

CITY OF ALAMEDA MEASURE Z

Z Proposed Ballot Measure of the City of Alameda Shall the measure amending the City Charter to repeal the prohibition against the building of multi-family housing in Alameda and amending the City Charter and the General Plan to repeal the citywide density limitation of one housing unit per 2,000 square feet of land be adopted?	YES
	NO

the construction of multi-family housing and the Charter and General Plan density limitation of one housing unit per 2,000 square feet of land would remain in effect.

s/YIBIN SHEN
City Attorney

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE Z

The City of Alameda City Charter is the City's highest level policy and governance document. The City's General Plan is the City's long-range planning document that guides physical development, and it includes the City's overarching goals, policies, and implementation actions regarding future development. The City's Zoning Ordinance implements the Charter and the General Plan by setting forth more specific land use requirements for each area or zoning district of the City.

In 1973, Alameda voters amended the City Charter to add Article 26 (Multiple Dwelling Units) to prohibit the construction of multi-family housing, and in 1991, Alameda voters amended Article 26 of the City Charter and the General Plan to limit the maximum density of any residential development within the City of Alameda to one housing unit per 2,000 square feet of land (together, "Measure A"). Measure A's limitations have been subsequently adopted into the City's Zoning Ordinance by actions of the City Council.

The Alameda City Council placed this measure on the November 3 ballot to allow voters to decide whether to repeal Measure A by amending the City Charter and General Plan.

If approved by the voters, this measure would repeal the entirety of Article 26 of the Charter, which prohibits the construction of multi-family housing in Alameda and imposes a citywide density limitation of one housing unit per 2,000 square feet of land. It would also repeal the requirement that the General Plan continue to maintain the same density limitation.

The ballot measure does not make substantive changes to existing residential land use provisions and requirements of the City's General Plan and Zoning Ordinance. If this measure is approved by the voters, the City Council will have the discretion to retain the existing Measure A limitations or amend the City's General Plan and Zoning Ordinance to differently regulate residential densities and housing types within the various zoning districts of the City.

This measure would take effect if it is approved by a majority of the voters.

If the voters do not approve the measure, existing law will not change, and the existing Charter prohibition against

ARGUMENT IN FAVOR OF MEASURE Z

In Alameda, we say everyone belongs here, yet for decades, the short-sighted and exclusionary zoning codes of the City Charter's Article 26 have trampled our capacity to make housing more affordable, accessible, and inclusive. This has hurt Alameda's ability to attract families, young professionals, and essential workers, who have no housing options other than cost-prohibitive single-family homes. Article 26 has forced our retirees and the young adults who graduate from our high schools to leave and never return because it is illegal to build housing that fits their needs.

Measure Z will repeal Article 26, and is a necessary step to comply with state law, create environmentally sustainable housing, and counter systematic inequality.

Measure Z allows the City of Alameda to create housing that continues to reflect the character and diversity of our great community. Measure Z will:

- Preserve protections for homeowners and their property;
- Enhance our commercial corridors;
- Rejuvenate our livable and walkable neighborhoods;
- Allow for the construction of climate-friendly, traffic-reducing homes that fit the needs of both young and aging residents;
- Improve access to state funds to address critical City needs like safe streets, quality schools, and the existential threat of sea level rise caused by the climate crisis.

Measure Z will NOT change the zoning of your existing home, and it will NOT affect Alameda's historic architecture. Measure Z will NOT increase property, sales, or any other taxes.

Article 26 is a relic of racist land-use policies and discriminatory housing policies that have denied the dream of homeownership to families who deserved better from our City. These policies do not belong in our community in 2020. It is time to remove one of the last red lines in Alameda. Join affordable housing advocates, business and faith leaders, and a supermajority of the City Council in voting Yes on Z.

s/MARILYN EZZY ASHCRAFT
Mayor, City of Alameda

s/ROB BONTA
California State Assemblymember

s/MICHAEL YOSHII
Former Senior Pastor, Buena Vista United Methodist Church

s/ADAM ELSESSER
CEO, Penumbra, Inc.

s/REBECCA KOHLSTRAND
Transportation Planner/Transportation Commissioner

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE Z

Why do you live in Alameda? The quiet neighborhoods? Its caring community? Parks? Historic homes? Then give credit to Article 26, known as Measure A, which has protected the character of this City. Measure A was voted in because of overwhelming development, like 10,000 houses proposed for Bay Farm Island, and the loss of nearly 1000 established and historical homes replaced by high density buildings. In 2010 Article 26 blocked a SunCal 4346 unit project at Alameda Point.

Don't be fooled! The opponents assert that Article 26 has fostered single family homes that exclude people of color and lower incomes. This is not true and is refuted by Alameda's 2014 State approved Housing Element Background Report which states:

- "Alameda has a very diverse population..." and "... is becoming a minority-majority population" (In 2020 it is!)
- Over 35% of Alameda families are low income
- "Alameda has relatively large percentage of multifamily units (46.8%)." "...only Berkeley (53%), Emeryville (87%) and Oakland (52%) had a higher percentage..." (Since 2014, approximately 3000 multi-family dwellings are built or pending construction at Alameda Point, Del Monte, Alameda Marina, and others. Only 15% are affordable because that is all the City requires of developers.)

Don't be fooled! If Article 26 is repealed, City Council, by a simple majority of three votes can amend residential zoning to allow citywide home demolitions, increased density, greater heights, and less parking, resulting in massive overdevelopment, and terrible traffic.

