



Local ballot measures: Measure K

K

Authorization for Development of Certain Categories of Housing

Ballot question

May affordable rental housing be developed, constructed or acquired with public funds within the unincorporated area of the County of Tuolumne in an amount that does not exceed 60 units annually, with any units not used carrying over to the next year's allotment, and only after satisfying the public review process?

What your vote means

YES	NO
A "Yes" vote is to approve authorization for development of certain categories of housing.	A "No" vote is against authorization for development of certain categories of housing.

For and Against Measure K

FOR	AGAINST
<p>Randy Hanvelt Board of Supervisor and Chair of the Board of Supervisors Housing Policy Committee</p> <p>Shelly Hance Executive Director, Amador Tuolumne Community Action Agency</p> <p>Kristin Millhoff Executive Director, Area 12 Agency on Aging</p> <p>Catherine Driver Regional Director, Mother Lode Office of Catholic Charities Diocese of Stockton</p> <p>Cathie Peacock Executive Director, Interfaith Community Social Services</p>	<p>No argument filed</p>



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Impartial Analysis

Sarah Carrillo, County Counsel

The Tuolumne County Board of Supervisors authorized the placement on the ballot of a proposition seeking voter approval pursuant to Article 34 of the California Constitution for the development, construction or acquisition of up to 60 affordable rental housing units per year in the unincorporated areas of the County of Tuolumne for persons of low income, with any unused units carrying over to the next year's allotment. A vote in favor of the measure will not have any fiscal impact and will not grant approval for any specific project. This measure would not guarantee or require the units be built. Rather, a vote in favor would satisfy this specific constitutional requirement before initiating affordable rental housing projects utilizing federal, state or local public funds. Specific affordable rental housing projects in the unincorporated areas of the County of Tuolumne would be subject to the normal approval process which includes opportunities for public review and input. This ballot measure will take effect if passed by a majority of the County's voters.

As background, Article 34 of the State Constitution, entitled the Public Housing Law, was adopted by the voters on November 7, 1950, to require approval by a majority of local voters for the development, construction, or acquisition of affordable housing utilizing public funding. 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 or other projects expressly exempted by Article 34. 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.



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Fiscal Impact Statement

Deborah Bautista, County Auditor-Controller

This ballot measure, if adopted by County voters, would allow affordable rental housing to be developed, constructed or acquired with public funds within the unincorporated area of the County of Tuolumne in an amount that does not exceed 60 units annually, with any units not used carrying over to the next year's allotment, and only after satisfying the public review process.

This measure, by itself, would not increase taxes, revenues, or expenses of the County. However, during the approval process and after completion of building affordable housing units, the County of Tuolumne will receive additional fees for services and property taxes due to property improvements.

In turn, the County will incur some future expenses related to providing services, such as public safety, fire safety, road repair, and other municipal services to these affordable housing units.

Without further information about the number of affordable units that will be built, it is not possible to estimate the amount of revenues and expenses that may be generated or incurred. It is expected that the costs will be equal to or not significantly exceed the revenues generated by the additional affordable housing units.

This analysis is submitted by the Office of the Auditor-Controller of the County of Tuolumne pursuant to the requirements of Section 9160(c) of the Elections Code of the State of California.



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Arguments in support of or in opposition to the proposed laws are the opinions of the authors.

Argument for Measure K	Argument against Measure K
<p>There is a shortage of affordable rental housing in Tuolumne County. Seniors on a fixed income and working families struggle to pay rent. This ballot measure, if approved, will help provide rental housing for low income seniors, families and persons with disabilities.</p> <p>Please vote YES on Housing Measure K.</p> <p>This proposition is presented to the voters because of Article 34 of the California Constitution, which requires local voters authorize the “development, construction, or acquisition of affordable rental housing” prior to it being produced.</p> <p>It is important to know:</p> <ul style="list-style-type: none">• Passage of this measure will not require the use of local tax dollars.• This measure has no fiscal impact on the taxpayer.• This proposition does not grant approval for any specific project.• All developments that fall within Article 34 standard are required to go through the permit process with full environmental and community review.• Passage of this measure will allow the County to apply for and use local, state and federal funds for rental housing programs.• Voter approval is necessary for Tuolumne County to take advantage of local, state or federal housing funds that may become available.• Without voter approval, the County may give up its fair share of local, state or federal housing funding. <p>Please vote YES on Measure K.</p>	<p>No argument filed</p>



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s/ Randy Hanvelt

Randy Hanvelt

Board of Supervisor and Chair of the Board of Supervisors Housing Policy Committee

s/ Shelly Hance

Shelly Hance

Executive Director, Amador Tuolumne Community Action Agency

s/ Kristin Millhoff

Kristin Millhoff

Executive Director, Area 12 Agency on Aging

s/ Catherine Driver

Catherine Driver

Regional Director, Mother Lode Office of Catholic Charities Diocese of Stockton

s/ Cathie Peacock

Cathie Peacock

Executive Director, Interfaith Community Social Services

Rebuttal to argument for Measure K

No rebuttal filed

Rebuttal to argument against Measure K

No rebuttal filed