

ARGUMENT AGAINST MEASURE ____

Vote NO on Measure ____. This measure mandates 2,900 units for extremely low-, very low-, low-, and moderate-income households, including 2,160 units reserved for lower-income households. By restricting market-rate housing above moderate income, it pushes development into narrow income tiers, concentrating lower-income housing into five distinct communities rather than supporting integrated, mixed-income communities that provide greater housing diversity.

The measure also introduces significant financial obstacles to housing development. Housing developments in high-cost jurisdictions often require substantial public subsidies, yet the measure identifies no funding source for those subsidies. Nor does it identify funding sources for roads, utilities, parks, public safety, or related infrastructure. Raising the question, how will these projects and related infrastructure be financed and who ultimately bears the cost?

The measure also raises serious questions about compliance with state housing law. State law requires Newport Beach maintain a certified Housing Element with adequate housing capacity, which also addresses development constraints. By reallocating and conditioning how units are produced, the measure could alter the assumptions underlying that plan, potentially requiring revisions and risking a finding of noncompliance. Failure to maintain compliance carries real consequences, including court intervention, limits on local land use authority, and financial penalties.

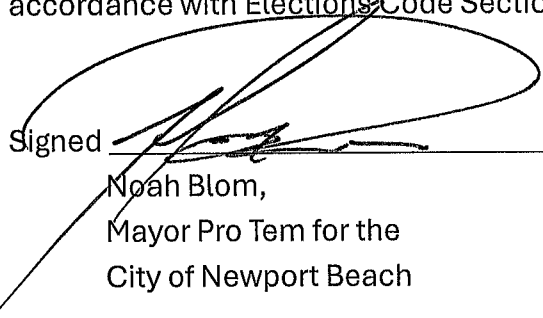
Furthermore, by embedding detailed affordable housing requirements in the General Plan, the measure reduces flexibility and makes future adjustments more difficult. As state laws and local needs evolve, repeated amendments may be required to remain compliant, creating uncertainty and reducing the City's ability to respond to changing housing and infrastructure needs.

Growth works best where infrastructure can support it. By imposing rigid allocation requirements, the measure may push development out of alignment with existing infrastructure and limit more flexible, mixed-income approaches.

Vote NO on Measure ____.

This Argument Against Measure ___, the Responsible Housing Initiative, is executed in accordance with Elections Code Section 9283.

Signed


Noah Blom,
Mayor Pro Tem for the
City of Newport Beach

Date

6/15/26

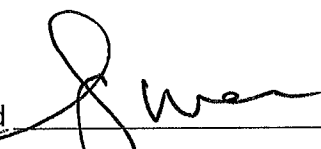
Signed


Michelle Barto
Councilmember
for the City of Newport Beach

Date

6/15/26

Signed


Sara J. Weber
Councilmember
for the City of Newport Beach

Date

6/15/2026

**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 (name or number) at the (title of election) election for the (jurisdiction) to be held on November 3, 2026 hereby state that the argument is true and correct to the best of (his/her/their) knowledge and belief.

Print Name <u>Sara Weber</u> Title <u>Councilmember</u> (If applicable):Submitted on behalf of : (name of organization)	Signature <u>[Signature]</u> Date <u>6/15/2026</u>
Print Name <u>Noah J. Blom</u> Title <u>Council Member</u> (If applicable):Submitted on behalf of : (name of organization)	Signature <u>[Signature]</u> Date <u>6/15/2026</u>
Print Name <u>Michelle Bando</u> Title <u>Councilmember</u> (If applicable):Submitted on behalf of : (name of organization)	Signature <u>[Signature]</u> Date <u>6/15/2026</u>

All Authors must print his/her name **and sign this form** (ELEC. § 9600.)

AND

Print his/her name **and sign the Argument itself** (ELEC. § 9283.)

AND

Print his/her name **and sign the Rebuttal Argument itself** (ELEC. § 9285.)

Further, pursuant to ELEC. § 9282., printed arguments submitted to the voters shall be titled with "Argument In Favor Of Measure ___" or "Argument Against Measure ___".

Likewise, printed rebuttal arguments submitted pursuant to ELEC. § 9285 shall be titled with "Rebuttal To Argument In Favor Of Measure ___" or "Rebuttal to Argument Against Measure ___".

The following statement shall be included on the front cover, or, if none, on the heading of the first page of the printed arguments in the Voter Information Guide:

"Arguments in support or opposition of the proposed laws are the opinions of the authors"