who argument. The County of Santa Clara allows for electronic stringer is clear and readable. You may send your completed in Microsoft Word version to candidateservices@rov.sccgov.	was not an author of the primary ubmission of documents as long as the form and attach a copy of the argument org.	
Because anyone listed as an author should have the opportu- the full text of the rebuttal argument should be attached to al		Time/Date Stamp
SECTION 1: ARGUMENT INFORMATION		
Measure Letter: Regional Measure 4 Jurisdiction Bay Area 9 Counties	Date of Election: November 5, 202	24
Proponent:	Opponent:	
☐ Rebuttal Argument to Primary Argument Against	Rebuttal Argument to Primary A	rgument in Favor
SECTION 2: REQUIRED CONSENT		
Under penalty of perjury, I attest and verify that I have read authorize that my name or the name of my Organization or I representative of, may be printed, exactly as it appears in the As an author of the Primary Argument in ☐ Support / ☐ Organization	Bona Fide Association of Citizens, which I a be text of the rebuttal argument in the Count	am an authorized ty Voter Information Guide
Hon. Quentin L. Kopp	(new Rebuttal Argument Signer)	to sign the rebuttal argument.
Full Name (Print) Johnny Khamis		
Name of Organization or Bona Fide Association of Citizens		(if applicable)
		, ,
SIGNATURE E	Date:	1/29/24



		Office Use Only
The author of a primary argument may sign the rebuttal argument other person to author/sign the rebuttal argument. This signed authorize a person to author/sign the rebuttal argument who vargument. The County of Santa Clara allows for electronic sulimage is clear and readable. You may send your completed for in Microsoft Word version to candidateservices@rov.sccgov.org.	d Consent Form is required to was not an author of the primary omission of documents as long as the orm and attach a copy of the argument of the primary of the argument of the reputtal argument.	
the full text of the rebuttal argument should be attached to all	Consent Forms.	Time/Date Stamp
SECTION 1: ARGUMENT INFORMATION		
Measure Letter: Regional Measure 4	Date of Election: November 5, 2024	
Jurisdiction BAHFA		
Proponent:	Opponent:	
☐ Rebuttal Argument to Primary Argument Against	Rebuttal Argument to Primary Arg	gument in Favor
SECTION 2: REQUIRED CONSENT		
Under penalty of perjury, I attest and verify that I have read the complete text of the ballot measure rebuttal argument above and authorize that my name or the name of my Organization or Bona Fide Association of Citizens, which I am an authorized representative of, may be printed, exactly as it appears in the text of the rebuttal argument in the County Voter Information Guide.		
As an author of the Primary Argument in Support / Opposition to Measure RM4 (assigned letter), I authorize		
Christian Huang	osition to Measure (assigned lette	er), I authorize
(new Rebuttal Argument Signer) to sign the rebuttal argument.		
Full Name (Print) Thomas Bogue		
Name of Organization or Bona Fide Association of Citizens		
		(if applicable)
SIGNATURE	Date:	126/2024
A STATE OF THE STA		



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Because anyone listed as an author should have the opportunity to review the rebuttal argument, the full text of the rebuttal argument should be attached to all Consent Forms.		Time/Date Stamp
SECTION 1: ARGUMENT INFORMATION		
Measure Letter: Regional Measure 4 Jurisdiction Bay Area 9 Counties	Date of Election: November 5, 20	024
Proponent:	Opponent:	
☐ Rebuttal Argument to Primary Argument Against	Rebuttal Argument to Primary	Argument in Favor
SECTION 2: REQUIRED CONSENT		
Under penalty of perjury, I attest and verify that I have read the complete text of the ballot measure rebuttal argument above and authorize that my name or the name of my Organization or Bona Fide Association of Citizens, which I am an authorized representative of, may be printed, exactly as it appears in the text of the rebuttal argument in the County Voter Information Guide.		
As an author of the Primary Argument in Support / Opposit	ion to Measure <u>RM4</u> (assigned I	etter), I authorize
Susan Kirsch (new Rebuttal Argument Signer) to sign the rebuttal argument) to sign the rebuttal argument.
Full Name (Print) Gregg A. Dieguez		
Name of Organization or Bona Fide Association of Citizens(if applicable)		
		to the state of
SIGNATURE	Date:	7/29/04



