

WHO CAN YOU TRUST TO TELL THE TRUTH ABOUT THIS INITIATIVE?

AvalonBay's owned the complex since 2013 and had years to go through the City's development process. They deliberately chose otherwise.

AvalonBay proponents say the bond program requiring affordable housing "expired" and there wasn't enough time to use the City's development process.

But AvalonBay controlled the timeframe: The affordable housing units could've been maintained until 2028; instead, AvalonBay paid off their bonds ten years early. Funding could've been secured during that time to preserve those units.

None of the proposed 161 units will be affordable housing. They'll all be market-rate, squeezing millions more from the property for shareholder profit. That's far beyond subsidizing 80 units.

AvalonBay estimates their project will generate an additional 1,179 daily car trips on congested streets.

Gridlock on Las Virgenes is the greatest concern of Calabasas residents who'll rely on this mostly single-lane roadway for their evacuation in a fire.

AvalonBay asked the City Council to adopt their initiative immediately, which would've denied a vote of the people. It's on the ballot only because our Council listened to the many residents who asked to vote on this.

This is unprecedented in Calabasas. If passed, it'll change the way developers of large projects do business. They'll choose the initiative route and bypass City protections.

Trust the people who are less concerned with financial gain and more concerned about preserving the values held by the founding members of our beautiful City.

Protect Calabasas.

VOTE NO.

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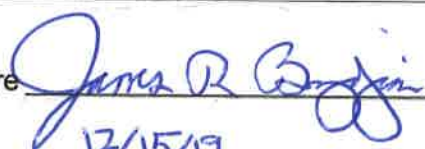


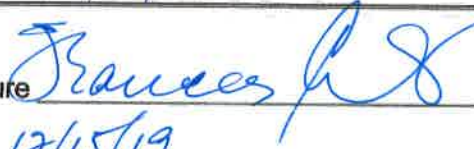

James R. Bozajian, Mayor Pro Tem of Calabasas
Candice Weber, President, Community Association of Saratoga Hills
Michael Harrison, Former Mayor
Frances Alet, Asst. Treasurer, "No on Measure F"
Lucy Martin, Former Mayor City of Calabasas

**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>James R Bozajian</u> Title <u>Mayor Pro Tem of Calabasas</u> (If applicable): Submitted on behalf of : _____ _____ (name of organization)	Signature <u></u> Date <u>12/15/19</u>
Print Name <u>Candice Weber</u> Title <u>President, Community Association of</u> (If applicable): Submitted on behalf of : <u>SARATOGA HILLS</u> _____ (name of organization)	Signature <u></u> Date <u>12/15/19</u>
Print Name <u>MICHAEL HARRISON</u> Title <u>FORMER MAYOR</u> (If applicable): Submitted on behalf of : _____ _____ (name of organization)	Signature <u></u> Date <u>12/15/19</u>
Print Name <u>FRANCES ALET</u> Title <u>ASST. TREASURER, "NO ON MEASURE F"</u> (If applicable): Submitted on behalf of : _____ _____ (name of organization)	Signature <u></u> Date <u>12/15/19</u>
Print Name <u>Luey Martin</u> Title <u>former Mayor City of Calabasas</u> (If applicable): Submitted on behalf of : _____ _____ (name of organization)	Signature <u></u> Date <u>12-15-19</u>

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Print Name <u>FRANCES ALET</u> Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature <u><i>Frances Alet</i></u> Date <u>12.21.19</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 _____



ARGUMENT AND REBUTTAL FORM

ELECTION DATE: MARCH 3, 2020 MEASURE I.D. (if any): N

JURISDICTION: CALABASAS, CA.

(Please mark (x) in the appropriate box)

<input type="checkbox"/> Argument in Favor	<input type="checkbox"/> Argument Against
<input type="checkbox"/> Rebuttal to Argument Against	<input checked="" type="checkbox"/> Rebuttal to Argument in Favor

Statements will be printed in uniform type, style and spacing. Use block paragraphs and single space format. Text submitted indented or centered will be typeset in block paragraph form. **Entire statements in all capital letters are not acceptable. Indentations, circles, stars, dots, italics and/or bullets cannot be accommodated.** However, you may use dashes/hyphens. Words to be printed in **boldface type**, underscored and/or CAPITALIZED are to be clearly indicated. Any combinations of enhanced words are counted as one word. All statements should be checked by the authors for spelling and punctuation as the elections official is not permitted to edit any material contained therein. **NOTE:** Rebuttal arguments are not direct arguments. For example, a rebuttal to a direct argument in favor of a measure is NOT a direct argument against a measure. Please also note that rebuttal arguments are allowed only when both a direct argument for AND against a measure are filed.

ALL AUTHORS MUST SIGN ON THE REVERSE SIDE

Please attach typed statement to this form. Statements should be typed in upper and lower case letters. Statement will be typeset in the Official Sample Ballot Booklet using TIMES NEW ROMAN font in 11 point size. However, statements can be submitted using any standard font.

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