



Piasky Solutions

Real Estate and Development

Real Estate Bullets #9:

Lowering Bond Approval Threshold

Assembly member Cecilia Aguiar-Curry is striving to utilize ACA 1 to **amend the state constitution**, aiming to reduce the necessary vote share for bond approval to 55%.

- ACA 1 **lowers the voter approval threshold** from a two-thirds supermajority to 55% majority.
- The lowered threshold applies to local GO bonds and **specific special taxes** for affordable housing, public infrastructure, and permanent supportive housing projects.
- Some recent housing proposals have **failed to pass** due to falling short of the two-thirds threshold.
- Examples include a **\$650 million bond measure** in Berkeley (59% approval), a \$900 million housing bond in San Diego (58% approval), and **multi-million dollar housing bonds in San Jose** (64% approval), Santa Rosa (62% approval), and Santa Cruz County (over 55% approval).
- **Supported by:** new Assembly speaker Robert Rivas, housing advocates, developers, unions, and local governments.
- **Opposed by:** business groups concerned about easier tax hikes and potential weakening of Proposition 13, which caps local taxation.
- The proposed amendment requires passage in the Legislature with a **two-thirds vote**.
- If successful, it will be on the **November 2024 ballot**.

Full Proposal

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GTS is a transportation planning, traffic engineering, and technology solutions firm established to **integrate advanced technology** in transportation. All GTS solutions strive to balance mobility and safety on the one hand with livability and sustainability on the other.

- **Transportation Studies**: GTS specializes in multi-modal transportation systems. Our services include traffic calming studies, traffic impact analysis, transportation planning, and vehicle miles traveled (VMT) analysis.
- **Traffic Engineering Design**: GTS brings extensive experience from new signal designs to signal modifications, HAWK signals, rectangular rapid flashing beacons (RRFB), in-roadway warning lights (IRWL), signing and striping, and pedestrian/bicycle facilities, to traffic control plans.
- **Parking Studies**: GTS believes that parking is more than just supply and demand; parking is about economic development, land use, and multi-modal transportation. Our parking services include shared parking analysis and parking management plans, parking design support, operations & compliance audits.
- **Complete Street Solutions**: GTS specializes in context-sensitive solutions that accommodate all users of all ages and abilities: from writing and adopting Complete Streets policies to planning, engineering, and design of pedestrian and bicycle facilities. GTS has the tools communities need to create streets that carry all travel modes safely, efficiently, and comfortably.

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