

Joint County Voters' Pamphlet Measure Argument

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! Important! Read all instructions before completing this form.

Please note that each county produces a separate County Voters' Pamphlet. If the jurisdiction/district is located in more than one county, a separate JCVP-03 form must be filed with the appropriate fee or certified petition (JCVP-04) to each county where the Measure Argument is to be printed.

Filing Information

Election Date: November Election 2024

Amended Statement

Argument In Favor Argument In Opposition

Measure # 26-253 Order # 1 of 2

"This information furnished by" (as it should appear in the Voters' Pamphlet) Name of person required ORS 251.355(2)

Name of person: (required) Jason Williams

Organization Name: (if applicable) Taxpayers Association of Oregon

Argument paid for or petition provided by:

Taxpayers Association of Oregon Email: oregonwatchdog@gmail.com

Name of person/organization paying or submitting petition for Measure Argument

Phone Number: 503-643-1400

Contact information for authorized changes:

Jason Williams Email: oregonwatchdog@gmail.com

Name of person authorized to make changes to Measure Argument

Phone Number: 503-643-1400

Filer Checklist for Measure Argument for County Voters' Pamphlet (VP)

- Typewritten & signed JCVP-03 form and attached Measure Argument for County VP.
- Fee or JCVP-04 certified petition (Petition ID # _____) provided.
- (If applicable) JCVP-02 Statement of Endorsement(s) #: _____.
- Word Count (325 MAX).

By signing this document, I (we) hereby state I (we) am (are) responsible for the content of this argument, (ORS 251.416)

Organization name person(s) is (are) authorized to represent, if applicable: _____

Jason Williams

Printed name of person furnishing argument

[Signature]
Signature of person furnishing argument

9/6/2024
Date

Printed name of person furnishing argument (if applicable)

Signature of person furnishing argument (if applicable)

Date

Printed name of person furnishing argument (if applicable)

Signature of person furnishing argument (if applicable)

Date

Note: If this argument is not being filed by a registered Oregon Political Committee, you may be required to register as a political committee with the Secretary of State. Refer to the Campaign Finance Manual for further details.

For Office Use Only:

County: _____

Payment Method: _____

Ref. #: _____

Amount / Petition #: _____

Required info? Yes No

Signed? Yes No

Endorsements? Yes # _____ No

Intake Staff Initials: _____

Word Count (325 max): _____

Providing digital copy? Yes No

Received digital copy? Yes No

Review Staff Initials: _____

Taxpayers Association of Oregon urges

No on MEASURE 26-253!

26-253 lets city bureaucrats **creep into your home** for an energy efficiency inspection!

26-253 will stick you with **thousands of dollars** of forced weatherization bills from the city!

25-253 will **skyrocketing rents** as landlords pass on the costs!

25-253 will **tear down historic homes** in the name of energy efficiency!

25-253 lets politically connected **cronies can collect millions of dollars** from costly city-imposed weatherization mandates!

DON'T BE FOOLED! There is a reason why Portland requires a vote of the people before imposing weatherization mandates. That's because, in 1979, the city passed an ordinance that gave homeowners five years to insulate and weatherize their homes or subtract the cost of weatherization from the selling price when their houses are sold. (*Oregonian* 10/9/1979)

THEY DID IT BEFORE, AND THEY'LL DO IT AGAIN. Our charter is our **only protection** against an out-of-control city council that wants to micromanage every aspect of our lives—even how we maintain our houses!

They'll say, "Don't worry about the cost." Sure, all the money you spend on weatherization means you won't be able to afford groceries.

The weatherization mandate is among countless other home local regulation mandates that is making Portland one of the most unaffordable housing cities in America. After all, they're doing such a great job that a survey says nearly half the residents think Portland is "**pretty seriously on the wrong track.**" (*KOIN* 9/27/2024)

P.S. Some of the groups submitting statements in support of Measure 26-253 may receive funding from City Hall and may stand to make a lot of money from forced weatherization projects.

Visit us on our daily political news website OregonWatchdog.com

The Taxpayers Association of Oregon has protected you from higher taxes and government waste for 25 years.

