



Ballot Measure Primary Argument Submission Form

A ballot argument shall not be accepted unless accompanied by this completed form, which shall contain the printed name(s) and signature(s) of the person(s) submitting it or, if submitted on behalf of a bona fide association of citizens/organization, the name of the association/organization and the printed name and signature of at least one of its principal officers. If the measure is presented to voters pursuant to an initiative petition in a special district election, please contact the Elections Office for special instructions.

Word count limit for Primary Arguments = 300

Ballot Measure _____ for the Presidential Election to be held on November 8, 2016

Primary Argument in Favor of Primary Argument Against

This argument is submitted by: (check all that apply)

<input type="checkbox"/>	The Governing Body of the County of San Mateo, a School District, or a Special District If this argument is filed by the governing body of the County of San Mateo, a school district or a special district, fill in the name of the governing body on the line below and complete both sides of this form.	
	Governing Body:	
	Contact Person's Printed Name:	Contact Person's Signature:
	Title:	
	Phone:	Email:
<input checked="" type="checkbox"/>	Member(s) of the Governing Body of the County of San Mateo, a School District, or a Special District If this argument is filed by any member(s) of the governing body, fill in the information below and complete both sides of this form. By statute, members of school district governing boards need board authorization to file an argument.	
	Member(s) of the Governing Body:	Name of Governing Body:
	<u>Councilmember</u>	<u>East Palo Alto City Council</u>
	Contact Person's Printed Name:	
	<u>Ruben Abrica</u>	
	Title:	
	<u>Councilmember</u>	
<input type="checkbox"/>	Bona Fide Association of Citizens/Organization If this argument is filed by a bona fide association of citizens/organization, the signers of the argument must be affiliated with the association/organization, be authorized to sign the argument on its behalf, provide the printed name and signature of at least one principal officer of the organization, and complete both sides of this form.	
	Name of Association/Organization:	
	Principal Officer's Printed Name and Title:	Principal Officer's Signature:
	Contact Person's Printed Name:	Email:
	Phone:	Fax:
<input type="checkbox"/>	Individual(s) eligible to vote on the measure Individual signers must be eligible to vote on the measure.	
	Contact Person:	Phone:
	Mailing Address:	
	Fax:	Email:

Please complete the reverse side of this form.

Primary Argument Signers Form

Each signer must designate in which capacity they are signing. Check the one box that applies.

No more than five signatures shall appear with any argument. If more than five signatures are submitted, the first five listed shall be printed.

Names and titles listed will be printed in the order that they are listed below.

If the signers are part of a bona fide association/organization, there is no requirement that they be eligible to vote on the measure. However, for each such signing individual(s), the title under the signer's name shall list the name of that bona fide association/organization and may include their position within that association/organization.

By signing below, the undersigned state that they have read the argument and believe it not to be false or misleading.

Governing Body of San Mateo County, a School District, or a Special District
 Members(s) of the Governing Body of San Mateo County, a School District, or a Special District
 Bona Fide Association of Citizens/Organization
 Individual(s) eligible to vote on the measure

1. Name: Lisa Gauthier Title: Councilmember
 Date: August 15, 2016

2. Name: Ruben Morica Title: Councilmember
 Date: 8-15-2016

3. Name: William Webster, ^{Byron} Title: President East Palo Alto Council of Tenants (EPACT)
 Date: 8/15/2016

4. Name: Yolanda Caballero de Ortiz Title: Board Member EPA Senior Center INCI
 Date: 8.15.2016

5. Name: Maureen Pattarelli Larsson Title: Rent Stabilization Board Member
 Date: 8/15/16

Submit a second form (this side only) for alternate signers attached to this form and the argument.

Word limit: 300

Count: 237

Measure J

Argument in Favor of Measure
(City of East Palo Alto: Revisions to "Rent Stabilization and Just Cause for Eviction Ordinance"/Rent Stabilization Measure) →

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Let's keep our community affordable for seniors, working families, our children and our future. Help prevent displacement. VOTE YES on _____

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Since 1984 East Palo Alto has had a strong voter approved rent stabilization law that protects residents against unjust rent increases and evictions by those who cared more about speculation and profit and less about the community. →

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A YES vote on Measure will strengthen and streamline the updated Rent Stabilization and Just Cause for Eviction Ordinance (RSO) passed in 2010. →

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Measure continues the tradition of protection and fairness in rental housing for our community. It simplifies administrative procedures for landlords and tenants. It reinforces protection for tenants from displacement and exorbitant rent increases, and guarantees property owners the right to a fair return on their investments. →

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The City Council has unanimously placed this Measure on the ballot after extensive public input from tenants, homeowners, and landlords. →

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A YES vote on Measure will: →

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*STRENGTHEN compliance with eviction-related notice requirements to tenants.

9

*CLARIFY the calculations for how much rent can increase each year.

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*CLARIFY the definition of maximum allowable rent.

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*CREATE more efficiency and cost savings by modifying the annual registration requirements.

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*REVISE the registration fee pass-through.

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*AUTHORIZE City Council to revise any part of the ordinance when in conflict with federal or state law.

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*PRESERVE landlords' right to a fair return.

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Vote YES on Measure to help prevent displacement and protect affordable rental housing in our community.

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- /s/ **Lisa Gauthier** August 15, 2016
Councilmember
- /s/ **Ruben Abrica** August 15, 2016
Councilmember
- /s/ **William Byron Webster** August 15, 2016
President, East Palo Alto Council of Tenants (EPACT)
- /s/ **Yolanda Caballero de Ortiz** August 15, 2016
Board Member, EPA Senior Center Inc.
- /s/ **Maureen Pattarelli Larsson** August 15, 2016
Rent Stabilization Board Member

FILED IN THE OFFICE OF THE
CHIEF ELECTIONS OFFICER
OF SAN MATEO COUNTY, CALIF.

AUG 19 2016

By: **MARK CHURCH**, Chief Elections Officer
[Redacted]
DEPUTY CLERK