



Date: **September 8, 2026**

Honorable Mayor and Council Members:

Author and title: Hilary Hobbs, Assistant Town Manager

Title: **Consideration of Town Council positions on November 2026 Statewide Ballot Measures**

Jen Callaway, Town Manager

Recommended Action: That Town Council (1) affirm its support for Proposition 1: Veteran and Income-Qualified Housing Bond Measure; (2) affirm its support for proposition 37: Second Mortgage Homebuyer Program and Revenue Bond Initiative; (3) affirm its opposition to Proposition 43: Two-Thirds Vote Requirement for Local Special Tax Initiatives and Property Tax Initiative Prohibition Amendment; and (4) Direct staff to communicate the Town's position of support or opposition in accordance with Town Council direction on the above ballot measures by signing the Town on to corresponding proposition endorsements.

Executive Summary: On May 12, 2026, Town Council adopted updates to the Town's 2026 Legislative Platform and legislative advocacy procedures (Attachment 1). The Town's legislative advocacy process provides that, once a determination is made that a legislative proposal may impact the Town or policy area of concern to the Town, if the issue involves a state or local ballot measure staff will place the matter on a Town Council agenda for consideration.

California will have thirteen statewide ballot measures on the November 2026 ballot. Staff have reviewed these ballot measures and recommend that Town Council consider whether to take positions on three ballot measures that have significant alignment with positions within the Town's adopted 2026 Legislative Platform.

Discussion:

Staff have identified the following ballot measures as having the potential to significantly impact the Town and closely aligning with positions within the Town's adopted legislative platform. Staff seek Council direction on whether the Town should take positions on these measures.

Proposition 1: Veterans & Affordable Housing Bond Act (Attachment 2)

Recommended Position: Support

Summary:

Proposition 1 is on the ballot as a legislatively referred bond question. Proposition 1 would allow the state to sell \$11.25 billion in general obligation bonds for housing purposes. This amount consists of (1) a \$10 billion bond for a variety of state housing programs that would be repaid by the State General Fund and (2) a \$1.25 billion bond that would be repaid by veterans' payments on their home loans.

The major categories of housing programs supported by the bond are:

- *Affordable Multifamily Housing Programs.* \$7.2 billion to acquire, build, or renovate rental housing, such as apartment buildings.
- *Homeownership Programs.* \$1.1 billion to support homeownership for low- and moderate-income households.
- *Infrastructure Programs.* \$500 million for a variety of infrastructure projects to support affordable housing developments.
- *Farmworker Housing Program.* \$450 million in loans and grants to build or renovate housing for farm workers.
- *Higher Education Student Housing Programs.* \$350 million, split evenly between the University of California and California State University, for affordable student housing.
- *Tribal Housing Program.* \$200 million in grants to tribes. Funds could be used for various housing-related purposes, including construction and repair of rental and owner-occupied housing.
- *Local Pilot Programs.* \$200 million that would be available to cities, counties, and certain other entities for pilot projects aimed at developing housing at reduced costs.

Legislative Platform Alignment:

- Support legislation that supports increased financing, subsidy options, and tax incentives to support development of new, affordable/attainable and workforce housing units in rural communities.
- Support legislation that would create financing programs to support homeownership for first-time and/or first-generation homebuyers, including households above 80% AMI, including funding the existing California Dream For All Program.

Proposition 37: Second Mortgage Homebuyer Program and Revenue Bond Initiative (Attachment 3)
Recommended Position: Support

Summary:

Proposition 37 is on the ballot as an initiated state statute. If passed, Proposition 37 would allow California Housing Finance Agency (CalHFA) to sell up to \$25 billion in revenue bonds. CalHFA would use the bond funds to create a down payment assistance program called the “middle-class homeownership loan.” Each loan would cover up to 17 percent of the home price. Homeowners’ monthly payments on their loan would be designed to repay the bonds over time and cover the program’s administrative costs. CalHFA also would be required to keep interest costs for homebuyers as low as possible. CalHFA would decide how much of the bonds to issue (up to \$25 billion) and over what time period. To participate in a middle-class homeownership loan, people and homes would need to meet certain requirements. For example, an applicant would need to be a resident of the state and have a household income no more than double the typical income level in their area. For a home to be eligible for purchase through the program, among other requirements, the buyer would need to be the first purchaser of the home and the price could not exceed certain limits.

Legislative Platform Alignment:

- Support legislation that supports increased financing, subsidy options, and tax incentives to support development of new, affordable/attainable and workforce housing units in rural communities
- Support legislation that would increase the availability of and secure, long-term funding tools for local jurisdictions to jumpstart the construction of housing at a range of segments of the population, including households above 80% Area Median Income (AMI).
- Support legislation that would create financing programs to support homeownership for first-time and/or first-generation homebuyers, including households above 80% AMI, including funding the existing California Dream For All Program.

Proposition 43: Two-Thirds Vote Requirement for Local Special Tax Initiatives and Property Tax Initiative Prohibition Amendment (Attachment 4)

Recommended Position: Oppose

Summary: Proposition 43 is on the ballot as a legislatively referred constitutional amendment (ACA 22). If approved by voters, beginning January 1, 2027, it would require a two-thirds supermajority vote to pass, extend, or increase any local special tax—regardless of whether it is placed on the ballot by a city council or via citizen-led local initiative, and it would prohibit local jurisdictions and ballot initiatives from enacting ad valorem property taxes, except for voter-approved bond debt-service taxes authorized elsewhere in the state constitution.

Proposition 43 emerged from a compromise involving the Howard Jarvis Taxpayers Association's much broader "Local Taxpayer Protection Act." The original HJTA initiative would have imposed additional restrictions on local taxation, including restricting charter cities' ability to increase real estate transfer taxes. The compromise resulted in the broader Local Taxpayer Protection Act" being withdrawn and ACA 22 becoming Prop. 43.

Legislative Platform Alignment:

- Oppose legislation that would impose additional barriers in establishing new streams of local funding or place sunset dates on measures that have been previously approved by taxpayers, including limitations on voter-approved sales tax, real estate transfer tax or transient occupancy tax.

Priority:

☐	Enhanced Communication	☐	Climate and Greenhouse Gas Reduction	☒	Housing
☐	Infrastructure Investment	☐	Emergency and Wildfire Preparedness	☒	Core Service

Fiscal Impact: There is no fiscal impact from this requested agenda item

Public Communication: Agenda posting.

If Town Council provides direction to take a position on one or more ballot propositions, the Town (with the Mayor as named signatory) will sign on to proposition support/ opposition endorsements in accordance with Town Council direction.

Attachments:

- (1) 2026 Legislative Platform: <https://www.townoftruckee.gov/DocumentCenter/View/2846/2026-Legislative-Platform>
- (2) Proposition 1- Official Title and Summary: <https://vig.cdn.sos.ca.gov/2026/general/pdf/prop1.pdf>
- (3) Proposition 37- Official Title and Summary: <https://vig.cdn.sos.ca.gov/2026/general/pdf/prop37.pdf>
- (4) Proposition 43- Official Title and Summary: <https://vig.cdn.sos.ca.gov/2026/general/pdf/prop43.pdf>