



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission

Article 34 of the California Constitution

Proposed November Ballot Measure

April 8, 2016

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SDHC - Article 34 Proposed Ballot Measure

Introduction

- Article 34 of the State Constitution requires voter approval to increase the capacity to build low-rent housing that is developed, constructed or acquired by a State public agency.
- This State law was adopted by voters on November 7, 1950.
- Proposed ballot measure this November will provide the City of San Diego with the ability to address the need for additional affordable housing:
 - Will allow the potential construction of affordable housing
 - No new taxes
 - No funding committed
 - No guarantee new units will be built
 - Permits, environmental reviews, and City Council approval are still required for specific developments



SDHC - Article 34 Proposed Ballot Measure

Affordable Housing Units Capacity

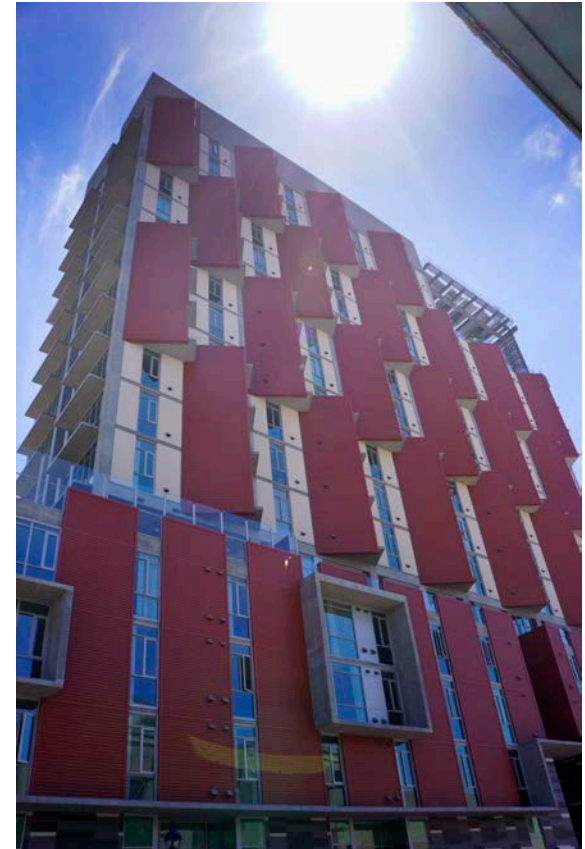
- Article 34 ballot measure requires approval by simple majority (50% plus one)
- San Diego City Council has authorized four prior ballot measures.
- All four ballot measures were approved by voters:
 - 1972 – 500 units
 - 1976 – 2,500 units
 - 1981 – 2,500 units
 - 2002 – 5,000 units
- Total units of capacity: 10,500
- Only 3,247 units of capacity are left to reach the 10,500 limit



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Affordable Housing Units Capacity (Cont.)

- Without additional capacity, it is possible the construction of low-income housing units with government financing or assistance could be halted in the city of San Diego.



Celadon at 9th and Broadway
Downtown San Diego
248 affordable apartments
Grand Opening: May 1, 2015



SDHC - Article 34 Proposed Ballot Measure Compliance

SDHC staff manages compliance with Article 34 on behalf of the City of San Diego:

- Tracks the units counted toward the Article 34 voter-authorized capacity;
- Issues “Article 34 letter” on behalf of developers for certain affordable housing finance applications to certify voter-approved capacity;
- Notifies City when capacity falls below 4,000 units;
- Follows City process to place a proposed measure on the election ballot; and
- Works with the City Attorney to draft ballot language.



SDHC - Article 34 Proposed Ballot Measure

City Council Committee Action

- City Council President Sherri Lightner asked SDHC to present the proposed ballot measure to the Rules Committee March 23, 2016
- City Council Rules Committee directed that the proposed ballot measure should create the capacity for up to 38,680 additional affordable housing units in the City
- This is the number of affordable housing units for very low- and low-income residents that the City will need by 2020 (San Diego Association of Governments 2011 Regional Housing Needs Assessment)
- Rules Committee forwarded the item to full City Council for consideration and directed the City Attorney to draft ballot language, which will be heard on April 26, 2016



SDHC - Article 34 Proposed Ballot Measure 2016 Ballot Proposal Schedule

The City Clerk has established the following administrative guidelines for the November 8, 2016 election:

<u>DAY</u>	<u>DATE</u>	<u>DAYS BEFORE ELECTION</u>	<u>EVENT</u>
Tuesday	6/7/16	154	LAST DATE (5:00 p.m.) for public, departments and agencies to submit ballot proposals to City Clerk for review by Committee
Wednesday	6/15/16	146	Committee review
Monday	6/27/16	134	Council Docket (PUBLIC NOTICE) lists proposals referred by Committee
Monday – Tuesday	7/11/16 - 8/2/16	120- 98	Council to discuss propositions, direct City Attorney to prepare ordinances placing measures on the ballot, and adopt prepared ordinances
Friday	8/12/16	88	Last day for City Clerk to file with Registrar of Voters all elections material
Monday	8/22/16	78	Impartial and Fiscal Analyses and ballot titles/summaries due to the City Clerk
Thursday	8/25/16	75	Last day to file ballot arguments with City Clerk



SDHC - Article 34 Proposed Ballot Measure

San Diego Municipal Code

- Process for preparing a ballot measure is governed by San Diego Municipal Code Section 27.0501 - 0515
- A proposition letter will be assigned (i.e., “Prop A”) based upon the order of appearance on the ballot
- City Council will approve the “ballot question” and City Attorney will draft the official title and summary of the measure, as well as an impartial analysis
- The City’s Independent Budget Analyst drafts the fiscal analysis, which is reviewed by the Mayor and City Auditor



SDHC - Article 34 Proposed Ballot Measure

San Diego Municipal Code (Cont.)

- Arguments in favor or against the proposed ballot measure may be filed by:
 - members of the City Council
 - an individual voter
 - a bona fide association of citizens, or
 - any combination of voters and associations
- The argument in favor may be signed by a maximum of 5 supporters



SDHC - Article 34 Proposed Ballot Measure

November 5, 2002 Election

- In 2002, supporters who signed the argument in favor:
 - San Diego Mayor Dick Murphy
 - SDHC Chairman of the Board Sal Salas
 - San Diego Regional Chamber of Commerce President & CEO Jessie Knight
 - San Diego County Taxpayers Association President Mary Ball
 - League of Women Voters of San Diego Co-President Beryl Flom
- No argument against the proposition was filed in the 2002 election
- Seven State ballot measures also appeared on the ballot



Questions?

