

IMPARTIAL ANALYSIS

California law requires cities to develop a General Plan, which is a comprehensive, long-term plan for city development that is at the top of the hierarchy of a local government's land use regulations. The Housing Element component of a General Plan is designed to ensure that each city recognizes its responsibility in contributing to the attainment of state housing goals, which have been frustrated by the current housing crisis. This Housing Element must identify specific sites for development of housing types for all income levels, including low- and moderate-income households, that are sufficient to meet a city's share of regional housing needs.

Article XXXIV of the California Constitution ("Article 34") requires that majority voter approval be obtained before any public entity develops, constructs, or acquires a low rent, affordable housing project. Article 34 applies not only to publicly-owned low-income rental projects but also to low-income rental projects developed by private persons and non-profit entities using certain public financial assistance. The California Supreme Court has held that Article 34's local voter approval mandate Article 34 can be satisfied by a vote granting authority for a designated maximum number of housing units, without having voters approve each specific local housing project.

The proposed measure ("Measure") would authorize City of El Monte approval, pursuant to California Constitution Article XXXIV, of up to 500 dwelling units for affordable housing projects in the City of El Monte each year commencing on January 1, 2021 for 17 years. If the total annual 500 dwelling unit allocation is not met in any given year, the remaining balance of units would be carried over and added to the number of dwelling units allowed in future years. Dwelling units authorized under the Measure would be for persons and families of low income, including veterans and the elderly.

Approval of the Measure would not authorize the construction of any specific low-income rental housing project. Under the Measure, housing projects would remain subject to City public review and approval procedures and all local land use, zoning, and building requirements. Nothing in the Measure would authorize the increase of any City of El Monte taxes or fees or require the expenditure of City of El Monte funds.

The Measure, submitted to voters by the El Monte Council under Elections Code Section 9222, would take effect if passed by a majority of the City of El Monte's voters.

A "yes" vote would approve the Measure.

A "no" vote would reject the Measure.

The above statement is the Measure's impartial analysis. If you desire a copy of the Measure, contact the City Clerk at (626) 580-2016 and a copy will be mailed at no cost to you.

/s/ Rick R. Olivarez, City Attorney

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ARGUMENT AND REBUTTAL FORM

ELECTION DATE: November 3, 2020 MEASURE I.D. (if any): HN

JURISDICTION: City of El Monte

(Please mark (x) in the appropriate box)

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

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Over the last decade the City of El Monte has been committed to providing safe, affordable housing to seniors, veterans, teachers and working families. A recent survey of El Monte residents found that housing and homelessness are issues of major concern. The City recognizes that there is still much more work to do!

Your **YES vote on Measure HN** is needed to continue the affordable housing progress we have begun!

Measure HN is NOT a new tax, tax increase or extension of any existing tax.

Voter approval of **Measure HN** will give El Monte the flexibility to approve the development of more private and public affordable housing in our community.

Your **YES vote on Measure HN** allows El Monte to tap into existing federal and state funds that can help pay for hundreds more affordable, environmentally conscious and safe homes.

Measure HN is the tool needed to fix El Monte's ongoing affordable housing crisis. Vote YES!

We all know hard-working family members and friends who can no longer afford to live close by due to escalating rents. Some residents are just one paycheck away from being homeless - *and the coronavirus pandemic has only made things worse!*

Your **YES vote on Measure HN** can help us meet our moral imperative to end homelessness, reduce eviction threats and provide affordable housing that is safe and accessible to those who need it most.

The El Monte City Council voted unanimously to place **Measure HN** on the ballot to obtain your state law-required authorization to build more affordable housing in the City.

To help all of us keep our housing commitment to seniors, veterans, teachers and working families, we need you to join us in voting **YES on Measure HN!**

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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 Rebuttal to Argument Against
 Argument Against Rebuttal to Argument in Favor

of ballot measure HN at the General Election
(name and/or letter) (title of election)

election for the City of El Monte to be held on
November 3, 2020
(date)

hereby state that such argument is true and correct to the best of his/her/their knowledge and belief.

1.	<u>ANDRE QUINTERO</u> Printed Name	<u>[Redacted Signature]</u> Signature
	<u>Mayor</u> Title to Appear on Argument	<u>8/7/20</u> Date
2.	<u>Hilda L. SOLIS</u> Printed Name	<u>[Redacted Signature]</u> Signature
	<u>LA County Board of Supervisor</u> Title to Appear on Argument	<u>8/7/20</u> Date
3.	<u>MARIA MORALES</u> Printed Name	<u>[Redacted Signature]</u> Signature
	<u>Mayor Pro-Tem</u> Title to Appear on Argument	<u>8/7/20</u> Date
4.	<u>JERRY VELASCO</u> Printed Name	<u>[Redacted Signature]</u> Signature
	<u>Councilmember</u> Title to Appear on Argument	<u>8/7/20</u> Date
5.	<u>Adam CARRANZA</u> Printed Name	<u>[Redacted Signature]</u> Signature
	<u>Board Member, MOUNTAIN VIEW SCHOOL DISTRICT</u> Title to Appear on Argument	<u>8/7/2020</u> Date

IMPORTANT FILING INFORMATION: I, André Quintero 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: [Redacted] Clora Place El Monte 91732 E-Mail Address: [Redacted]
Contact Numbers: [Redacted] (cell) N/A Evening N/A Fax

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NUMBER OF WORDS:	Word Counts
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