

# CITY OF SAN DIEGO

(This Measure will appear on the ballot in the following form.)

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## MEASURE M

### **AFFORDABLE HOUSING: INCREASING THE LIMIT ON THE NUMBER OF UNITS THE CITY AND CERTAIN PUBLIC AGENCIES ARE ALLOWED TO HELP DEVELOP.**

Shall the voters increase by 38,680 the maximum number of housing units the City and certain other public agencies are allowed to help develop, construct, or acquire for people with low incomes, without this ballot measure approving specific housing units, providing funds for development, removing requirements that otherwise apply, or taking any other action?

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This measure requires approval by a simple majority (over 50%) of the voters voting on the measure.

Full text of this measure follows the argument.

## **OFFICIAL TITLE AND SUMMARY**

### **BALLOT TITLE**

Affordable Housing: Increasing the Limit on the Number of Units the City and Certain Public Agencies Are Allowed to Help Develop.

### **BALLOT SUMMARY**

Certain public agencies (including the City of San Diego, the Housing Authority of the City of San Diego, and the San Diego Housing Commission) are not allowed to help develop affordable housing units unless voters provide permission to do so. Specifically, without voter approval, public agencies may not provide assistance, financial or otherwise, to help “develop, construct, or acquire” housing units for people who lack the income necessary to live in “decent, safe, and sanitary dwellings, without overcrowding.” California voters approved this rule by ballot measure in 1950, which incorporated the rule into the California Constitution.

Only a majority of qualified voters can grant the agencies this authority regarding affordable housing. The law does not require separate voter approval to develop, construct, or acquire individual units, however; voters may approve a maximum number of units to satisfy the constitutional requirement. In previous elections (1972, 1976, 1981, and 2002), voters approved such increases. As a result, the total limit is currently 10,500 units. Of this limit, approximately 3,247 units remain at this time: the City is approaching the limit.

## **BALLOT SUMMARY (CONTINUED)**

Voter approval of this measure would provide an increase of 38,680 units. Voters are being asked to approve that number because the San Diego region's most recent Regional Housing Needs Assessment (a report required by the state) concluded that 38,680 more affordable housing units will be needed in the City by 2020 for people earning low and very low incomes.

If approved, this measure would change the numerical limit for affordable housing units by increasing by 38,680 the maximum number of housing units the City and certain other public agencies could help develop. This measure would not take any other action.

### **CITY ATTORNEY'S IMPARTIAL ANALYSIS**

Under existing law, the City of San Diego and certain other public agencies will be allowed to help develop, construct, or acquire approximately 3,247 affordable housing units in the City for people with low incomes.

If this measure is approved by voters, the agencies would be allowed to help develop, construct, or acquire up to 38,680 units more than the current limit. If the measure is not approved, the agencies would be prohibited from helping to develop, construct, or acquire any more units than the current limit.

This measure would have no other effect on existing law.

This measure would not create an obligation to build any specific housing units. It would not grant approval for any particular development. It would not identify locations for the housing units.

This measure would not require public agencies to provide funding for the units or change any applicable regulations and processes regarding funding. It would not raise taxes.

This measure would not remove any requirements that otherwise might apply to the development of any particular project, such as requirements to obtain permits or analyze a project's impact on the environment.

The City Council of the City of San Diego placed this measure on the ballot for voter consideration after hearing a report from the San Diego Housing Commission that the City is approaching the current affordable housing unit limit.

### **FISCAL IMPACT STATEMENT**

Article 34 of the California Constitution requires voter approval for the development, construction, or acquisition of a low rent housing project by a State public body, such as the City. The City is approximately 3,247 units away from reaching its current limit of 10,500 units. If approved, this measure would increase the limit on the number of affordable housing units the City is able to develop, construct, or acquire by 38,680 units, from 10,500 to 49,180. The increase of 38,680 units is based on a San Diego Association of Governments (SANDAG) Regional Housing Needs Assessment (RHNA), which identified it as the number of low and very low income units needed in the City by 2020. Coupled with the 3,247 units of remaining capacity, the additional 38,680 units would provide the City with a total remaining capacity of 41,927 units. If the City needs to increase its remaining capacity beyond the 41,927 units, it would be required to return to the voters for approval again.

Approval of this measure would not raise taxes or authorize the expenditure of any funds. It also would not require or approve the development of specific affordable housing units. None of the City's requirements for affordable housing projects would be eliminated, waived, or reduced. Affordable housing developments would still need to obtain appropriate permits, and go through the City's standard public review process.

There is no fiscal impact associated with this ballot measure.

## ARGUMENT IN FAVOR OF MEASURE M

There is a shortage of affordable housing in the City of San Diego for low-income families, military veterans, seniors, and individuals with disabilities.

This ballot measure, if approved, would allow the capacity to construct an additional 38,680 affordable rental housing units without raising taxes.

Please vote YES on Proposition M.

Here are the facts:

- The City of San Diego needs an additional 38,680 affordable housing units for low-income residents by 2020, according to the 2011 San Diego Association of Governments' Regional Housing Needs Assessment.
- Without voter approval, 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.
- Affordable housing developments will still have to go through the permitting process, including community, environmental and San Diego City Council reviews.
- This measure does not guarantee that these units will automatically be built.
- Passage of this measure does not raise taxes.

Background: Article 34 of the California State Constitution, adopted in 1950, requires that local voters authorize the development, construction, or acquisition of low-rent housing by a State public agency, such as the City of San Diego.

Voters approved four prior ballot measures (1972, 1976, 1981 and 2002) that authorized a total capacity of up to 10,500 affordable units in the City of San Diego, but the limit is approaching, with only 3,247 units of capacity left. Passage of this ballot measure would add 38,680 sorely needed units to the capacity, for a total remaining of 41,927.

Please vote YES on Proposition M.

TODD GLORIA  
City Councilmember  
City of San Diego

AIMEE FAUCETT  
Executive Vice President & COO  
San Diego Regional Chamber of Commerce

HANEY HONG  
President & CEO  
San Diego County  
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JEANNE BROWN  
President  
San Diego League of Women Voters

KEVIN FAULCONER  
Mayor  
City of San Diego

## ARGUMENT AGAINST MEASURE M

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

## **FULL TEXT OF MEASURE M**

**AFFORDABLE HOUSING: INCREASING THE LIMIT ON THE NUMBER OF UNITS THE CITY AND CERTAIN PUBLIC AGENCIES ARE ALLOWED TO HELP DEVELOP.**

The voters approve increasing by 38,680 the maximum number of housing units the City and certain other public agencies are allowed to help develop, construct, or acquire for people with low incomes. Increasing this limit does not approve specific housing units, provide funds for development, remove requirements that otherwise apply, or take any other action regarding specific housing units.

**END OF MEASURE**