



INFORMATIONAL REPORT

DATE ISSUED: March 30, 2016 **REPORT NO:** HCR16-037

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of April 8, 2016

SUBJECT: Workshop & Discussion: Article 34 Proposed Ballot Measure

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

A workshop will be presented about a proposed ballot measure for the November 2016 ballot to increase the capacity to construct low-rent housing in the city of San Diego, in compliance with Article 34 of the State Constitution, which was adopted by voters on November 7, 1950.

BACKGROUND

Article 34 of the State Constitution requires voter approval for low-rent housing that is developed, constructed or acquired by a state public agency.

The proposed ballot measure will provide the City of San Diego with the ability to address the need for additional affordable housing. However, this proposed ballot measure will not commit funding for affordable housing or guarantee that any new units will be built. It will only allow the potential construction of affordable housing in the city. Specific development proposals will still need to go through the process of obtaining permits, environmental reviews, and City Council approval.

The San Diego City Council has authorized prior ballot measures in 1972 (500 units), 1976 (2,500 units), 1981 (2,500 units), and 2002 (5,000 units) to allow for the potential construction of a total of up to 10,500 units of low-rent housing in the city. San Diego voters approved all four ballot measures.

Only 3,247 units of capacity are left to reach the 10,500 limit.

At the request of City Council President Sherri Lightner, the proposed ballot measure was presented to the City Council Rules Committee, chaired by Council President Lightner, on March 23, 2016. At the direction of the Rules Committee, the proposed ballot measure this November would create the capacity for up to 38,680 additional affordable rental units for low-income families in the city, which is the number of affordable housing units for very low- and low-income residents that the city will need by 2020, according to the 2011 San Diego Association of Governments' Regional Housing Needs Assessment.

Without this additional capacity, it is possible that the construction of low-income housing units supported by government financing or assistance could be halted in the City of San Diego.

Respectfully submitted,

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Approved by,

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