



Our Voice, Our Vote

2018 EBHO VOTER GUIDE

Housing Measures on the Ballot

Statewide Propositions



Prop
1

YES

Veterans and Affordable Housing Bond Act of 2018

This \$4 billion bond measure will **expand and preserve affordable housing for veterans, working families, people experiencing homelessness and individuals with disabilities**. The money would go to existing programs already proven to work. **California has not passed an affordable housing bond since 2006**, and those funds have long been exhausted. This bond would help meet the desperate need for new funding to support affordable housing due to lost resources from redevelopment (abolished in 2012).

Prop
2

YES

Use Millionaire's Tax Revenue for Homelessness Prevention Housing Bonds

This will allow the state to **use existing revenue** from Proposition 63 (2004)—a 1% tax on income above \$1 million for mental health services—to **provide \$2 billion in revenue bonds for supportive housing for people in need of mental health services**. Supportive housing is the most effective way to prevent and end homelessness.

Prop
5

NO

Property Tax Transfer Initiative

The existing law allows seniors (age 55+) and people with severe disabilities to transfer their existing Prop 13 property tax assessment to a new home on a one time basis. This measure would greatly expand this law to allow multiple transfers, even to purchase homes of greater value. **This primarily benefits people who already live in an affordable home and who receive large tax breaks** when they sell their homes. The measure is **estimated to cost local governments and schools over \$2 billion each year in lost tax revenue**.

Prop
10

YES

Affordable Housing Act

This measure would restore local control over the scope of rent stabilization measures. The existing law (Costa-Hawkins Act) prohibits cities from establishing rent limitations on (i) new construction (built after 1995), (ii) single-family homes and condo units, and (iii) vacant units. Prop 10 will repeal Costa-Hawkins and **allow cities to decide for themselves on the best way to protect tenants from unreasonable rent increases**. Landlords would still be entitled to a fair return on their investment.



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Oakland Measures

Measure
W

YES

Vacant Property Tax

This measure **would address homelessness and illegal dumping** by creating a tax on property left vacant for over 50 days a year at annual rates of \$6,000 per parcel and \$3,000 for condominium units. This would **discourage the speculative practice of owners 'sitting on land' and help offset blight and illegal dumping**. Vacant properties ineffectively take up space that can be better used for housing and other purposes.

Measure
Y

YES

Close the Loopholes on duplexes and triplexes

This measure would amend evictions law to remove exemptions for owner-occupied duplexes and triplexes. If passed, **landlords in owner-occupied duplexes and triplexes would need to demonstrate just cause to evict tenants** and comply with relocation requirements when they evict for owner move-in or repairs. This closes the loophole that currently allows a landlord to displace tenants of duplexes and triplexes without just cause.

Berkeley Measures

Measure
O

YES

Affordable Housing Funds

This measure would create \$135 million in general obligation bonds to finance affordable housing for working families, low-income students, and vulnerable populations including seniors, veterans, people with disabilities and the homeless. **The bond will provide for a diverse array of the types of affordable housing including co-ops and community land trusts.** Measure O will help the city reach its visionary goal of 10% affordability by 2030 by 'unlocking' affordable housing dollars from the County, State and Federal governments that are only available if Berkeley can provide a local match.



Measure
P

YES

Local Real Estate Transfer Tax

Measure P will raise the property transfer tax from 1.5 percent to 2.5 percent on the top one-third of property sales to **increase funds for homeless services and other vital city programs**. This may lead to the recovery of housing production funds that had previously been diverted to fund homeless services.