

CITY OF SAN DIEGO

Proposition A

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

PROP A

AFFORDABLE HOUSING FOR THE CITY OF SAN DIEGO. Do voters authorize the potential development, construction, and/or acquisition of up to 5,000 low rent apartments and town homes scattered throughout the City for seniors, families, and persons with disabilities earning lower incomes? Any affirmative vote on this measure has no fiscal impact, nor does it grant approval for any specific project, as each would go through the public review process.

This proposition requires approval by a simple majority (50% plus one vote) of the voters to pass.

OFFICIAL TITLE AND SUMMARY PREPARED BY THE CITY ATTORNEY

VOTER APPROVAL FOR LOW RENT HOUSING IN THE CITY OF SAN DIEGO

Shall the voters approve the potential development, construction and/or acquisition of up to 5,000 low rent housing units throughout the City of San Diego, with specific projects requiring further approval and a public review process?

CITY ATTORNEY'S IMPARTIAL ANALYSIS

On November 7, 1950, the voters of the State of California adopted Article 34 of the California Constitution, entitled the Public Housing Project Law, which requires approval by a majority of City electors for the development, construction, or acquisition of low rent housing in the City by a state or local public agency. Article 34 defines "low rent housing" as any development composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income, which is financed in whole or part by public funds or which receives another form of assistance from a public agency, such as labor. The voter approval requirement of Article 34 does not apply to projects designed, planned, financed, constructed and owned by a private entity. The California Supreme Court has held that the voter approval required by Article 34 can be satisfied by a vote granting authority for a designated maximum number of housing units, without having voters approve each specific project.

The City Council has authorized the placement on the ballot of a proposition seeking voter approval pursuant to Article 34 for the development, construction or acquisition of up to 5,000 low rent housing units in the City for persons of low income. A vote in favor of the measure will not have any fiscal impact and will not grant approval for any specific project. Specific low rent housing projects in the City would be subject to further approval and a public review process.

This ballot measure will take effect if passed by a majority of the City's voters.

CITY MANAGER'S FISCAL ANALYSIS

Fiscal Analysis:

A review and analysis of related documentation has been performed, and it has been determined that the proposed ballot measure does not require the development of housing or expenditure of public funds, therefore, it carries no fiscal impact.

Fiscal Impact Statement:

Approval of this measure has no fiscal impact, nor does it grant approval for any specific project, as each would go through the public review process.

ARGUMENT IN FAVOR OF PROPOSITION A

There is a shortage of affordable housing in San Diego. This ballot measure, if approved, will help provide housing for low income seniors, families and persons with disabilities.

Please vote YES on Proposition A.

Here are the facts:

This proposition is presented to the voters because of Article 34 of the California Constitution, which requires that local voters authorize the "development, construction, or acquisition of low rent housing" prior to it being produced.

The voters approved Article 34 ballot measures in 1972, 1976, and 1981, for a total of 5,500 units. The city is nearing that limit after 21 years. Its population has grown significantly, and up to 5,000 more apartments and townhomes may be needed for lower income seniors, persons with disabilities, and families. In serving those needs, the entire housing shortage is reduced, so San Diegans at all economic levels benefit.

It is important to know:

- Passage of this measure will not require the use of local tax dollars.
- All developments that fall within Article 34 standards will still have to go through the permit process with full environmental and community review.
- Passage will allow the City to apply for and use state and federal funds for housing programs.
- Without voter approval, San Diego's housing problem may worsen. The City may lose the ability to take advantage of any state and local housing funds that may become available, thereby giving up its fair share of that funding.

Please vote YES on Proposition A.

BERYL FLOM
Co-President
League of Women Voters
of San Diego

JESSIE KNIGHT
San Diego Regional
Chamber of Commerce

MARY E. BALL
President
San Diego County
Taxpayers Association

SAL SALAS
Chairman of the Board
San Diego Housing Commission

DICK MURPHY
Mayor
City of San Diego

ARGUMENT AGAINST PROPOSITION A

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