

**Local Housing-Related Measures on the November 2022 Ballot in California – Compiled by the Turner Center for Housing Innovation**

<b>County</b>	<b>City</b>	<b>Measure</b>	<b>Description</b>
<b>Alameda</b>	Oakland	U	Authorizes the issuance of a \$850 million general obligation bond which will in part fund increasing housing for homeless Oaklanders.
	Oakland	V	Amends the Just Cause for Eviction Ordinance to: (1) prohibit no-fault evictions of children and educators during the school year; (2) extend eviction protections to tenants in recreational vehicles (RVs), tiny homes on wheels, and newly constructed units except during the first 10 years after issuance of the certificate of occupancy; (3) remove failure to sign a new lease as grounds for eviction.
	Oakland	Q	In compliance with Article 34, the measure authorizes the city of Oakland to create 13,000 additional affordable housing units.
	Berkeley	L	Authorizes the issuance of a \$650 million general obligation bond which in part funds affordable housing development.
	Berkeley	M	Authorizes a vacancy tax on units not in use. Taxes each vacant unit between \$3,000 and \$6,000 annually, with larger increases in subsequent years.
	Berkeley	N	In compliance with Article 34, the measure authorizes an increase of 3,000 affordable housing units to be created in the city of Berkeley.
	Emeryville	O	Authorizes a real property transfer tax of \$15 per thousand for property sales between \$1,000,000 and \$2,000,000 and \$25 per thousand for property sales above \$ 2,000,000. Tax in part funds affordable housing development.
<b>Contra Costa</b>	Walnut Creek	O	Authorizes a 1/2 cent sales tax proposal which in part funds homelessness prevention.
	Richmond	P	Authorizes the creation of a rent control program capping rent increases at either 3 percent or 60 percent of the local consumer price index, whichever is lower.
	Brentwood	Q	Amends the General Plan to require voter approval for housing and commercial development on parks, open spaces, and recreation areas.
<b>Fresno</b>	Fresno	M	Authorizes a 1/8 percent sales tax increase to fund in part affordable housing development and veteran homelessness reduction.
<b>Los Angeles</b>	Los Angeles	LH	In compliance with Article 34, the measure authorizes the city to develop an additional 5,000 low-income rental housing units per city council district. Currently every city council has authorization for 3,500 affordable housing units per city council district, the measure will increase that number by 5,000 units per district.
	Los Angeles	ULA	Authorizes a 4 percent tax on the sale or transfer of multifamily buildings and single-family homes valued at more than \$5 million and a 5.5 percent tax on the sale or transfer of properties valued at more than \$10 million. The measure will establish the House LA fund within the city treasury.
	Pasadena	H	Authorizes the creation of a rent control program limiting annual rent increases to 75 percent of CPI. Also expands just cause eviction protections.
	Santa Monica	CS	Authorizes an increase to the Transit Occupancy Tax to in part address homelessness

