

**ARGUMENT AGAINST MEASURE H
BENICIA REAL PROPERTY TRANSFER TAX MEASURE**

VOTE NO on Measure H !

The Benicia City government has a spending problem and wants to try to solve it by making housing more expensive. How? By raising the City's transfer tax on the sale of an \$800,000 home from \$412 to \$3,200. A 727% tax increase!

State law caps the City's current transfer tax. That's why City Hall is also putting forward companion Measure G – Charter City, so it can circumvent the cap.

Don't be fooled by Measure H's 0.4% tax on homes under \$2 million. It will be based upon the ENTIRE value of your home, INCLUDING your mortgage. For example, if a buyer puts 20% down on an \$800,000 home, the tax will be 2% of the downpayment !

Don't be fooled by claims that Measure H is just a "one time" tax. Measure H will make it more expensive for your children and grandchildren to buy a home in Benicia. A homebuyer can't finance the cost of the tax. It's money that must be paid at closing.

Don't be fooled by claims that Measure H won't hurt long-time homeowners. It is a raid on the equity they've built up paying mortgages and making improvements. Their home's equity is retirement security. If Measure H passes, City Hall will take thousands of dollars of hard-earned equity and use it to pay for any unmet financial needs in the future.

Don't be fooled. Measure H is a "GENERAL FUND TAX." It allows the City Council to spend it for any purpose.

Putting the burden of generating more money for City Hall on the backs of homeowners and homebuyers isn't fair and isn't smart. It would make our housing crisis worse.

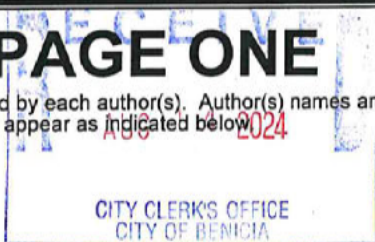
Vote No on Measure H

Association of Benicians Opposing Charter City and Real Property Transfer Tax Measures
s/ Christopher Shenfield, Attorney at Law
s/ Lawrence Morsen, Retired Water Utility Executive
s/ Kenneth Bocox, 40-Year Benicia Resident
s/ William J. Groves, Retired Title Insurance Executive
s/ Melinda A. Laudy, Principal Interior Designer



SIGNATURE STATEMENT PAGE ONE

All arguments/rebuttal arguments concerning measures shall be accompanied by this form to be signed by each author(s). Author(s) names and titles listed will be listed and printed in the Voter's Information Pamphlet in the order provided below and will appear as indicated below.



The undersigned author(s) of the:

ARGUMENT IN FAVOR
300 WORDS
ARGUMENT AGAINST
300 WORDS

REBUTTAL TO ARGUMENT IN FAVOR
250 WORDS
REBUTTAL TO ARGUMENT AGAINST
250 WORDS

Ballot measure letter H at the NOVEMBER 5, 2024 - GENERAL ELECTION
Name of election

Election for the CITY OF BENICIA
Jurisdiction - name of district

to be held on NOVEMBER 5, 2024 Election Date

is true and correct to the best of his/her/their knowledge and belief.

1) [Redacted Signature] Residence address (for verification purposes) [Redacted] Date 20 24

CHRISTOPHER SHENFIELD
Print Name to appear in voter's pamphlet
Association of Benicians Opposing Charter City and Real Property Transfer Tax Measures
Are you signing on behalf of association or governing board? YES or NO

Attorney at Law If yes complete page 2 Please circle one

(Opt) [Redacted] me
2) [Redacted Signature] Residence address (for verification purposes) [Redacted] Date 8/12 20 24

LAWRENCE MORSEN
Print Name to appear in voter's pamphlet
Are you signing on behalf of association or governing board? YES or NO

Retired Water Utility Executive If yes complete page 2 Please circle one

(Opt) [Redacted Signature]
3) [Redacted Signature] Residence address (for verification purposes) [Redacted] Date 8/12 20 24

KENNETH BOCOX
Print Name to appear in voter's pamphlet
Are you signing on behalf of association or governing board? YES or NO

40 Year Benicia Resident If yes complete page 2 Please circle one

(Optional) Print title to appear before name
4) [Redacted Signature] Residence address (for verification purposes) [Redacted] Date 8/12 20 24

WILLIAM J. GROVES
Print Name to appear in voter's pamphlet
Are you signing on behalf of association or governing board? YES or NO

Retired Title Insurance Executive If yes complete page 2 Please circle one

(Opt) [Redacted Signature]
5) [Redacted Signature] Residence address (for verification purposes) [Redacted] Date 8/12 20 24

MELINDA A. LAUDY
Print Name to appear in voter's pamphlet
Are you signing on behalf of association or governing board? YES or NO

Principal Interior Designer If yes complete page 2 Please circle one

(Optional) Print title to appear before name

SIGNATURE STATEMENT PAGE TWO

(Elections Code Section 9600)



CHECK ONE OF THE FOLLOWING & RECORD LETTER OF MEASURE

- Argument in favor of measure Rebuttal to argument in favor of measure
 Argument against measure Rebuttal to argument against measure

ARGUMENTS and/or REBUTTALS FILED BY (Check any of the following that apply):

Board of Supervisors or Governing Board
Contact Person's Printed Name _____
Contact Person's Signature _____
Title _____
Phone # _____ Fax# _____ E-mail _____

The following information is submitted by the filer(s) to establish that the organization or group is a Bona Fide Association of Citizens:

Bona Fide Association of Citizens or Filers of Special District Initiative
Name of Association: ASSOCIATION OF BENICIANS OPPOSING CHARTER CITY AND REAL PROPERTY TRANSFER TAX MEASURES
Principal Officer's Printed Name _____
Principal Officer's Signature _____
Title PRESIDENT
Phone# (650) 218-8647 Fax# (650) 481-9022 E-mail shenfield@hotmail.com

A Form 410 Statement of Organization – establishing the group or organization as a Primarily Formed Ballot Measure committee to support or oppose Measure _____ was filed on _____ Committee I.D.# _____ (The Form 410 must be filed within 10 days of the date the committee receives \$2000.00 in contributions)

The organization meets on a regular basis. Meetings are held at BENICIA, CALIFORNIA ON THE FIRST TUESDAY OF EACH MONTH at the following schedule 7:00 PM AT 1453 SHERMAN DRIVE, BENICIA, CA 94510

Other information that would support the claim that the group or organization is a Bona Fide Association, rather than a group of individuals who support or oppose Measure _____ SECRETARY OF STATE, REGISTRATION OF UNINCORPORATED NONPROFIT ASSOCIATION, FILED 07/15/2024, REGISTRATION NO. 19527; Bylaws

Contact person name & phone# CHRISTOPHER SHENFIELD (650) 218-8647 Email: shenfield@hotmail.com

New - Senate bill 665 requires an organization or association submitting an argument for or against a measure to submit additional information to enable the elections office to determine if the organization qualifies as a bona fide association of citizens.