

## Pros & Cons: Amend the Alameda City Charter -- Measure Z

### The Question

“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?”

### The Situation

Alameda City’s Article 26 was enacted by two City Charter amendments. In 1973, Alameda voters passed Measure A and added Article 26 to the City Charter (Multiple Dwelling Units) to prohibit the construction of multi-family housing. In 1991, voters amended Article 26 and the General Plan, to limit the maximum density of any residential development to one housing unit per 2,000 square feet of land. The City Council adopted Article 26’s requirements into the City’s zoning ordinances.

### The Proposal

If approved by voters a new provision would be added to the City of Alameda General Plan to repeal the maximum requirement for residential developments to one housing unit per 2,000 square feet of land. It would also repeal the restriction on the construction of multi-family housing units.

### Fiscal Effect

- Increase in City revenues from fees paid by developers for permitting an unknown, but greater number of new homes.
- Possible increases in sales tax revenue from commercial and shopping districts.
- Improves access to State funds to address critical City needs such as safe streets, quality schools, and the existential threat of sea level rise caused by the climate crisis.
- Removes administrative costs for workarounds to comply with state regulations.

### What a Yes or No Vote Means

A YES vote means that Article 26 will be repealed and removed from the City Charter.

A NO vote means that the City Charter will not change, and Article 26 will remain in effect.

### Supporters say

- City compliance with evolving state law will be adaptable to changing conditions, rather than rigidly constrained by a charter amendment.
- Measure A is illegal and not in compliance with state law.
- Protections for homeowners and their neighborhoods, such as the Historical Preservation Ordinance, will remain.
- Commercial property owners will have the ability to add apartments and condos to make it feasible to redevelop outdated property.
- The state will make more funds available for affordable housing.
- The repeal will remove the historic implications of zoning laws that enshrine redlining, exclusion, and discrimination.

*The Pros & Cons, produced by the LWV of Alameda, is a nonpartisan explanation of local propositions, with supporting and opposing arguments. The arguments come from many sources, and are not limited to those presented in the Official Voter Information Guide. The LWV of Alameda does not judge the merits of the arguments or guarantee their validity.*

**Opponents say**

- It increases the financial incentive to demolish existing housing stock and replace it with high-density housing structures and traffic congestion.
- The repeal will not significantly address the affordable housing shortage.
- State law gives us the flexibility needed with Article 26 to meet our housing requirements with multi-family homes.
- Protecting neighborhoods from overcrowding would be subject to the ever-changing city councils.

**Supporters**

Marilyn Ezzy Ashcraft, Mayor, City of Alameda

Rob Bonta, California State Assembly Member

Michael Yoshii, Former Senior Pastor, Buena Vista United Methodist Church

Wilma Chan, Alameda County Supervisor

**Opponents**

Beverly Johnson, Former Mayor, City of Alameda

Marva Lyons, Former President, Alameda NAACP (Chapter inactive)

Tony Daysog, Alameda City Council Member

Walter Jacobs, Broker Associate

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