

# Bay Area Housing Finance Authority

## Advisory Committee

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November 21, 2024

Agenda Item 7.a.

Update on 2024 Election Outcomes for Housing-Related Items

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### Subject:

Election update covering key statewide, local and nationwide measures relevant to the regional housing portfolio at MTC, ABAG, and BAHFA

### Discussion:

At the time of writing, ballots from the November 5 election are still being counted and some local and statewide races remain too close to call. Known results of relevant races are summarized below and staff will provide additional updates at your November 21 meeting.

Statewide Measures. MTC/ABAG took support positions on two statewide ballot measures, Propositions 4 and 5. Proposition 4, a \$10 billion climate bond, has been declared a winner with 59% of voters supporting it at the time of writing. Proposition 5, a measure to enact a 55 percent vote threshold for local housing and infrastructure bonds, has failed with only 45% percent of voters in favor. Additionally, Proposition 33 has failed with 60% of voters opposed, which would have removed state restrictions on local rent control ordinances. As with similar past statewide rent control measures, real estate interests opposed it.

Notable Regional Ballot Measures. In San Diego and Los Angeles counties, citizens placed half cent sales tax measures on the ballot via signature gathering. San Diego's Measure G would fund transportation and appears to be headed to defeat in a close race with 49% of the vote. In contrast, L.A.'s Measure A was approved with nearly 58% of the vote. Measure A's revenue would be earmarked for housing and homelessness; more than one third of the funds would flow through the county's BAHFA equivalent, the Los Angeles County Affordable Housing Solutions Agency (LACAHS).

Local Measures. Voters in Bay Area cities and counties weighed-in on a number of local ballot measures to raise revenue and change local renter protections, among other policy shifts. Funding measures have had mixed results. Many local funding measures were approved by voters, including Napa County's half cent sales tax renewal for road repairs (Measure U), sales tax increases to augment general funds for cities services (such as Dixon, Novato, Rio Vista, Suisun City, and the City of Sonoma), and a variety of school bonds in many counties. However, some notable funding measures are facing defeat, including Albany's Measure R (business license tax to fund tenant and other housing services) and San Francisco's Measure L (charge on ride-hailing apps to fund Muni, which garnered more than 50% of the vote but was negated by a larger margin of victory for competing tax reform Measure M). Local renter protections faced headwinds in Marin County with voters rejecting new rent control and just cause for eviction protections in Fairfax, Larkspur, and San Anselmo. Berkeley's measure BB, which revises the city's existing rent control and just cause for eviction laws, is narrowly leading with 52% of the vote.

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**Issues:**

None

**Recommended Action:**

Information

**Attachments:**

None

**Reviewed:**



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