

COUNTY OF SACRAMENTO

MEASURE D

Shall the unincorporated County of Sacramento and incorporated cities within, including Sacramento, Elk Grove, Citrus Heights, Folsom, Galt, Rancho Cordova, and Isleton, be authorized to annually develop, acquire, or construct housing for low-income persons and families, including elderly or disabled persons, equivalent with 1% of the existing housing units in the county? Any unconstructed housing units in each year will be carried over annually.

IMPARTIAL COUNTY COUNSEL ANALYSIS OF MEASURE D

Article 34 of the State Constitution requires voter approval before certain types of affordable housing projects may be “developed, constructed or acquired” by a state or local agency. The type of housing that is subject to prior voter approval is referred to as a “low rent housing project.” A low rent housing project is defined as having more than 49% of the units occupied by lower income households and where the property is exempt from payment of property taxes. Lower income households are defined as persons and families whose income does not exceed 80% of area median income.

Measure D would authorize a state or local agency to develop, construct or acquire low rent housing projects in the Cities of Citrus Heights, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, and Sacramento and the unincorporated area of the County of Sacramento, subject to a limit of 1% of the existing housing units in the County annually. Any unconstructed units can be carried over each year.

The provision of financing, such as long term loans or other forms of subsidies, by a state or local agency for a private development which falls under the definition of “low rent housing project” is encompassed by the term “developed” under Article 34 of the State Constitution. However, Measure D does not raise any taxes or fees, and it does not mandate state or local funding of any affordable housing projects.

A private affordable housing development can obtain an exemption from payment of property taxes for those units that are restricted to low income households if the owner is a non-profit corporation. If that development has more than 49% of the units restricted to low income households and a state or local agency provided some form of financing, prior voter approval is required under Article 34 of the State Constitution.

Measure D does not require development of the number of affordable housing dwelling units authorized, nor does it supercede each jurisdiction’s authority to approve or disapprove affordable housing projects. Measure D does not amend or otherwise change the Housing Element of the General Plan of each jurisdiction.

Measure D is placed on the ballot by the County of Sacramento Board of Supervisors.

YOU CAN FIND THE MEASURE ARGUMENTS FOLLOWING THE FULL TEXT OF THIS MEASURE

FULL TEXT

Article 34 of the California Constitution requires voter approval for the use of public funding to develop affordable housing units that serve lower-income households. When an Article 34 measure is on the ballot, voters are asked to approve a certain number of dwelling units to be developed within a specific timeframe. Since 1968, Sacramento voters have approved the development of affordable housing units subject to Article 34 in five ballot measures. At this time, the number of units approved in the 2004 Article 34 ballot measure is nearly exhausted and the current voter authorization expires in 2024.

With rental costs skyrocketing to unprecedented levels in Sacramento, the demand for quality affordable housing for seniors, veterans, workforce, and permanent supportive housing for the unhoused has dramatically increased. Since the majority of affordable housing units developed receive some type of public assistance, voter approval of a new Article 34 ballot measure is needed to continue the development of affordable housing throughout Sacramento County and the incorporated cities of Citrus Heights, Elk Grove, Folsom, Galt, Rancho Cordova, Isleton and Sacramento. The number of units to be authorized in the 2022 ballot measure is equivalent to 1% of the existing housing units in the county annually and any unconstructed units can be carried over each year. This measure requires approval from a majority of qualified electors (50%) in order to pass.

The measure does not require or guarantee the development of affordable housing, it simply allows for the production of affordable housing units in a percentage commensurate with 1% of the number of housing units in the jurisdiction. The measure does not increase property taxes or raise fees.

Article 34 approval is needed before existing federal, state or local funding can be utilized if the project falls under the following description:

- It is developed by a public agency or a private nonprofit organization (exempt from property taxation); and
- More than 49% of the units will be occupied by lower-income households (incomes less than 80% of the area median income).

A typical development subject to Article 34 is Sacramento Mutual Housing's Wong Center which is a senior affordable housing development located in downtown Sacramento. It is 100 percent affordable to lower-income seniors; has direct, long-term low-interest public financing; and is owned by a nonprofit organization that will apply its exemption from local property taxation to help make the project financially feasible.

Should this measure not be approved, all cities and public agencies within Sacramento County and the unincorporated area of Sacramento County would be out of compliance with the Article 34 requirement. They would be unable to use or apply for federal, state or local funding for the development, construction, or acquisition of affordable housing after 2024.

ARGUMENT IN FAVOR OF MEASURE D

There is a shortage of affordable rental housing in Sacramento County and housing costs have soared in recent years, making it difficult for working families, seniors, and persons with disabilities to find an affordable place to live. By providing affordable housing, we can ensure our seniors, teachers, firefighters, and grocery store employees can find a home.

State law requires that local communities put all publicly funded housing to a vote. In 2004, voters authorized the County to build 6,800 affordable housing units over 20 years. That Measure expires in 2024.

This new Measure would:

- Allow the County and cities within the County to create affordable housing in the amount of 1 percent of the number of housing units that currently exist in the County annually. Any unconstructed housing units in a given year will be carried over annually.
- Allow the County and cities within the County to provide affordable housing *without* raising taxes.
- Allow the County and cities within the County to continue to access millions of dollars in state and federal funding.
- Ensure that new units conform to existing zoning and building regulations and receive all standard approvals before proceeding.
- Help address the homelessness crisis in our community by providing long-term, affordable housing units.

Without this Measure, no additional publicly funded affordable housing can be created in the County or cities within the County.

Similar Measures have been approved by Sacramento voters since the requirement began in the 1960s. This Measure simply continues to allow the County and cities to access funding streams and partner with local non-profits to provide sorely needed affordable housing for families, seniors, and people with disabilities.

By voting "yes," on Measure D, we can make County dollars go further, and create more housing affordable for people who need it most.

s/Don Nottoli

Sacramento County Board of Supervisors

s/Kendra Lewis

Executive Director, Sacramento Housing Alliance

s/Gabby Trejo

Executive Director, Sacramento Area Congregations Together (SacACT)

s/Darrell Steinberg

Mayor, City of Sacramento

s/Dwayne Crenshaw, J.D.

President & CEO, Greater Sacramento Urban League

NO REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE D WAS FILED

NO ARGUMENT AGAINST MEASURE D WAS FILED

NO REBUTTAL TO ARGUMENT AGAINST MEASURE D WAS FILED