

Ballot Measure M

Affordable Housing Capacity

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Ballot Measure M

More than 66 percent of city of San Diego voters approved Ballot Measure M in the election on Tuesday, November 8, 2016, to increase the capacity to construct additional affordable rental housing in the city of San Diego.

Passage of Ballot Measure M required a simple majority vote.

Ballot Measure M allows the capacity to construct an additional 38,680 affordable rental housing units, without raising taxes. These units will be affordable for low-income San Diegans with income up to 80 percent of San Diego Area Median Income. Example: \$68,000 a year for a family of four, or \$47,600 a year for an individual.

The San Diego City Council voted 8-0 on July 26 to place the measure on the November 8 ballot.

The San Diego Housing Commission (SDHC) submitted Measure M for the November 8 General Election, fulfilling its responsibility as the manager of the City of San Diego's compliance with Article 34 of the California State Constitution.

Councilmember Todd Gloria was designated by the City Council to prepare the ballot argument in favor of the measure. In addition, the ballot argument in favor was signed by San Diego Mayor Kevin Faulconer; Haney Hong, President & CEO of the San Diego County Taxpayers' Association; Aimee Faucett, Executive Vice President & COO of the San Diego Regional Chamber of Commerce; and Jeanne Brown, President of the San Diego League of Women Voters.

No argument against Measure M was filed in the office of the City Clerk.

Capacity for Affordable Housing Units

- Ballot Measure M does not automatically guarantee that these 38,680 additional affordable rental housing units will be built.
- Affordable rental housing developments will still have to go through the permitting process, including community, environmental and San Diego City Council reviews.
- The city of San Diego needs 38,680 affordable rental housing units for low- and very low-income residents by 2020, according to the 2011 San Diego Association of Governments' (SANDAG) [Regional Housing Needs Assessment](#).
- [Low-income San Diegans](#) may include military Veterans, families, senior citizens, and disabled San Diegans.

Requirement for Voter Approval

- Article 34 of the State Constitution, adopted in 1950, requires voter approval for low-rent housing that is developed, constructed or acquired by a state public agency, such as SDHC and the City of San Diego.
- SDHC notifies the City when capacity falls below 4,000 affordable rental housing units.
- Currently, there are only 3,247 units of affordable rental housing capacity remaining. ([Partial list of affordable rental units built](#))
- Without the additional capacity that was approved by voters on November 8, it was possible that there could have been a halt in construction of low-income rental housing units supported by government financing or assistance in the city of San Diego.

Previous City Council Actions

March 23, 2016 – The San Diego City Council Rules Committee recommended a ballot measure that would create the capacity for an additional 38,680 affordable rental housing units.

April 26, 2016 – The San Diego City Council unanimously directed the city attorney to prepare the proposed ballot measure.

Past Ballot Measures

Four prior ballot measures authorized the capacity for up to 10,500 affordable rental housing units in the city of San Diego: **1972** – 500 units | **1976** – 2,500 units | **1981** – 2,500 units | **2002** – 5,000 units

