

---

## Housing on the Ballot: 2022

Presentation by Turner Center for Housing Innovation

**Muhammad Alamedin**, Policy Associate

January 2023

# 2022 California Housing Ballot Initiatives

---

- **No major statewide housing initiative, most voters faced local choices.**
- **52 housing-related measures on local ballots across the state.**
- **13+ measures mention affordable housing or homelessness as part sales tax measure increase language.**
- **General Themes**
  - Changing local land use approval process
  - Creating new sources of housing revenue
  - Establishing or expanding upon tenant protections

# Changing Housing Approval and Zoning Rules

---

- **16+ measures initiated by voters or city councils to ask voters if they would like to change how new housing is created.**
- **Examples**
  - Menlo Park Measure V
  - Santa Cruz Measure O
  - San Francisco Measures D & E
  - Costa Mesa Measure K
  - San Diego Measure C
- **5 measures requesting an increase to new affordable homes that are allowed, as required by Article 34.**

# Raising Money for Housing and Homelessness Prevention

---

- **3 Gross receipts tax on property owners**

- East Palo Alto Measure L
- Berkeley Measure L
- Oakland Measure U

- **3 Taxing vacant units**

- Berkeley Measure M
- San Francisco Measure M
- Santa Cruz Measure N

- **3 Transfer Tax**

- Los Angeles Measure ULA
  - Emeryville Measure O
  - Santa Monica DT
- 

# Expanding and Creating New Tenant Protections

---

- **Rental Control and Tenant Protection Expansions**
  - **Pasadena Measure H** - cap rent increases at 75 percent of inflation, reduce just cause eviction cases, and no sunset.
  - **Richmond Measure P** - limit annual rent increases to 3 percent of rent price or 60 percent of inflation, whichever is lower.
  - **Oakland Measure V** - prohibit no-fault evictions of children and educators during the school year + expand just cause to RVs and tiny homes.
  - **Santa Monica Measure RC** - owner that decides to move-in to evict a tenant must live in the residence within 60 days.
  - **Santa Monica Measure EM** - rent board can lower or eliminate rent increases during states of emergencies.

# Thank you

*Subscribe to Our Monthly  
Newsletter*

*2022 Local Housing  
Ballot Commentary*