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	Santa Monica	DT/DTS	Authorizes a tax on real property sales over \$8 million and establishes an incremental tax of \$25 per \$1,000 of the value in excess of \$8 million. 30 percent of revenue is to be used on displacement prevention of seniors and low-income families, and 70 percent on homelessness services.
	Santa Monica	GS	Authorizes an increase in the transfer tax to a rate of \$56 per \$1,000 of value for property transfers of \$8 million or more to in part address homelessness prevention and affordable housing.
	Santa Monica	RC	Updates the city's rent control ordinance by requiring reported intention of owner occupancy of rent controlled housing units 2 years before tenant eviction and require owner occupancy within 60 days of taking over the unit, and reducing the max annual general adjustments from 6 percent to .8 percent from 2/1/23-8/31/23 or average not to exceed 3 percent with 3 percent maximum increase annually.
	Santa Monica	EM	Empowers Rent Control Board to disallow or modify annual general rent adjustments for rent control units when a state of emergency is declared.
	Santa Monica Community College	SMC	Authorizes the school district to raise \$23 million annually to upgrade facilities and to build affordable housing for unhoused students
<b>Nevada</b>	Nevada City	W	If enacted, would amend the Nevada City General Plan and Zoning Code to establish a Historic Neighborhood District.
<b>Orange</b>	Costa Mesa	K	Allows city council to adopt rezonings on certain commercial corridors without voter initiatives, as required by an earlier measure (Measure Y, 2014)
	Laguna Beach	Q	If enacted, the measure would create an Overlay Zoning District covering all commercial and housing property in the City located within 750 feet of the centerline of either Coast Highway or Laguna Canyon Road/Broadway; (2) establish special requirements for any Major Development Project; would require voter approval of projects along Highway 1 that do not conform to these standards
	Yorba Linda	Z	Updates General Plan Zoning to adhere to Housing Element goals specifically to increase the allowable number of residential units, along with maximum building heights, that can be built at certain specified locations within the City
<b>Sacramento</b>	Sacramento County	B	Authorizes the creation of a gross receipts tax from cannabis and hemp businesses to fund County homelessness services.
	Sacramento County	D	In compliance with Article 34, the measure authorizes counties and cities to annually acquire, develop, or construct low income housing equivalent to 1 percent of the existing housing stock.
	Elk Grove	E	Authorizes the creation of a one cent sales tax to in part address homelessness
	Sacramento	O	Only goes into effect if an agreement is reached with the county. Creates a new homelessness policy that (1) requires identification of a minimum number of emergency shelter spaces based on the estimated number of homeless persons, (2) conditions enforcement of the city's unlawful camping ordinance on shelter space availability, (3) prohibits encampments (4), allows residents to bring action against the city for unlawful camping or storage on city property, and (5) limits the city's annual general fund budget obligation to \$5,000,000.

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<b>San Benito</b>		Q	Creates a requirement of a public vote for any rezoning of agricultural land.
<b>San Bernardino</b>	Big Bear Lake	O	If enacted, the measure would limit the number of vacation rental licenses the City may issue to a maximum of 1,500 and limit the number of vacation rental contracts to 30 per year per property (excluding home-sharing arrangements). Limits duplexes, triplexes and four-plexes to one vacation rental per property, and includes additional limitations and regulations for vacation rentals
	Redlands	F	If enacted, the measure would update Redlands General plan to allow for four story buildings of 68 ft. in height within 1/4 a transit station within the University Street Transit Village and two stories for buildings near single-family home neighborhoods.
<b>San Diego</b>	San Diego	B	Allows the City to charge a fee for trash pickup for single-family homes. Current law requires that the City of San Diego provide free trash pick up to single-family homes, but not to multi family homes.
	San Diego	C	If enacted, the measure would exclude the Midway-Pacific Highway Community Plan area, which includes the Sports Arena, from the 30-ft. height limit on buildings in most areas west of Interstate 5. Any future development would still be required to comply with other governing laws. The area is not within the California Coastal Zone.
	El Cajon	P	Authorizes the creation of a one-cent sales tax increase that would in part address abating homeless encampments and increasing funding for homeless intervention efforts.
	Solana Beach	S	Authorizes the creation of a one-cent sales tax increase that would in part address homelessness.
<b>San Francisco</b>		C	Creates the Homelessness Oversight Commission to oversee the Department of Homelessness and Supportive Housing.
		D	Expedites approvals for three different types of housing projects: (1) 100 percent affordable, projects for teachers and educators, (2) mixed-income projects containing 15 percent more affordable housing than required city regulations, and (3) 100 percent of residential units are for households that include at least one school district or city college employee, with 80 percent affordable housing. Eligible projects also exempted from discretionary approvals if they comply with the Planning Code and without environmental review. The projects would have 5-8 months to be approved. Grading, streets and sewer/water connections would also be expedited. Prevailing wages for 10 or more residential units. 40+ units must also pay for health coverage and have an apprenticeship program.
		E	Expedites approvals for 100 percent affordable housing projects, educator housing, and market rate projects that provide 30 percent of units at affordable levels. Requires to pay prevailing wages during construction over 10+ units. 25+ units required to use a skilled and trained workforce.
		M	Authorizes the creation of a vacancy tax on owners of vacant residential units in buildings with three or more units if vacant for more than 182 days in a tax year. In 2024, the tax would be \$2,500 to \$5,000, depending on unit size. In 2025, the tax would increase to \$2,500-\$10,000, depending on unit size and whether vacant in the prior year. In 2026, the tax rate would increase to a max of \$20,000 if unit is vacant for three consecutive years. Revenues raised would establish the Housing Activation Fund, to provide rental subsidies and fund the acquisition, rehabilitation, and operation of multi-unit affordable housing buildings.
<b>San Mateo</b>	Menlo Park	V	Prohibits the City Council from rezoning of single-family neighborhoods. If Measure V passes, properties designated and/or zoned for Single-Family Use as of April 15, 2022 can only be re-designated and/or rezoned for different uses by a majority vote of the people at a subsequent election.

