

VOTER INFORMATION PAMPHLET

MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

CITY OF WATSONVILLE

S Do the qualified electors of the City of Watsonville approve the development, construction, or acquisition by any state public body of Article 34 low rent housing units dispersed throughout the City, if such units do not exceed 1% per year of the total dwelling units in the City except that units not built in any one or more years may be "banked" for future years?

FULL TEXT OF BALLOT MEASURE S

RESOLUTION NO. 153-04 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE CALLING FOR A SPECIAL MUNICIPAL ELECTION ON WHETHER PUBLICLY-ASSISTED LOW RENT HOUSING PROJECTS PURSUANT TO ARTICLE 34 OF THE CALIFORNIA STATE CONSTITUTION SHALL BE DEVELOPED, CONSTRUCTED, OR ACQUIRED IN THE CITY OF WATSONVILLE, AND TO LIMIT THE NUMBER OF UNITS TO NOT MORE THAN ONE PERCENT (1%) PER YEAR OF THE TOTAL DWELLING UNITS IN THE CITY PROVIDING THAT UNITS NOT USED MAY BE "BANKED" FOR USE IN FUTURE YEARS; AND REQUESTING CONSOLIDATION OF THIS SPECIAL MUNICIPAL ELECTION WITH THE CALIFORNIA GENERAL ELECTION ON NOVEMBER 2, 2004

WHEREAS, Section 1 of Article 34 of the Constitution of the State of California requires voter approval before publicly-assisted low rent housing projects may be developed, constructed, or acquired within a city; and

WHEREAS, the City Council of the City of Watsonville desires to call a Special Municipal Election for the purpose of submitting to the qualified electors of the City of Watsonville a proposal relating to the development, construction, and acquisition within the City of low rent housing projects and limiting the number of Article 34 low-rent housing units to no more than one percent (1%) per year providing that units not used in any given year may be "banked" for future years; and

WHEREAS, a General Municipal Election will be held on Tuesday, November 2, 2004, and it is the desire of the City Council that this and all other General and/or Special Municipal Elections for the City of Watsonville be consolidated with the California General Election.

IMPARTIAL ANALYSIS BY CITY ATTORNEY MEASURE S

Section 1 of Article 34 of the State Constitution provides that no low-rent housing project shall be developed, constructed, or acquired in any manner within the City by any State public body until a majority of the qualified electors of the City, voting upon such issue, approve such project.

The City Council of the City of Watsonville proposes, subject to voter approval, to allow development, construction, and acquisition of dwelling units for low and moderate-income families. The units could be built in various areas of the City. The authorized number of units may either be developed and constructed or existing units acquired by either public or private developers. The number of units to be built in any year shall not exceed 1% of the total dwellings in the City. However, if the one percent is not used in any one year it may be "banked" for use in future years.

The proposed units of low-rent housing do not apply to development meeting any one of the following criteria.

(a)(1) Is privately owned and received no ad valorem property tax exemption not fully reimbursed to all taxing entities; and (2) in which no more than 49% of the units are made available to persons of low income.

(b) Is privately owned and is not exempt from ad valorem taxation by reason of any public ownership, and is not financed with direct long-term financing from a public body.

(c) Is intended for owner-occupancy, which may include cooperative or condominium ownership, rather than for rental-occupancy.

(d) Consists of newly constructed, privately owned, one-to-four family dwellings not located on adjoining sites.

(e) Consist of existing dwelling units leased by a state public body from the private owner of such dwelling units.

(f) Consists of the rehabilitation, reconstruction, improvement or addition to, or replacement of, dwelling units of a previously existing low-rent housing project.

s/ Alan J. Smith

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ARGUMENT IN FAVOR OF MEASURE S

The acute need for affordable housing is an issue facing many communities. In Santa Cruz County, one of the least affordable places to live in the nation, the need is even more critical. The provision of affordable housing in Watsonville is paramount because Watsonville median income is only 70% that of the entire county. According to the 2000 census, in Watsonville, 51% of all residents reside in rental housing, 44% of all residents pay more than 30% of their gross income for rent and 35% of households are overcrowded. Overcrowding is one of the end results when people must pool resources in order to afford rent.

While progress has been made in meeting our affordable housing needs, the need for additional units persists. This is especially true for our workforce, ranging from field workers to entry-level professionals including teachers, administrative assistants and police officers and our senior citizens and the disabled.

A YES vote on this measure will facilitate the development of not more than 1% annually of the total dwelling units in the city to be affordable for low and moderate income households with the provision that units not developed in any given year may be "banked" towards future projects.

A YES vote will enable Watsonville and other public and private developers to apply for state public housing funds, thus increasing funds available and leveraging local dollars to provide affordable housing.

A YES vote on this measure will help give Watsonville residents safe, sanitary and uncrowded housing within their financial means.

s/ Dale Skillicorn, Council Member, Dist. 7
s/ Ramon Gomez, Mayor-Pro Tem, Watsonville
s/ Chuck Carter, Former Mayor-City of Watsonville
s/ Rodney Brooks, Former School Board Trustee PVUSD
s/ Ana Ventura Phares, Councilmember, City of Watsonville

NO ARGUMENT AGAINST MEASURE S WAS FILED.