

CITY OF ALAMEDA RESOLUTION NO. _____

CALLING FOR THE HOLDING OF A CONSOLIDATED MUNICIPAL ELECTION IN THE CITY OF ALAMEDA ON TUESDAY, NOVEMBER 3, 2020, FOR THE SUBMISSION OF A PROPOSED CHARTER AMENDMENT TO REPEAL THE PROHIBITION AGAINST BUILDING MULTI-FAMILY HOUSING IN ALAMEDA AND AUTHORIZING CITY COUNCIL MEMBERS TO FILE WRITTEN ARGUMENTS FOR OR AGAINST THE MEASURE

WHEREAS, there is a shortage of housing, especially affordable housing, in Alameda, and the cost of market-rate rental housing continues to soar; and

WHEREAS, the existing Charter prohibition against the construction of multi-family housing substantially contributes to the City's housing shortage and the escalation of rental costs; and

WHEREAS, such housing shortages and escalation of rental costs contribute to homelessness, destabilize families, and substantially harm the general welfare; and

WHEREAS, consistent with longstanding local, regional and statewide goals to produce housing and lower the cost of housing, the proposed Charter amendment seeks to remove the prohibition against the construction of multi-family housing in Alameda; and

WHEREAS, pursuant to authority provided by the California Constitution, Article XI and the Government Code, Title 4, Division 2, Chapter 2 (commencing at § 34450) and the Elections Code, Division 9, Chapter 3, Article 3 (commencing at § 9255) of the State of California, the City Council of the City of Alameda desires to submit to the voters a proposed Charter amendment to repeal sections that prohibit building multi-family housing in Alameda.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ALAMEDA THAT:

Section 1. That pursuant to the California Constitution, Article XI and the Government Code, Title 4, Division 2, Chapter 2 (commencing at § 34450) and the Elections Code, Division 9, Chapter 3, Article 3 (commencing at § 9255) of the State of California, there is called and ordered to be held in the City of Alameda, California, on Tuesday, November 3, 2020, a Consolidated Municipal Election for the purpose of submitting the following proposed charter amendment, which shall be designated on the ballot as "Proposed Ballot Measure of the City of Alameda" and the aforementioned statement of the measure shall read as follows:

MEASURE: 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, while maintaining the existing citywide density limitation of one housing unit per 2,000 square feet of land, be adopted? Such amendment will be accomplished by deleting Sections 26-1 and 26-2 in their entirety, and amending Section 26-3 of said Charter, as fully set forth in Alameda City Council Resolution No. _____.	YES
	NO

Section 2. That the text of the charter amendment submitted to the voters is as follows:

CITY OF ALAMEDA CITY CHARTER AMENDMENT

ARTICLE XXVI

Density Limitations ~~Multiple Dwelling Units~~

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

Sec. 26-2. Repealed. ~~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 the replacement of low cost housing units by the Housing Authority of the City of Alameda ~~units under Section 26-2.~~

Section 3. That the vote requirement for the measure to pass is a majority (50% + 1) of the votes cast.

Section 4. That the ballots to be used at the election shall be in form and content as required by law.

Section 5. That the City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

Section 6. That the polls shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Elections Code § 10242, except as provided in Elections Code § 14401.

Section 7. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

Section 8. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

Section 9. That the City Council hereby requests the Board of Supervisors to consolidate this election with the November 3, 2020, statewide general election to be held on that date.

Section 10. That the City Council adopts the provisions of Elections Code § 9285(a) to permit rebuttal arguments, if arguments have been filed in favor of or against the measure that is being submitted to the voters of the City at this Consolidated General Municipal Election.

Section 11. That, pursuant to Elections Code § 9280, the City Clerk is hereby directed to transmit a copy of the measure to the City Attorney, who shall prepare an impartial analysis of the measure, not to exceed 500 words in length, showing the effect of the measure on existing law and the operation of the measure.

Section 12. That the City Clerk is hereby directed to file a certified copy of this Resolution with the Alameda County Clerk of the Board of Supervisors and the County Registrar of Voters in sufficient time so that the measure may be included in the November 3, 2020 Consolidated General Municipal Election ballot.

Section 13. That the City Council authorizes its members to file written arguments for or against the measure described above, as follows:

Section 14. That the ballot arguments for and against the measure shall not exceed 300 words in length and the rebuttal arguments shall not exceed 250 words in length.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting of the City Council assembled on the 7th day of July, 2020, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of July, 2020.

Lara Weisiger, City Clerk
City of Alameda

Approved as to Form:

Yibin Shen, City Attorney
City of Alameda