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2024 SEP -6 PM 4:16

Filing Information

Election Date: November Election 2024

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Measure # 26-253 Order # 2 of 2 (2)

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Jason Williams 9/6/2024

Printed name of person furnishing argument Signature of person furnishing argument Date

Printed name of person furnishing argument (if applicable) Signature of person furnishing argument (if applicable) Date

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For Office Use Only:

County: _____

Required Info? Yes No

Word Count (325 max):

Payment Method: _____

Signed? Yes No

Providing digital copy? Yes No

Ref. #: _____

Endorsements? Yes # _____ No

Received digital copy? Yes No

Amount / Petition #: _____

Intake Staff Initials:

Review Staff Initials:

2 of 2

**Taxpayers Association of Oregon urges
VOTE NO ON MEASURE 26-253**

Measure 26-253 would strip away an important protection for Portland homeowners and renters. It **removes our right to vote** on costly weatherization mandates for older homes and buildings.

In 1980, Portlanders wisely added this safeguard to our City Charter. They recognized that **forcing expensive upgrades** on pre-1979 structures could create **financial hardship** for many residents. That's why any such mandate requires voter approval.

Proponents claim removing this protection will make Portland more "efficient." But efficient for whom? ... Not for the homeowner suddenly facing **thousands of dollars in mandatory upgrades**. Not for the renter whose landlord **passes on the costs** of weatherization through higher rent.

This measure gives too much power to city officials. They could impose sweeping mandates affecting most Portland homes **without any input from voters**. There's no guarantee these mandates would be reasonable or take into account people's ability to pay.

Energy efficiency is important, but so is protecting residents from overreach. Existing incentive programs and building codes already promote weatherization. **We don't need heavy-handed mandates forced on us without a vote.**

Remember, newer homes aren't affected by this change. It only targets older structures – including many affordable housing options for working families and seniors on fixed incomes.

Portland faces urgent challenges like homelessness, public safety, and crumbling infrastructure. City leaders should focus on those priorities instead of forcing costly home improvement mandates.

Don't give up your right to vote on issues affecting your home and wallet. Keep this important check on government power in place. Preserve affordability and resident input.

Vote NO on Measure 26-253. Let's keep Portland livable and democratic for all.

Visit us on our daily political news website OregonWatchdog.com

The Taxpayers Association of Oregon has protected you from higher taxes and government waste for 25 years.

WORD COUNT :303

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Filing Information

Election Date: November 5, 2024 Amended Statement

Argument in Favor Argument in Opposition

Measure # 26-253 Order # 1 of 3

"This information furnished by" (as it should appear in the Voters' Pamphlet) Name of person required ORS 251.335(2)

Name of person: Michele Gila Organization Name: No Costly Mandates

Argument paid for or petition provided by:

No Costly Mandates Email: mgila@pmar.org

Name of person/organization paying or submitting petition for Measure Argument

Phone Number: (503) 459-2163

RECEIVED
2024 SEP -9 PM 9:55
COUNTY CLERK
CLATSOP COUNTY

Contact information for authorized changes:

Michele Gila Email: mgila@pmar.org

Name of person authorized to make changes to Measure Argument

Phone Number: (503) 459-2163

Filer Checklist for Measure Argument for County Voters' Pamphlet (VP)

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Organization name person(s) is (are) authorized to represent, if applicable: NO COSTLY MANDATES

<u>MICHELE GILA</u>		<u>9.9.24</u>
Printed name of person furnishing argument	Signature of person furnishing argument	Date

_____	_____	_____
Printed name of person furnishing argument (if applicable)	Signature of person furnishing argument (if applicable)	Date

_____	_____	_____
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For Office Use Only:

County: Multnomah
 Payment Method: check
 Ref. #: 25775
 Amount / Petition #: 400.00

Required Info? Yes No
 Signed? Yes No
 Endorsements? Yes # _____ No
 Intake Staff Initials: JALR

Word Count (325 max): 314
 Providing digital copy? Yes No
 Received digital copy? Yes No
 Review Staff Initials: _____

RECEIVED
2004 OCT -9 PM 5:50
PORTLAND ENERGY
DEPARTMENT

YES to ENERGY EFFICIENCY INCENTIVES
NO to COSTLY MANDATES
NO to MEASURE 26-253

If Measure 26-253 passes, important protections for homeowners and property owners will be removed from our City Charter, and city government would have the authority to mandate costly requirements to retrofit homes — and all other buildings built before 1979 — to meet modern energy efficiency standards.

