

MEASURE Q - ARTICLE 34 - AFFORDABLE HOUSING AUTHORIZATIONS

THE QUESTION

Shall the measure to authorize the City of Oakland to

- develop, construct, or acquire, or assist the development of, up to 13,000 low-rent residential units
- in social housing projects within the City for the purpose of providing affordable rental housing be adopted?



THE SITUATION

Article 34 of the California Constitution requires that any “low rent housing project” be approved by voters in the city where it is proposed. In Oakland, a “low rent project” would include any housing for persons with low incomes that the City develops, constructs, acquires or finances.

Separately and more recently, California has directed Oakland and other cities to build a certain amount of housing to meet their assigned shares of regional needs for housing. To comply with the state’s Regional Housing Needs Allocation Plan (RHNA), Oakland would build a certain number of units that address the housing needs of people at all income levels, including low-income levels. Article 34 becomes relevant to the extent that Oakland would need authorizations to build the low-income units.

THE PROPOSAL

Measure Q asks voters to approve 13,000 “low-rent residential units in social housing projects” within Oakland. It defines social housing as “housing units that would accommodate extremely low-income, very low-income, and low-income residents, and that are owned and managed by the City or by an affordable housing provider with development or acquisition assistance from the City....”

Authorizations pursuant to Measure Q would be independent of any funding stream or plan for any specific development or project. If Measure Q is approved, the authorizations would be used only when the City had developed proposals, obtained funding, and approved projects.

The number of 13,000 is based on past and more recent RHNA targets. It means that 13,000 authorizations would be available, not that all would necessarily be used.

FISCAL EFFECT

None. The Measure only authorizes the development of a certain number of units if plans, funding and specific proposals emerge. There is no expenditure associated with authorizations.



REASONS TO SUPPORT

- This measure would authorize Oakland to develop new affordable housing units which could be an important part of the City’s overall housing planning.
- Having these authorizations in hand, the City can move forward with pilot programs or larger projects without unnecessary delay.



REASONS TO OPPOSE

No formal opposition was publicly available as of the date of publication.



A YES VOTE MEANS

that the City of Oakland would have authorizations necessary to develop, construct, acquire, or assist the development of, an additional 13,000 units of low-rent residential units in social housing projects in Oakland.

A NO VOTE MEANS

that the City of Oakland would not have authorizations necessary to develop, construct, acquire, or assist the development of, an additional 13,000 units of low-rent residential units in social housing projects in Oakland.