TOP TEN REASONS TO VOTE NO ON INITIATIVE 933 AND WHO SAYS SO

#10. TO PROTECT NEIGHBORHOODS

I-933 would create turmoil in the real estate market due to the uncertainty of what can be built where. I-933 loopholes would allow nuisance uses into residential neighborhoods, increase traffic congestion, and erode property values. That’s why I-933 is opposed by: *The Neighborhood Alliance of Spokane County, the Guemes Island Property Owners Association, the Seattle Community Council Federation, and the Pullman Alliance for Responsible Development.*

#9. TO KEEP TAXPAYERS FROM GETTING SOAKED FOR BILLIONS

The Association of Washington Cities estimates that I-933 will cost city taxpayers statewide between $3.5 and $4.5 billion. This works out to between $2,400 and $3,000 for every city household! Scarce tax dollars should pay for legitimate public needs like parks, schools, police and libraries, not payoffs for land speculators. That’s why I-933 is opposed by: *The League of Women Voters, Taxpayers for Washington’s Future and the Washington Tax Fairness Coalition.*

#8. TO PROTECT FARMING AND SMALL FAMILY FARMERS

Farmers cannot compete with developers for land that is more lucrative as more intense uses, like residential subdivisions. Nor can farming long survive when conflicts are injected by inappropriate non-farming development nearby. That’s why I-933 is opposed by: *Winlock Meadows Farms, Craven Farms of Snohomish, Woodward Canyon Winery of Walla Walla, and the United Farmworkers.*

#7. TO PREVENT A HUGE AND EXPENSIVE LEGAL MESS

At over 2,000 words, I-933 is full of ambiguous and contradictory language that will clog the courts for years. In addition to the costly and frivolous litigation it will cause against cities and counties (for which taxpayers will foot the bill) I-933 will also spark private nuisance lawsuits between neighbors who can no longer rely on predictable local rules to protect their properties. That’s why I-933 is opposed by: *the League of Women Voters, William Gates, Sr., and former Governors Locke, Gardner, Lowry, and Evans.*

#6. TO KEEP WASHINGTON’S ECONOMY HEALTHY AND PROSPEROUS

Endless litigation and uncertainty would be bad for the business climate of our state. Tax dollars to fund I-933’s mandatory bureaucracy and payoffs to claimants would divert needed funding from investments in infrastructure and other services important to the business community. That’s why I-933 is opposed by: *the Greater Seattle Chamber of Commerce, Green Works Realty, Vulcan, Inc., and the Mazama Country Inn.*
#5. TO PROTECT OUR UNIQUE NORTHWEST WILDLIFE HABITAT

Washington is one of the most biologically diverse states in the U.S. A key part of our state’s identity and the quality of life here is linked to the natural environment. Recent listings of threatened species underscore the need to take better care of that landscape and protect ecosystems from the kind of irresponsible development that I-933 would enable. That’s why I-933 is opposed by: the National Wildlife Federation, Republicans for Environmental Protection, and the Yakima Valley Audubon Society.

#4. TO PRESERVE WASHINGTON’S OUTDOOR HERITAGE

Outdoor recreation is a part of Washington’s heritage and lifestyle. Protecting public access to outdoor recreation opportunities, and maintaining the unspoiled essence of these magnificent natural places, will become more difficult under I-933. That’s why I-933 is opposed by: Recreational Equipment, Inc., the Mountaineers, the Westport Charter Boat Association, and the Spokane Chapter of Trout Unlimited.

#3. TO KEEP WASHINGTON’S AIR AND WATER CLEAN

The sprawling development that would be enabled by I-933 would be bad for both air and water quality. Expect challenges to local enforcement of the Clean Water Act. I-933’s inclusion of personal property (which includes factories and automobiles), not just real property, as property to be “protected” from loss of value even invites challenges to emission standards. That’s why I-933 is opposed by: the American Lung Association, the Washington Physicians for Social Responsibility, and People for Puget Sound.

#2. TO MAINTAIN WASHINGTON’S HIGH LEVEL OF PUBLIC SERVICES

Washington has grown by a million people every twelve years, and is expected to reach a population of 7 million by 2014. To keep our public service standards high in the face of such dramatic growth will require that scarce tax dollars be efficiently spent on education, social needs, and public safety, not wasted paying off I-933 claims. That’s why I-933 is opposed by: the Washington State Council of Fire Fighters, the Washington Association of Churches, and the Washington Chapter of the American Federation of Teachers.

#1. BECAUSE I-933 IS FUNDAMENTALLY UNBALANCED AND UNFAIR

I-933 would tilt the regulatory balance way out of whack in favor of certain property owners at the expense of everyone else. While our present system isn’t perfect, it strives to fairly balance everyone’s rights and does so out in the open through a democratic process. I-933 makes no such pretensions and would be disastrous for our state. That is why the Washington Chapter of APA joins the above-identified organizations in urging Washington voters to vote NO on 933!

A complete list of organizations opposing I-933 is posted at [www.noon933.org](http://www.noon933.org)