



County of Sonoma

State of California

Date: July 16, 2024

Item Number: _____

Resolution Number: _____

4/5 Vote Required

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, CALLING A SPECIAL ELECTION ON BEHALF OF THE BAY AREA HOUSING FINANCE AUTHORITY FOR THE 2024 BAY AREA AFFORDABLE HOUSING BOND; CONSOLIDATING SAID ELECTION WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON NOVEMBER 5, 2024 AND DIRECTING THE REGISTRAR OF VOTERS TO CONDUCT THE ELECTION

WHEREAS, the Bay Area Housing Finance Authority (“Authority”) is established pursuant to Section 64510 of the California Government Code and is responsible for raising, administering, and allocating funding and providing technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production within the San Francisco Bay Area; and

WHEREAS, Government Code section 64510(a)(2) defines the Authority as a separate legal entity that is governed by the same board as that governing the Metropolitan Transportation Commission; and

WHEREAS, the geographic jurisdiction of the Authority is comprised of the City and County of San Francisco and the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma, and all incorporated cities located within said Counties; and

WHEREAS, pursuant to California Government Code Sections 53410, 64520(a), 64520(p), 64521(a), and 64630, *et seq.*, subject to the Authority’s Executive Board’s approval, the Authority is authorized to submit to the qualified electors of the Bay Area a bond measure to fund the acquisition or improvement of real property as allowed by the California Constitution and the San Francisco Bay Area Regional Housing Finance Act (California Government Code § 64500, *et seq.*) with the goal of addressing the housing shortage in the Bay Area by delivering critically needed funding to affordable housing projects across the Bay Area and technical assistance through a self-sustaining regional agency; and

WHEREAS, the Authority has adopted Resolution No. 34 on June 26, 2024, and pursuant to California Government Code Sections 64521, timely filed the Resolution with Clerk of the Board of Supervisors and the elections official requesting that Bay Area Affordable Housing Bond Measure election be consolidated with the November 5, 2024 statewide general election,

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and that the Registrar of Voters Division of the County Clerk-Recorder-Assessor be directed to conduct the election; and

WHEREAS, the Authority has filed with the Board of Supervisors a resolution of the Authority board requesting consolidation of the special election with the statewide general election and setting forth the exact form of the ballot question in accordance with California Government Code Sections 64521(c) and California Elections Code Section 10403, and as attached in Attachment A; and

WHEREAS, the Sonoma County Registrar of Voters is further requested to print the full text of the measure set forth in Attachment A, the tax rate statement set forth in Attachment B, and the impartial analysis in the voter information pamphlet to be distributed to voters and perform other services as required by Elections Code Section 10002. The measure shall be stated separately in the ballot from the state and local measures; and

WHEREAS, the Board of Supervisors shall call a special election to be conducted and consolidated with a statewide general election pursuant to Government Code Section 64521(a) which mandates that the Sonoma County Board of Supervisors call a special election if the Authority proposes a measure; and

WHEREAS, Elections Code sections 1000 and 1001 provide that an election held on the first Tuesday after the first Monday in November of even-numbered years is a statewide general election date and, therefore, November 5, 2024, is a statewide election date; and

WHEREAS, Elections Code sections 10400 and 10402 provide that a district special election may be consolidated with a statewide election if ordered by the Board of Supervisors; and

WHEREAS, Elections Code section 10403 provides that whenever an election called by a district for the submission of any question or proposition is to be consolidated with a statewide election, and the question or proposition is to appear on the same ballot as that provided for the statewide election, the district shall, at least 88 days prior to the date of the election, file with the Board of Supervisors, and a copy with the elections official, a resolution of its governing board requesting the consolidation, and setting forth the exact form of any question or proposition to be voted upon at the election as it is to appear on the ballot; and

WHEREAS, Elections Code section 10403 further provides that the resolution requesting the consolidation shall be adopted and filed at the same time as the adoption of the resolution calling the election; and

WHEREAS, the Board of Supervisors wishes to establish the deadlines for filing arguments for and against the Bay Area Affordable Housing Bond Measure no later than 5 p.m. on Tuesday, July 23, 2024 and the deadline for rebuttals of no later than 5 p.m. on Tuesday, July 30, 2024; and

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WHEREAS, as required by Government Code 64521(h), the Authority has agreed to reimburse the County of Sonoma for all incremental costs incurred by the County Elections Official related to submitting the measure to the voters with proceeds from the measure, or if the measure fails, with any eligible funds transferred to the authority from the Association of Bay Area Governments or the Metropolitan Transportation Commission or other public or private entity.