MEASURE 26-253 WILL COST HOMEOWNERS, RENTERS, AND SMALL BUSINESSES

If Measure 26-253 passes, city government could require all homeowners and property owners to install solar panels, to replace appliances or windows, to add insulation, or change the way you heat and cool your home.

These costly mandates could apply to more than 140,000 Portland houses, apartment buildings, stores and offices — approximately 71% of homes and buildings in Portland.

And it's on the ballot at the request of a few city bureaucrats, who have already signaled their intent, telling the Portland Charter Commission that “deep decarbonization – can't be achieved without strong mandates.”

MEASURE 26-253 WILL INCREASE THE COST OF HOUSING

But those expensive new mandates will make housing less affordable for renters, by increasing landlords' costs. And costly mandates will **unfairly burden homeowners, including lower-income homeowners and seniors on fixed incomes**, putting them all at risk of losing their homes.

PORTLAND SHOULD INCENTIVIZE, NOT MANDATE COSTLY RETROFITS

Let's be clear: Increasing the energy efficiency of our homes and workplaces is important in the fight against climate change. And the City can and should support **incentives and tools** to reduce costs for everyday Portlanders, like **low-interest loans** or by using the **millions of dollars in the Portland Clean Energy Fund**, paid for by a tax on billion-dollar companies.

But **Measure 26-253** would strip voter-approved protections from our Charter, and allow city government to require YOU to make these expensive upgrades to your home on their timeline, regardless of your cost.

Vote NO on Measure 26-253

www.NoCostlyMandates.com

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Filing Information

Election Date: November 5, 2024

Amended Statement

Argument in Favor

Argument in Opposition

Measure # 26-253

Order # 2 of 3 (4)

"This information furnished by" (as it should appear in the Voters' Pamphlet) Name of person required ORS 251.355(2)

Name of person: Michele Gila
(required)

Organization Name: No Costly Mandates
(if applicable)

Argument paid for or petition provided by:

No Costly Mandates

Email: mgila@pmar.org

Name of person/organization paying or submitting petition for Measure Argument

Phone Number: (503) 459-2163

Contact information for authorized changes:

Michele Gila

Email: mgila@pmar.org

Name of person authorized to make changes to Measure Argument

Phone Number: (503) 459-2163

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- (If applicable) JCVP-02 Statement of Endorsement(s) #: 5.
- Word Count (325 MAX).

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Organization name person(s) is (are) authorized to represent, if applicable: NO COSTLY MANDATES

MICHELE GILA
Printed name of person furnishing argument

[Signature]
Signature of person furnishing argument

9.9.24
Date

Printed name of person furnishing argument
(if applicable)

Signature of person furnishing argument
(if applicable)

Date

Printed name of person furnishing argument
(if applicable)

Signature of person furnishing argument
(if applicable)

Date

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For Office Use Only:

County: Multnomah
Payment Method: check
Ref. #: 25775
Amount / Petition #: \$400.00

Required Info? Yes No
Signed? Yes No
Endorsements? Yes # 4 No
Intake Staff Initials: [Signature]

Word Count (325 max): 399
Providing digital copy? Yes No
Received digital copy? Yes No
Review Staff Initials: [Signature]

RECEIVED
2024 SEP -9 PM 3:53
JANIS W. HARRIS

Measure 26-253 Voters Pamphlet Statement – OPPOSE

Statement 2 of 3

309 words

**PORTLAND HAS A HOUSING CRISIS
MEASURE 26-253 WOULD MAKE IT WORSE**

“We should not mandate such things. It is already so expensive to build here and retrofitting these structures will be **even more costly.**” —Ernesto Fonseca, CEO, Hacienda CDC (an affordable housing provider)

Portland has a housing affordability crisis, and Measure 26-253 would make it worse, **adding more costs for homeowners and renters** when we can least afford it, with **no promise of incentives or subsidies to help pay for these expensive projects.**

MEASURE 26-253 IS COSTLY FOR HOMEOWNERS

New energy efficiency mandates would be costly for homeowners, who could be required to make expensive upgrades to their homes on a short timeline — like the City originally proposed before voters stepped in to add protections to our City Charter. Imagine if the City required homeowners to replace older appliances or windows, to add insulation or solar panels, or change the way you heat and cool your home. If Measure 26-253 passes, that’s exactly what the City could do — even to lower-income homeowners, seniors on fixed incomes, and people trying to sell their home.

