



NOV 6 2018 VOTER GUIDE

Statewide & Local Ballot Measures 

As California voters prepare to go the polls on November 6, they will have the opportunity to vote on a number of local, county and state ballot measures. United Way Bay Area has prepared a voters guide with our public position on several of the local and state ballot measures.

Statewide Ballot Measure

Proposition 1: Veterans and Affordable Housing Bond Act 2018

Proposition 1 authorizes \$4 billion in general obligation bonds to fund the construction of affordable housing units, loan programs for veterans, housing near transit, and home buying assistance for low-income families. Prop 1 is one part of a statewide effort to curb veteran homelessness, while also addressing the state's affordable housing shortage. The measure requires a simple majority (51%) of voter approval to pass.

UWBA Position: ENDORSE

UWBA supports the creation of affordable housing for populations experiencing or who may be at-risk of experiencing poverty. The severe lack of affordable housing in California continues to put vulnerable families at risk of financial insecurity and this measure will ensure the state has more resources to address the issue.

Statewide Ballot Measure

Proposition 2: No Place Like Home Act 2018

If approved by voters, this measure would approve disbursement of revenue from Proposition 63 (Mental Health Services Act 2004) to pay for a \$2 Billion bond to fund the acquisition, rehabilitation, and construction of permanent affordable housing for the homeless, particularly those struggling with mental illness and/or substance abuse. The measure requires a simple majority (51%) of voter approval to pass.

UWBA Position: ENDORSE

Permanent affordable housing with supportive services is a proven and effective model of housing homeless individuals who may struggle with mental illness or substance abuse. This measure will ensure the model can be replicated throughout the state.

Statewide Ballot Measure

Proposition 5: Property Tax Transfer Initiative

This initiative would amend Prop 13 and allow homeowners ages 55 and older and those with disabilities to transfer the tax-assessed value of their prior home to their new home regardless of the new home's market value, its location in the state, or the number of times a homeowner moves. Current law only allows these homeowners to take advantage of this tax break once in their lifetimes, with homes of equal or lesser value and within the borders of a single county. The measure requires a simple majority (51%) of voter approval to pass.

UWBA Position: OPPOSE

This measure will further constrain an already constrained resource – local property tax revenue. Local property taxes are the single largest revenue source to fund schools, infrastructure, and affordable housing in our state's cities and counties. According to the Legislative Analyst's Office, Prop 5 will reduce local revenue by \$100 million initially and \$1 Billion in later years. UWBA supports making investment in these resources, particularly schools, which provide California's children with the foundation they need to achieve economic success. Due to the adverse effects this measure will have on the state's students, UWBA is opposing Proposition 5.

Statewide Ballot Measure

Proposition 10: Repeal of the Costa Hawkins Rent Control Act

Proposition 10 repeals the Costa-Hawkins Rental Housing Act (1995), which limits local governments' ability to impose rent control ordinances that apply to single family homes, homes built after 1995 and how much landlords can charge new tenants. The measure does NOT implement any rent control ordinances, but allows cities to pursue stronger rent control ordinances than currently allowed under state law. The measure requires a simple majority (51%) of voters to pass.

UWBA Position: NEUTRAL

There is no doubt that low-income families are in need of relief from soaring rent prices and rent control is one way to provide immediate relief. However, rent control laws can also result in adverse consequences for those they intend to serve, such as a lower supply of units on the market or laws so strong that they stifle development all together. Given the unclear outcome of stronger rent control laws, UWBA is remaining neutral.

Local Ballot Measure

Proposition C (San Francisco): Gross Receipts Tax to Fund Homeless Services

The City and County of San Francisco currently collects a tax on the gross receipts of businesses in the city, levied at a rate of between 0.16% and 0.65% depending on business type. If passed, this proposition would impose an additional tax on businesses generating more than \$50 million in revenue varying between 0.175% and 0.69%, as well as a 1.5% payroll tax on businesses generating more than \$1 Billion in revenue. Revenue from this tax will be used to fund homeless and mental health services.

UWBA Position: NEUTRAL

Homelessness is one the most pressing issues facing the City and County of San Francisco today. While UWBA recognizes the severity of the issue, an additional tax on businesses could have adverse economic impacts, such as lower investment in jobs for working families. The city needs to identify a solution for homelessness, but it is unclear if this will have the desired effect. For this reason UWBA is remaining neutral.

Local Ballot Measure

Measure V (San Jose): Affordable Housing Bond

This measure would issue \$450 million in bonds to provide housing for working families, seniors, veterans, and the homeless. Any housing built or rehabilitated with bond funds will be targeted to working families earning up to 80% of the Area Median Income, while no more than 20% of bond proceeds may be used to construct housing for families earning up to 120% of Area Median Income. The bond will be paid back through a tax levy on property averaging an additional 8 cents on every \$1000 of assessed value. Measure V requires a supermajority (67%) of voter approval to pass.

UWBA Position: ENDORSE

This bond measure creates another needed revenue source for the construction of affordable housing in the city of San Jose. The measure specifically targets bond revenue to the construction of affordable housing for low and middle-income families in a city with some of the highest real estate and rental prices in the country. UWBA strongly supports the creation of affordable housing for working families and this measure will help San Jose do so.

Local Ballot Measure

Measure O (Berkeley): Affordable Housing Bond

Measure O authorizes the city of Berkeley to issue a \$135 million bond over a 36-year period to fund the acquisition, construction, and rehabilitation of affordable housing for median to extremely low-income families and individuals. The bond would be paid for by property taxes, levying an additional \$23 per \$100,000 of assessed value. The measure requires a supermajority (67%) of voter approval to pass.

UWBA Position: ENDORSE

Similar to our support for other affordable housing bonds on the November ballot, UWBA encourages the production of additional housing for low-income working families. Measure O represents another revenue source the city of Berkeley can deploy in the creation of that housing.

Local Ballot Measure

Measure AA (Oakland): Oakland Children's Initiative

The Oakland Children's Initiative seeks to expand access to early care and education for Oakland's low-income families, while simultaneously providing support to programs that increase the city's high school graduation rate. These initiatives will be funded by revenue from parcel tax on single-family homes of \$198 per parcel and a tax on multi-family parcels of \$135.25 per occupied unit.

UWBA Position: ENDORSE

UWBA strongly supports increasing access to early care and education for low-income working families. Investments in early education have shown to improve educational, financial, and health outcomes throughout a student's lifetime, thereby setting them up for economic success later in life. This measure has the potential to have a profound impact on the lives of Oakland's children and UWBA strongly supports the measure.