WHEREAS, the Board believes that consolidating the Bay Area Affordable Housing Bond Measure election with the statewide general election is cost effective and the most appropriate manner in which to proceed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Sonoma, State of California, hereby calls a special election on behalf of the Bay Area Housing Finance Authority to submit the Bay Area Affordable Housing Bond Measure to the voters pursuant to Government Code 64521, which shall be consolidated with the November 5, 2024 statewide general election;

BE IT FURTHER RESOLVED that the Bay Area Affordable Housing Bond Measure election shall be for the purposes set forth in the Authority's Resolution No. 34;

BE IT FURTHER RESOLVED that the following question, which the Registrar of Voters has designated as Bay Area Affordable Housing Bond Measure, shall be submitted to voters, as set forth in the Authority's Resolution 34. The Registrar is hereby instructed to place the question on the ballot at said election in substantially the following form:

<p><i>BAY AREA AFFORDABILITY PLAN.</i></p> <p><i>To address housing affordability and reduce homelessness by:</i></p> <ul style="list-style-type: none">• providing an estimated 70,000 affordable apartments/ homes;• creating homes near transit, jobs, and stores;• converting vacant lots/ blighted properties into affordable housing; <p>and</p> <ul style="list-style-type: none">• providing first-time homebuyer assistance; <p><i>shall the measure issuing \$20,000,000,000 in bonds at legal rates, levying an estimated \$19 per \$100,000 of assessed valuation generating \$670,000,000 annually while bonds are outstanding, and requiring public reporting, independent audits/ citizen oversight, be adopted?</i></p>	<p>Yes</p>
	<p>No</p>

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BE IT FURTHER RESOLVED that the polls shall be open from the hours of 7:00 a.m. to 8:00 p.m. on Election Day, November 5, 2024. The manner of holding the election and the procedure for voting for and against the Measure presented shall be as set forth in the Elections Code for BAHFA elections which are consolidated with a statewide general election.

BE IT FURTHER RESOLVED that all precincts established and all election officers appointed for the November 5, 2024 statewide general election shall be the precincts and election officers for the Bay Area Affordable Housing Bond Measure election, and the election officers shall conduct the election and make return thereof according to law.

BE IT FURTHER RESOLVED that Elections Code section 10418 shall apply to this special election.

BE IT FURTHER RESOLVED that the entire text of the Bay Area Affordable Housing Bond Measure shall be printed in the voter information guide which accompanies the official vote by mail ballot and in the appropriate sample ballot pamphlet.

BE IT FURTHER RESOLVED that the Registrar conducting the election may publish a notice of the election in a newspaper of general circulation within the County not later than fifty (50) days prior to the election.

BE IT FURTHER RESOLVED that the notice of election shall specify the deadlines for filing arguments for and against Bay Area Affordable Housing Bond Measure of no later than 5 p.m. on Tuesday, July 23, 2024 and the deadline for rebuttals of no later than 5 p.m. on Tuesday, July 30, 2024.

BE IT FURTHER RESOLVED that the request of the Authority, as set forth in its Resolution No. 34, and authorized by Elections Code section 10403, is approved and the County Clerk-Recorder-Assessor is hereby authorized and directed to procure and furnish those election services requested by the Authority as is more fully set forth in the aforementioned City Resolution.

BE IT FURTHER RESOLVED that the Registrar is directed to submit to the Authority a bill for the election services provided by the Registrar of Voters Division of the County Clerk-Recorder-Assessor in conformity with Government Code section 64521(h).

THE FOREGOING RESOLUTION was duly and regularly adopted at a regular meeting of the Board of Supervisors of the County of Sonoma, State of California, held on the 16th day of July, 2024, by the following vote:

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Supervisors:

Coursey:

Gore:

Gorin:

Hopkins:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.