



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 Q for the General Election to be held on 11/08/2016.

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 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:
	Contact Person's Printed Name:	Contact Person's Signature:
	Title:	
	Phone:	Email:

<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 checked="" type="checkbox"/>	Individual(s) eligible to vote on the measure	
	Individual signers must be eligible to vote on the measure.	
	Contact Person: <u>Mitchell Oster</u>	Phone: [REDACTED]

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
 Member(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

1. Name: Ben K. Toy Title: PRESIDENT, SAN MATEO UNITED HOMEOWNERS ASSOCIATION

Phone: [Redacted] Email: [Redacted]
 Address: [Redacted]

Signature: [Redacted] Date: 2016 AUG 18

2. Name: [Redacted] Title: [Redacted]

Phone: [Redacted] Email: [Redacted]

Address: [Redacted]

Signature: [Redacted] Date: [Redacted]

3. Name: [Redacted] Title: [Redacted]

Phone: [Redacted] Email: [Redacted]

Address: [Redacted]

Signature: [Redacted] Date: [Redacted]

4. Name: [Redacted] Title: [Redacted]

Phone: [Redacted] Email: [Redacted]

Address: [Redacted]

Signature: [Redacted] Date: [Redacted]

5. Name: [Redacted] Title: [Redacted]

Phone: [Redacted] Email: [Redacted]

Address: [Redacted]

Signature: [Redacted] Date: [Redacted]

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

FOR OFFICIAL USE ONLY

Signers Registered N/A Signed Dated
 Bona Fide Association Verified N/A Signed Dated

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1.	Name: <i>Rev. Dr. Penny Nixon</i>	Title: <i>Religious Leader, San Mateo Home Owner</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Phone: [Redacted]					
	Address: [Redacted]					
		Date: <i>8/19/16</i>				
2.	[Redacted]	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
3.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
4.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
5.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				

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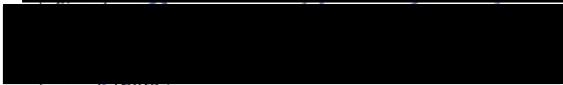
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3

1.	Name: JOHN EBJETER	Title: SAN MATEO PLANNING COMMISSIONER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Date: 8-19-2016					
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2.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				

3.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				

4.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				

5.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				

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4

1.	Name: <i>Dr. Jennifer Martinez</i>	Title: <i>Executive Director, Faith in Action</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	[Redacted]					
	Date: <i>8/10/2016</i>					
2.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
3.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
4.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
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5

1.	Name: Richard W Hedges	Title: Community Activist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	[Redacted]					
		Date: 08/18/2016				
	Phone:	Email:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Address:					
	Signature:	Date:				
3.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
4.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
	Signature:	Date:				
5.	Name:	Title:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phone:	Email:				
	Address:					
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Bona Fide Association	<input type="checkbox"/> Verified	N/A	Signed	Dated

Skyrocketing rent increases threaten to destroy our community.

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Hardworking families are losing their homes. Valued teachers, nurses, and public safety workers are leaving **San Mateo** as rents become unaffordable.

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Unfortunately, our **City Council** and other community leaders have not found a meaningful solution to address the rental crisis.

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Measure Q is that solution and it will protect San Mateo's future.

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Vote to protect **San Mateo**.

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Vote YES on Measure Q.

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Measure Q makes housing costs predictable and stable, freeing **San Mateo** residents from constant fear of losing their homes. Rents have skyrocketed in recent years. Wages have not kept pace, putting profound stress on our community. **As we lose our family and community members, we lose San Mateo's quality of life.**

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Measure Q is a fair and common sense solution:

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- Allows rents to be raised 1 to 4% annually, depending on the rate of inflation (typically 2 to 3%);
- Allows larger rent increases for increased maintenance costs or property taxes;
- Limits evictions to specific situations (unpaid rent, illegal activity, etc.), preventing evictions just to raise rents;
- Protects families too frightened to report unsafe conditions for fear of retaliatory evictions;
- Protects "mom and pop" landlords by completely exempting owner-occupied duplexes and **in-law** units;
- Protects homeowners by completely exempting **single-family** homes;
- Exempts new housing (doesn't discourage new construction);
- Rolls rents back to **September 2015** levels;
- Creates an independent Commission to administer and enforce the law, providing flexibility, accountability, and transparency at no significant expense to the city.

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San Mateo's high rents affect everyone. We're losing teachers, nurses, and other important members of our city. Restaurants can't find workers. Property values are directly related to the quality of our schools and availability of essential service personnel.

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Together, we can sustain a vibrant and livable San Mateo.

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Vote YES to protect **San Mateo's** future. **Vote YES on Measure Q.**

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