Alameda does need more affordable housing. Let's demand more from our City! Join community leaders and your fellow Alamedans: **Vote no on Measure Z.**

welovealameda.com (510) 473-0676

s/WALTER JACOBS
Broker Associate

s/MARIE E. KANE
Small Business Owner

s/SYLVIA GIBSON
Teacher

s/KAREN LITHGOW
Realtor

s/JENNIFER ROLOFF
Resident of Alameda

ARGUMENT AGAINST MEASURE Z

The People of Alameda voted Article 26 into the City Charter to protect neighborhoods from the threats of unbridled development and overcrowding. This protection helps improve the quality of life in our neighborhoods where everyone can work, learn, and thrive.

To maintain these protections, it is urgent that we KEEP ARTICLE 26. VOTE NO on Z!

Article 26 is that special tool that keeps developers in check. An island community with limited ingresses and egresses must be especially thoughtful about traffic when planning the future of its diverse neighborhoods. Article 26 is needed because our Municipal Code zoning rules are inadequate at forcing developers to compromise and build the amount and type of housing our city really needs.

Here's why keeping Article 26 is imperative:

Article 26 . . .

- . . .Restrains developers from building super high-density (8 to 12 story) million-dollar condos in neighborhoods and near shorelines.
- . . .Protects existing neighborhoods from developers seeking to demolish older single-family homes (including architectural treasures) to build higher-density housing.
- . . . Even with Article 26, we meet our affordable housing obligations: state law requires that we provide an ongoing inventory of parcels available for multi-family affordable housing. The Housing Element of our current General Plan has been certified by the State as being in full compliance with that law.
- . . .Protects Alameda's Victorians, many of which are a vital source of affordable and low income housing in Alameda today. Without Article 26, a simple majority vote of any City Council could wipe out these irreplaceable homes, displacing renters and diminishing their opportunity to flourish in neighborhoods of their choosing. (www.welovealameda.com/letter)

Please join us in protecting neighborhoods and in planning Alameda's future. Keep Article 26 and Vote No on Z. (www.welovealameda.com)

s/BEVERLY J. JOHNSON
Former Mayor, City of Alameda

s/JEFFREY S. ALLEN
Citizen of Alameda

s/JAY GARFINKLE
MD, General Surgeon

s/MARVA LYONS
Former President, Alameda NAACP (Chapter currently inactive)

s/TONY DAYSOG
Alameda City Councilmember

REBUTTAL TO ARGUMENT AGAINST MEASURE Z

The statement in opposition to Measure Z is shocking in its inaccuracy. Not one of the bullets is correct.

Article 26 does NOT protect Victorians, does NOT set height limits, and Alameda has NOT met its affordable housing obligations.

Vote YES on Z to make Alameda housing more affordable, accessible, and inclusive.

FACT: Article 26 does not prevent developers from tearing down Victorians. The Historical Preservation Ordinance passed in 1980 is the reason why historic older homes have been saved. Article 26 does not even include the words "historic", "architecture", "demolition", or "preservation".

FACT: Article 26 flat out prohibits the construction of any multi-family housing in Alameda. This limits new homes to one narrow type: expensive homes that discourage public transit use, contribute to greenhouse gas emissions, and produce higher levels of traffic.

FACT: The State of California has determined that the City of Alameda is not meeting its fair share obligations to provide for affordable housing to address the housing crisis. Why? Because Article 26 prohibits construction of lower cost multi-family housing.

FACT: Article 26 enshrines into law redlining, exclusion, and discrimination. It's a stain on our City's character and reputation. It also puts the city at risk of expensive lawsuits.

Join the Sierra Club, the Alameda Justice Alliance, Senator Nancy Skinner, and Renewed Hope Housing Advocates to vote Yes on Z. There's a reason the City's Planning Board and City Council recommended putting this issue on the ballot: Repealing Article 26 is legally necessary, community empowering, and morally just. (www.YesOnMeasureZ.com)

s/GLORIA BRUCE
Executive Director, East Bay Housing Organizations (EBHO)

s/MICHAEL BRUNE
Sierra Club Executive Director, Alameda Resident

s/WILMA CHAN
Member, Alameda County Board of Supervisors, Alameda Resident

s/JOHN PIZIALI
Former President, Historical Advisory Board

s/JOHN KNOX WHITE
Vice Mayor, Alameda City Council

FULL TEXT OF MEASURE Z

ARTICLE XXVI

Repealed.

Multiple Dwelling Units

~~Sec. 26-1.~~—There shall be no multiple dwelling units built in the City of Alameda.

~~Sec. 26-2.~~—Exception being the Alameda Housing Authority replacement of existing low cost housing units and the proposed Senior Citizens low cost housing complex pursuant to Article XXV of the Charter of the City of Alameda.

~~Sec. 26-3.~~—The maximum density for any residential development within the City of Alameda shall be one housing unit per 2,000 square feet of land. This limitation shall not apply to the repair or replacement of existing residential units, whether single-family or multiple-unit, which are damaged or destroyed by fire or other disaster; provided that the total number of residential units on any lot may not be increased. This limitation also shall not apply to replacement units under Section 26-2.

That a new provision shall be added to the City of Alameda General Plan to read as follows:

City of Alameda Measure A, adopted by the voters in 1991, required the City's General Plan to perpetually establish a maximum density for any residential development within the City of Alameda to be one housing unit per 2,000 square feet of land, with certain limited exceptions. This requirement is hereby repealed in its entirety.