

Article 34 – Affordable Housing Capacity

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Ballot Measure

A ballot measure for the November 8, 2016, election would ask voters to increase the capacity to construct additional affordable rental housing in the city of San Diego.

This ballot measure would allow the capacity to construct an additional 38,680 affordable rental housing units, without raising taxes. The San Diego City Council voted 8-0 on July 26 to place the measure on the November 8 ballot.

Capacity for Affordable Housing Units

- The ballot measure does not automatically guarantee that these 38,680 additional affordable rental housing units would be built.
- Affordable rental housing developments would still have to go through the permitting process, including community, environmental and San Diego City Council reviews.
- The city of San Diego needs 38,680 affordable rental housing units for low- and very low-income residents by 2020, according to the 2011 San Diego Association of Governments' (SANDAG) [Regional Housing Needs Assessment](#).
- [Low-income San Diegans](#) may include military Veterans, families, senior citizens, and disabled San Diegans.

Requirement for Voter Approval

- Article 34 of the State Constitution, adopted in 1950, requires voter approval for low-rent housing that is developed, constructed or acquired by a state public agency, such as the San Diego Housing Commission (SDHC) and the City of San Diego.
- Passage of the ballot measure requires a simple majority vote.
- SDHC, which manages compliance with Article 34 on behalf of the City of San Diego, notifies the City when capacity falls below 4,000 affordable rental housing units.
- Currently, there are only 3,247 units of affordable rental housing capacity remaining.
- Without additional capacity, it is possible there could be a halt in construction of low-income rental housing units supported by government financing or assistance in the city of San Diego.

Previous City Council Actions

March 23, 2016 – The San Diego City Council Rules Committee recommended a ballot measure that would create the capacity for an additional 38,680 affordable rental housing units.

April 26, 2016 – The San Diego City Council unanimously directed the city attorney to prepare the proposed ballot measure.

Past Ballot Measures

Four prior ballot measures authorized the capacity for up to 10,500 affordable rental housing units in the city of San Diego:

1972 – 500 units	1976 – 2,500 units	1981 – 2,500 units	2002 – 5,000 units
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2002 Ballot Measure

- The 2002 ballot measure earned bipartisan support, and no ballot arguments were submitted against that initiative.
- It was approved with nearly 70 percent of voters in favor.

