

This measure has one simple goal: to guarantee 80 families can remain in their affordable homes at Avalon Calabasas.

Your YES vote means families who have lived in this community, some for more than two decades, get to stay. Single moms, members of the Calabasas workforce, and seniors can stay instead of being forced out of their long term home to look for something affordable.

The challenge is that the affordable requirement on these 80 units expired. These 80 units represent the largest share of affordable housing in Calabasas. The solution is to build 161 new units on vacant land within the property to subsidize 80 units of long-term affordable housing. An environmental analysis concluded there would be no significant environmental impacts from so few additional units. The existing level of service for traffic would remain the same. In fact, the Calabasas planning department staff recommends approval.

Recently, the State has demanded that Calabasas build more affordable homes. This project removes pressure from the State without disturbing hillsides or undeveloped land. And, building fire resistant buildings within an existing complex avoids any fire issues.

As part of the project, Avalon will plant more than 350 new trees to complement local native oaks and sycamores, will provide funding to the local school district's counseling center, and will fund improvements to de Anza Park.

This was placed on the ballot to give the entire community a voice rather than leaving this important decision to a loud few.

A YES vote on this measure means 80 families can afford to stay and Calabasas' precious open space is preserved. It is the right thing to do.

While this initiative serves 80 neighboring families, it also says a lot about who we are.

VOTE YES to help your neighbors keep their homes.

**RECEIVED**

DEC 13 2019

CITY OF CALABASAS  
CITY CLERKS OFFICE

Fred Gaines, Calabasas City Councilmember

Richard Bruckner, Director of Regional Planning (Ret.)

Bernard McDuel, County Fire Department Chief of Engineering (Ret.)

Kim Harwood, Calabasas Resident


Jolene Placencio, Calabasas Resident

**EXHIBIT A  
ARGUMENTS**

**FORM OF STATEMENT TO BE FILED BY  
AUTHORS OF ARGUMENTS**

All arguments concerning measures filed pursuant to Division 9, Chapter 3 (beginning with § 9200) of the Elections Code shall be accompanied by the following form statement **to be signed** by each proponent, and by each author, if different, of the argument:

The undersigned proponent ~~(s)~~ or author(s) of the (primary/~~rebuttal~~) argument (in favor of/~~against~~) ballot proposition Ordinance No. 2020-380 at the Special Municipal Election for the City of Calabasas to be held on March 3, 2020 hereby state that the argument is true and correct to the best of (his/~~her~~/~~their~~) knowledge and belief.

Print Name <u>Fred Gaines</u> Title <u>Calabasas City Councilmember</u> (If applicable): Submitted on behalf of : _____ (name of organization)	Signature <u></u> Date <u>12-12-19</u>
Print Name _____ Title _____ (If applicable): Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____

**STATEMENT PER ELECTION CODE SECTION 9283  
TO BE FILED BY AUTHORS OF ARGUMENT**

The undersigned authors of the primary argument in favor of ballot proposition Ordinance No. 2020-380 at the Special Municipal Election for the City of Calabasas to be held on March 3, 2020, hereby state that the argument is true and correct to the best of their knowledge and belief.

Print Name <u>Richard Bruckner</u> Title <u>Director of Region Planning, Ret.</u> (If applicable): Submitted on behalf of: <hr/> (name of organization)	Signature: <u>Richard J Bruckner</u> Date: <u>12-13-19</u>
Print Name _____ Title _____ (If applicable): Submitted on behalf of: <hr/> (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: <hr/> (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: <hr/> (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: <hr/> (name of organization)	Signature: _____ Date: _____

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Print Name <u>BERNARD MCDUEL</u> Title <u>RETIRED LACOFD ENGINEERING SEC. CHIEF</u> (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: <u>Bernard McDuel</u> Date: <u>DEC. 13, 2019</u>
Print Name _____ Title _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____

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Print Name <u>Jolene Placencio</u> Title <u>Calabasas Resident</u> (If applicable): Submitted on behalf of: <u><del>Calabasas Resident</del></u> _____ (name of organization)	Signature: <u>Jolene Placencio</u> Date: <u>12-11-19</u>
Print Name <u>KIM HARWOOD</u> Title <u>Calabasas Resident</u> (If applicable): Submitted on behalf of: <u><del>CALABASAS RESIDENT</del></u> _____ (name of organization)	Signature: <u>[Handwritten Signature]</u> Date: <u>12-11-19</u>
Print Name _____ Title _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____
Print Name _____ Title _____ (If applicable): Submitted on behalf of: _____ (name of organization)	Signature: _____ Date: _____