

EBRHA 2026 VOTER GUIDE



ELECTION • TUESDAY, NOVEMBER 3, 2026

EBRHA positions on the 2026 measures that matter most to Housing Providers and homeowners.

ID NAME	SUMMARY	POSITION
LOCAL MEASURES		
MEASURE R Albany	Moves the business license tax from employee count to gross receipts at higher rates (~\$600K a year); rental impact depends on how rental activity is classified.	No Position
MEASURE S Albany	Replaces the flat \$15 per \$1,000 transfer tax with a tiered rate of \$10–\$30 per \$1,000 based on sale price, raising ~\$1M a year.	No Position
MEASURE X Berkeley	Limits “banked” rent increases to 10% a year, expands Renter-organizing rules to certain 5+ unit buildings, and makes other Rent Stabilization Ordinance changes.	NO
MEASURE BB Emeryville	Updates the 42-year-old business license tax to rates of up to 0.4% of gross receipts (~\$12.4M a year); treatment of residential rentals is unclear.	No Position
MEASURE CC Hayward	Shifts the business license tax to gross receipts (~\$12M a year). Rentals, including 1–3 unit properties that pay \$0 today, would pay \$3.75 per \$1,000 (\$60 minimum).	NO
MEASURE FF Oakland	Ends the transfer-tax exemption for most foreclosure transfers from Jan. 1, 2027 (~\$4–13M a year); keeps exemptions for small community banks and residential properties under 4 units.	No Position
MEASURE GG Piedmont	Raises the real property transfer tax from 1.3% to 1.75% (\$17.50 per \$1,000 of sale price) on sales on or after July 1, 2027.	No Position
MEASURE S San Pablo	Creates rent control capping increases at the lower of 3% or 60% of CPI, with just-cause rules, relocation payments and annual fees on Housing Providers; covers single-family homes.	NO
STATE PROPOSITIONS		
Prop 1 California	Authorizes \$11.25 billion in state bonds to build and preserve affordable housing, including \$1.25 billion for CalVet veterans’ home loans.	YES
Prop 37 California	Creates a state program (up to \$25 billion) lending middle-income, owner-occupant buyers up to 17% of the price of a newly built home.	YES
Prop 40 California	Imposes a one-time tax of up to 5% on the net worth of California billionaires to fund health care and education; payable over five years.	NO
Prop 41 California	Requires audits of programs funded by new special taxes, before the vote and periodically after; voids new state levies that sidestep the state spending cap.	No Position
Prop 42 California	Restricts new state taxes on personal property and bars retroactive state taxation.	No Position
Prop 43 California	Requires two-thirds voter approval for local special taxes placed on the ballot by citizen initiative, starting Jan. 1, 2027 — the bar already set for government-proposed taxes.	YES