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<b>San Mateo</b>	South San Francisco	AA	In compliance with Article 34, the measure authorizes the City to develop, construct, or acquire low-rent housing, in an amount up to 1 percent of the total number of existing housing units in the City annually for an eight (8) year period, with any years unused units being carried over each year.
	East Palo Alto	L	Authorizes an increase to the gross receipts tax on property owners to 2.5 percent to fund in part rental assistance and affordable housing development.
<b>Santa Clara</b>	Palo Alto	K	Authorizes increase in business tax to a monthly rate of 7.5 cents per square foot, up to \$500,000 per business, with annual 2.5 percent adjustments for inflation and exemptions for grocery stores and businesses under 10,000 square feet to address in part affordable housing homeless services
<b>Santa Cruz</b>	Santa Cruz	N	Authorizes the creation of a vacancy tax on residences that are in use less than 120 days per calendar year in the amount of \$6,000 per single-family residence, \$6,000 per parcel with six or fewer units, and \$3,000 per year on condominiums and residential units with seven or more units, with 80 percent revenue allocated toward affordable housing projects, 15 percent program administration by a community oversight committee, and 5 percent for homeless sanitation services.
	Santa Cruz	O	Prohibits the construction of the proposed Downtown Library and Affordable Housing Project and relocation of the Downtown Farmers Market; requires development of affordable housing on certain Downtown City-owned surface parking lots; and designates the use of surplus parking district revenue for Downtown affordable housing development projects
	Santa Cruz	P	Authorizes an increase in the Transient Occupancy Tax to 12% for hotels/motels/inns, and 14% for short-term residential and vacation rentals in part to fund affordable housing for working families and unhoused people.
	Watsonville	Q	Does not allow the urban growth boundary to be changed by the council.
	Watsonville	S	Allows the city council to expand the urban growth boundary through the general plan update process.
<b>Solano</b>	Benicia	K	Extends the existing protections provided by the current Urban Growth Boundary to prevent urban sprawl and preserve agricultural land and open space to 2044. Requires that future changes to the Urban Growth Boundary be approved by voters.
	Vallejo	P	Authorizes a .875 percent sales tax increase in part to address homelessness.
<b>Sonoma</b>	Healdsburg	L	Authorizes an increase in the Transient Occupancy Tax to in part fund the creation of affordable housing.
<b>Stanislaus</b>	Modesto	H	Authorizes a one-cent sales tax to in part address homelessness.
<b>Yolo</b>	Winters	A	Amends the General Plan to (1) establish an Urban Growth Boundary that would prohibit urban development outside of that boundary, subject to certain exceptions, and (2) adopt a community driven planning process that would apply to areas outside the City limits but within the City's sphere of influence
	Davis	B	Amends the General Plan to approve a mixed-use development by changing the land use designations for the Davis Innovation & Sustainability Campus and Mace Triangle properties
	Davis	D	Extends the sunset date of "Measure J" (the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands) to 2031