MEASURE 26-253 IS COSTLY FOR RENTERS

New energy efficiency mandates would be costly for renters. These expensive mandates would increase landlords’ costs, forcing them to raise rent to cover the bill. Apartments would be off the market while landlords make required updates, increasing competition for housing when we already face a shortage. And some small landlords may choose to stop renting their property altogether because they can no longer keep up with Portland’s long list of requirements or cover their costs—making it even harder for Portlanders to find an affordable place to rent.

JOIN US — AND VOTE NO ON 26-253

Hacienda CDC
Multifamily NW
National Association of Hispanic Real Estate Professionals, Western Oregon
National Association of Real Estate Brokers, Oregon Realist
Portland Metropolitan Association of Realtors®

2020 OCT -9 PM 5:55
MULTIFAMILY NW
NATIONAL ASSOCIATION OF REAL ESTATE BROKERS

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Measure # 26-253 Order # 3 of 3 (5)

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Name of person: Michele Gila Organization Name: No Costly Mandates
(required) (if applicable)

Argument paid for or petition provided by:

No Costly Mandates Email: mgila@pmar.org

Name of person/organization paying or submitting petition for Measure Argument

Phone Number: (503) 459-2163

RECEIVED
POLITICAL COMMITTEE
SEP 9 9 3:55 AM '24

Contact information for authorized changes:

Michele Gila Email: mgila@pmar.org

Name of person authorized to make changes to Measure Argument

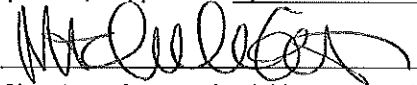
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 Payment Method: check
 Ref. #: 25775
 Amount / Petition #: \$400.00

Required info? Yes No

Signed? Yes No

Endorsements? Yes # _____ No

Intake Staff Initials: JAR

Word Count (325 max): 295

Providing digital copy? Yes No

Received digital copy? Yes No

Review Staff Initials: _____

PORTLAND VOTERS SHOULD REJECT COSTLY ENERGY EFFICIENCY MANDATES — AGAIN!

VOTE NO on MEASURE 26-253!

This isn't the first time the City has tried to **mandate costly energy efficiency projects** on homeowners and other property owners. **It's time to say NO again, to Measure 26-253.**

Years ago, City Council adopted an aggressive mandate, requiring:

- **ALL** residential and commercial building owners (including homeowners) to
- Weatherize and retrofit their properties for energy efficiency
- Within **five years** or before the building could be sold, whichever came first.

Portland voters stood up then, and added smart protections to our City Charter: Costly energy efficiency mandates now require Portland voters' approval.

But un-elected city officials are trying to overturn those protections. A few city bureaucrats convinced 16 members of the Portland Charter Commission to put this issue on the ballot, hoping to overturn those voter-approved protections against costly mandates.

On November 5, voters should reject costly mandates AGAIN, by voting NO on Measure 26-253.

Bureaucrats' intent was clear: They want Measure 26-253 to pass so they can implement "strong mandates around energy efficiency" without giving voters a chance to weigh in, no matter how much it might cost you.

This isn't a popular idea. The Charter Commission held listening sessions on climate issues, and heard from community members who supported incentives that would help community members make energy efficiency upgrades. But the community's list of ideas and recommendations said **nothing about mandatory energy efficiency retrofits.**

Then, when the Charter Commission asked for feedback on this proposed measure, **only a handful of Portlanders commented.** But the Charter Commission sent Measure 26-253 to the ballot anyway.

It's your turn to weigh in.

We can't afford to give the city a blank check for costly retrofits.

VOTE NO ON MEASURE 26-253.

www.NoCostlyMandates.com

RECEIVED
NOV 05 2015
10:55 AM
CITY OF PORTLAND
COMMUNITY DEVELOPMENT
DEPARTMENT