

Rebuttal to Argument for Measure M

As volunteer members of your City Planning Commission, we can say unequivocally, based on years of planning work as your representatives, **Measure M will be counterproductive and wasteful.**

As planning commissioners, we work toward the healthy, sustainable, balanced, equitable community everyone aspires to in this city we all love. This work can be complex, but it does give us a chance to consider the best locations for much needed housing. **We are guided by state housing requirements that legally must be followed, including the number of new homes to be built.**

One thing that's clear to us: downtown is the best location for higher-density apartment buildings. It's more environmentally sustainable, helps protect other parts of the city from high intensity development, and creates a healthier downtown, while fighting the sprawl our community rejected decades ago.

Measure M supporters claim their measure will provide more democracy. We disagree. Instead of more democracy, **M will deliver more slowdowns for construction** of new homes, and **more frustration for owners of existing homes.**

Under current city law, city voters already can reject any major zoning change. Measure M is not needed for this—and it will trigger unnecessary and expensive elections for minor zoning changes.

Measure M will create costly impediments to building housing that current state law requires our community to build. Worse, **Measure M will likely trigger costly lawsuits** that taxpayers would have to pay for in the years ahead.

We can't afford this mistaken policy. Vote No on M.

/Pete Kennedy, volunteer planning commissioner

/Julie Conway, volunteer planning commissioner

/Michael Polhamus, volunteer planning commissioner