

CITY OF SOUTH SAN FRANCISCO MEASURE AA
CITY ATTORNEY'S IMPARTIAL ANALYSIS

The City Council of the City of South San Francisco (“City”) placed Measure AA on the ballot to ask the City’s voters to authorize the City to develop, construct, or acquire low-rent housing, in an amount up to 1% of the total number of existing housing units in the City annually for an eight (8) year period, with any year’s unused units being carried over each year.

Article XXXIV of the California Constitution (“Article 34”) requires that a city’s voters grant prior approval before any federal, state, or local public entity can develop, construct, or acquire certain types of low rent housing projects in that city. Measure AA is asking the voters whether the City should receive this authorization under Article 34.

If approved by the voters, Measure AA would authorize the City to develop, construct, and/or acquire affordable rental housing for low-income households in an amount up to 1% the total number of existing housing units in the City for an eight (8) year period. The 1% annual authorization does not expire at the end of a year. At the end of the eight-year period, the City would retain the ability to develop, construct, and/or acquire the number of authorized units not built or acquired during the eight-year term of the measure. The terms “develop, construct, and/or acquire” shall have the meaning as in State law implementing Article 34.

Under State law, “low rent” means that rent for a housing unit authorized by Measure AA could not exceed an amount calculated by the Federal Department of Housing and Urban Development to be affordable to a person or family making less than 80% of area median income. In 2021, in San Mateo County, this includes a single individual earning less than \$102,450 a year, or a household of four earning less than \$146,350.

Measure AA does not require the City to undertake or acquire any housing projects and does not increase any tax. The City is not committing to construct or acquire any housing project pursuant to the measure.

The California Department of Finance (“DOF”) publishes annual data determining the number of existing housing units in local jurisdictions. For 2022, DOF currently lists the total number of housing units in the City as 22,495. Thus, the number of units authorized under Measure AA would be 1% of that number in Year 1. The total number of units authorized will grow each following year with the increase in the number of housing units in the City.

A “Yes” vote is a vote to authorize the City to develop, construct, and/or acquire affordable rental housing for low-income households in an amount up to 1% of the total number of existing housing units in South San Francisco annually for an eight (8) year period, with any year’s unused units being carried over each year. A “No” vote is a vote against such authorization. Measure AA would be approved if it received a simple majority of “Yes” votes.

DATED: August 29, 2022



Sky Woodruff, City Attorney
City of South San Francisco