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Measure Letter: Regional Measure 4 Jurisdiction Bay Area 9 Counties	Date of Election: November 5, 20)24
Proponent:	Opponent:	
☐ Rebuttal Argument to Primary Argument Against	Rebuttal Argument to Primary Argument in Favor	
SECTION 2: REQUIRED CONSENT		
Under penalty of perjury, I attest and verify that I have read the complete text of the ballot measure rebuttal argument above and authorize that my name or the name of my Organization or Bona Fide Association of Citizens, which I am an authorized representative of, may be printed, exactly as it appears in the text of the rebuttal argument in the County Voter Information Guide.		
As an author of the Primary Argument in Support / Opposition to Measure RM4 (assigned letter), I authorize		
Mimi Willard (new Rebuttal Argument Signer) to sign the rebuttal argument.		
Full Name (Print) Mary Stompe		
Name of Organization or Bona Fide Association of Citizens		
		(if applicable)
SIGNATURE SIGNATURE	Date:	July 29, 2024



		Office Use Only
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the full text of the rebuttal argument should be attached to all Con	sent Forms.	Time/Date Stamp
SECTION 1: ARGUMENT INFORMATION		
Measure Letter: Regional Measure 4	Date of Election: November 5, 2024	4
Jurisdiction BAHFA		
Proponent:	Opponent:	
☐ Rebuttal Argument to Primary Argument Against	Rebuttal Argument to Primary Arg	gument in Favor
SECTION 2: REQUIRED CONSENT		
Under penalty of perjury, I attest and verify that I have read the co- authorize that my name or the name of my Organization or Bona F representative of, may be printed, exactly as it appears in the text	ide Association of Citizens, which I an	n an authorized
As an author of the Primary Argument in Support / Oppositi	on to Measure <u>RM4</u> (assigned lette	er), I authorize
Tamuri LeAnne Richardson (new Rebuttal Argument Signer) to sign the rebuttal argument.		
Full Name (Print) Jon Coupal		
Name of Organization or Bona Fide Association of Citizens Howard Jarvi'S Taxpayers	s Association	(if applicable)
SIGNATURE	Date: 7	/26/2024

Circle or Check	Argument Signer Form		
Signing Order for Each	The undersigned author(s) of the attached argument hereby state that such argument is true and correct to the best of		
Signatory	their knowledge and belief.		
-	Gandor		
1.	Gender: ☐ Masculine / ☐ Feminine / ☐ Androgynous or Non-binary / ☐ Other:		
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2	lam a:		
• 🗖	☐ Registered Voter in District / ☐ Governing Board I Argument	Member / ☐ Principal Officer of the Organization Submitting the	
3.∟		8	
4	Name of Signer (to be printed on argument):		
T. □□	Title (to be printed on argument):		
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	[For individuals] Residential Address (where you	are registered to vote):	
	[For governing board members and principal office	ers1 Business Address:	
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	Dhama		
	Prione:	Email:	
SIGNATURE		on meets the required criteria for an Individual or for an	
	Organization or Bona Fide Association of Citizens for	purposes of submitting an argument.	
			
	SECTION 3 CI	HECKLIST	
	Office Use	Only	
	ent Checklist (check all that apply):	Rebuttal Argument Checklist (check all that apply):	
	ets criteria to sign?	☐ Authors filed written authorization, if different authors submitted?	
	as signed meets criteria?	☐ Argument Signer Form signed by author?	
	ddress meets criteria for eligible individual voter to sign?	☐ Signing order indicated?	
☐ Signing order	gner Form signed by author(s)?	☐ Only author's name is listed on name line and matches signed name?	
	name is listed on name line and matches signed name?	☐ Author's TYPED or LEGIBLY WRITTEN title is on title line, if	
	ED or LEGIBLY WRITTEN title is on title line, if	applicable?	
applicable?	ED OF ELONDET FIRST FER AND TO OFF CARD INTO, IT	☐ Author's gender is selected?	
☐ Author's gene	der is selected?	☐ Original or scanned signatures are clear and readable for	
	anned signatures are clear and readable for verification?	verification?	
☐ Primary Argu	ment does not exceed 300 words?	☐ Rebuttal Argument does not exceed 250 words?	
☐ Author's conf	act information is filled out?	☐ Author's contact information is filled out?	
☐ Author's doc	ument(s) filed by deadline?	☐ Author's document(s) filed by deadline?	
Staff Initials		Staff Initials	