



ARGUMENT AND REBUTTAL FORM

city clerk 08-14-20AM 11:13

ELECTION DATE: NOVEMBER 3, 2020 MEASURE I.D. (if any): _____

JURISDICTION: CITY OF BURBANK, CA.

(Please mark (x) in the appropriate box)

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

SEE ATTACHED

DECLARATION BY AUTHOR(S) OF ARGUMENTS OR REBUTTALS
(Elections Code Section 9600)

All arguments concerning measures filed pursuant to Division 9 of the Elections Code shall be accompanied by the following declaration to be signed by each author of the argument/rebuttal. Names and titles listed will be printed in the Voter Information portion of the Official Sample Ballot Booklet in the order provided below.

The undersigned author(s) of the:

☐ Argument in Favor
☒ Argument Against

☐ Rebuttal to Argument Against
☐ Rebuttal to Argument in Favor

of ballot measure 2020 Burbank Just Cause at the GENERAL MUNICIPAL ELECTION
EVICTED AND RENT REGULATION MEASURE
election for the CITY OF BURBANK (title of election)
to be held on

NOVEMBER 3, 2020

hereby state that such argument is true and correct to the

(date)

best of his/her/their knowledge and belief.

1.	<u>Sharon Springer</u> Printed Name <u>Mayor</u> Title to Appear on Argument	<u>08/14/2020</u> Date
2.	<u>BOB FRUTOS</u> Printed Name <u>VICE MAYOR</u> Title to Appear on Argument	<u>AUG. 14, 2020</u> Date
3.	<u>EMILY GABEL-LUDDY</u> Printed Name <u>Council Member</u> Title to Appear on Argument	<u>8-14-20</u> Date
4.	<u>JESS TALAMANTES</u> Printed Name <u>Council Member</u> Title to Appear on Argument	<u>8-19-20</u> Date
5.	<u>Tim Murphy</u> Printed Name <u>Council Member</u> Title to Appear on Argument	<u>8/19/20</u> Date

IMPORTANT FILING INFORMATION: I, EMILY GABEL-LUDDY am the designated filer of the above titled argument/rebuttal. Please notify me of any questions pertaining to this filing. Below is my contact information:
Mailing Address: W. ELM AVE. E-Mail Address: egluddy@aol.com
Contact Numbers: 818-846-8112 818-846-8112 NA!
Daytime Evening Fax

OFFICE USE ONLY

Time Stamp

	Word Counts
NUMBER OF WORDS:	<u>289</u>
PROJECT CODE NUMBER:	
ELECTION DEPUTY:	

Vote NO on Measure _____

Measure _____ is poorly written; paid for by outside special interests, and could take millions from Burbank's budget to build a bureaucracy without oversight or accountability. It reflects a lack of understanding of our Burbank community, our affordable housing needs, the needs of our tenants and the vulnerability of our Mom-and-Pop landlords. Burbank deserves better.

Effective January 1, 2020, The California Tenant Protection Act - AB 1482, limits rent increases and sets rules for Just Cause Evictions for every Californian. Despite having statewide comprehensive renter protection, you are being asked to vote for this ill-conceived Measure that establishes a new Burbank Landlord-Tenant Commission outside the City Charter, **with unchecked authority to:**

- Set its own budget and salaries
- Establish additional landlord fees
- Hire outside attorneys
- Initiate lawsuits
- Issue subpoenas

Programs in comparable cities indicate this Measure may cost Burbank as much as \$6,000,000 with 24 staff. This bureaucracy will have access to your tax dollars without answering to anyone, **taking money from existing Burbank services and programs** for our residents, families, and seniors.

This Measure would discourage development of desperately needed affordable housing and place additional burdens on **our long-term Mom-and-Pop owners and residents**. Proponents could have proposed Charter amendments but didn't. Their refusal to work within the Charter (our community constitution) should raise serious questions for everyone.

Far from being local, this Measure was financed by organizations from Sacramento, Bay Area, and Los Angeles. **Decisions affecting Burbank should be made in Burbank, not by outsiders.** Burbank is already protected by statewide rent control. An unaccountable Commission **using our tax dollars to promote its own agenda is bad government.**

This Measure is potentially devastating for Burbank. Protect the integrity of Burbank housing, its Charter, and community. Read the full consequences in the City's 9212 Report at www.burbankca.gov.

Vote NO on Measure _____.