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 General Election _____ to be held on 11/8/2016 _____.

☐ Primary Argument in Favor of  ☒ Primary Argument Against

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

☐ 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: |

☒ 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: Maureen Freschet, Diane Papan |
| Name of Governing Body: San Mateo City Council |
| Contact Person’s Printed Name: Maureen Freschet |
| Contact Person’s Signature: |
| Title: Council Member |
| Phone: |
| Email: |

☒ 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: San Mateo Area Chamber of Commerce |
| Principal Officer’s Printed Name and Title: Cheryl Angeles, President & CEO |
| Contact Person’s Printed Name: Cheryl Angeles |
| Phone: |

☒ Individual(s) eligible to vote on the measure

Individual signers must be eligible to vote on the measure.

| Contact Person: Anna Kuhre |
| Mailing Address: |
| Fax: |

Please complete the reverse side of this form.
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Governing Body of San Mateo County, or a Special District</th>
<th>Member(s) of the Governing Body of San Mateo County, a School District, or a Special District</th>
<th>Bona Fide Association of Citizens/Organization</th>
<th>Individual(s) eligible to vote on the measure</th>
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<tr>
<td>Maureen Freschet</td>
<td>San Mateo Council Member</td>
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<tr>
<td>Diane Papan</td>
<td>San Mateo Council Member</td>
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<td>Cheryl Angeles</td>
<td>President &amp; CEO, San Mateo Chamber of Commerce</td>
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<tr>
<td>Anna Kuhre</td>
<td>President Emeritus, San Mateo United Homeowners' Association</td>
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<td>Claire Mack</td>
<td>Former Mayor</td>
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Submit a second form (this side only) for alternate signers attached to this form and the argument.
“Arguments in support or opposition of the proposed laws are the opinions of the authors.”

Argument in Opposition of Measure Q

We’re all concerned about the housing problem, but Measure Q is NOT the solution. Measure Q is a flawed law that creates a self-regulating commission with no accountability to voters and gives unlimited access to our taxpayers’ money. Measure Q is bad for all San Mateo residents.

**MEASURE Q CREATES UNACCOUNTABLE GOVERNMENT**
It gives blank-check authority to an unelected bureaucracy to demand AND receive money from the City. With no obligation to repay the funds, the commission could take money from public safety, parks, libraries, street maintenance, and other essential city services. This commission will have unlimited power to levy fees and penalties, hire staff, and establish regulations – with zero accountability to taxpayers.

**MEASURE Q PUTS THE CITY AND ALL RESIDENTS AT FINANCIAL RISK**
Implementing Measure Q requires 10 new full-time employees and is estimated to cost $2.5 million annually. Taxpayers could be liable for other expenses the commission deems necessary. The City could be forced to defend legal challenges at taxpayers’ expense, increasing costs of living for everyone and preventing the City from working on true affordable housing solutions.

**MEASURE Q IS NOT AIMED AT THOSE IN NEED OF AFFORDABLE HOUSING**
Measure Q left out critical language to limit subsidies to only those who actually need assistance. Measure Q would mandate privately-funded subsidies to residents with high-paying jobs who could afford market-rate rents, while making housing even more scarce and expensive for struggling families in need of affordable housing.

Don’t be fooled into believing that Measure Q will solve the housing crisis or that there will be no cost to the City and taxpayers. Measure Q will drive-up rents and make housing unaffordable. The unlimited power given to this unaccountable commission is dangerous and will have unintended consequences, damaging to our City and all residents.

Vote NO on Measure Q. It’s bad for San Mateo.