

Albany 2026 Local Voter Key

November 3, 2026

Large-Print Plain-Language Local Guide

Extracted from the October 21, 2026 Alameda County Master Key

This guide is for information only. It does not tell you how to vote. It is a smaller extract of the Alameda County master key, made for easier reading, printing, and sharing.

This key contains the regional transit measure, the measures and city or school races associated with Albany, and notes about races that may depend on district or trustee-area boundaries.

Statewide propositions are covered in the separate California statewide voter guide.

Important special-district note: Transit, BART, water, park, sanitary, health-care, recreation, and community-college boundaries often cross city lines. Use the separate Special Districts and Community Colleges key for any such races printed on your official ballot. Your own official sample ballot is the final authority for which races apply to you.

Regional measure

Measure RTM - Regional Transit Measure

Where it applies: Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara counties

In plain English: A 14-year regional sales tax would raise money mainly to keep major Bay Area transit systems operating, with some money for targeted road work and accountability requirements.

What would change

- Sales tax would increase by 0.5 percentage point in Alameda, Contra Costa, San Mateo, and Santa Clara counties.
- Sales tax would increase by 1 percentage point in San Francisco.
- The measure names BART, AC Transit, Muni, Caltrain, VTA, SamTrans, ferries, and other transit as intended beneficiaries and also allows specified road and pothole work.
- Financial transparency, oversight, and accountability requirements would apply.

Oversight, audits, and decisions made later

Who oversees it: The measure creates an independent regional oversight committee. Each participating county Board of Supervisors appoints its county representative or representatives. Separate SB 63 accountability systems also include an independent financial-efficiency review process and

a process for counties to challenge certain funding or service-compliance decisions.

What the oversight can and cannot do: The regional committee can review whether money is distributed and spent consistently with the measure and can request records from the regional district. It does not operate BART, AC Transit, Muni, Caltrain, or the other transit agencies. Under a separate SB 63 dispute process, an ad hoc county committee can make a binding determination and, in specified circumstances, withhold up to 7 percent of an affected transit agency's measure funding. MTC also administers maintenance-of-effort rules intended to keep existing local transit support from simply being replaced by the new tax.

What is decided later, and by whom: County Boards of Supervisors make the oversight appointments after passage. Transit operators still adopt their own budgets and service plans, and annual distributions can change under the measure's formulas and actual tax collections. MTC and the regional district administer the regional requirements; the oversight committee checks compliance rather than choosing individual bus routes or train schedules.

If you vote YES: The regional tax and spending program would take effect for 14 years.

If you vote NO: The new regional sales tax would not take effect.

Money and practical effects: The ballot estimate is about \$980 million per year regionwide. The tax is collected in five counties, not just Alameda County. The official regional impartial analysis gives one Alameda County example: 64.70%

of revenue generated in Alameda County would be allocated to BART for transit operating expenses. Other Alameda County shares go to AC Transit, smaller operators, the ferry, county transportation purposes, fare and accessibility programs, mapping and wayfinding, administration, and other uses specified in the measure.

Approval threshold: A majority of the votes cast on RTM throughout the entire five-county Public Transit Revenue Measure District. This is one regionwide total, not a separate county-by-county approval test. Alameda County's summary page currently displays N/A, but the official regional impartial analysis resolves the threshold.

What is not settled or needs context: Exact annual dollar amounts can vary with actual tax collections and the measure's formulas. Revenue generated in each county is divided among specified recipients and purposes, and the mix differs by county.

Albany measures

Measure O - Albany R-1 zoning voter-approval requirement

Where it applies: City of Albany

In plain English: Albany's City Council would be allowed to change R-1 zoning rules without first obtaining the neighborhood voter approval required by the city's 1978 Measure D.

What would change

- Normal state-law and city-code public notice, hearing, and zoning-amendment procedures would still apply.

If you vote YES: The council could amend the R-1 zoning rules through the normal legislative process without the extra neighborhood-voter requirement.

If you vote NO: The Measure D neighborhood-voter requirement would remain.

Money and practical effects: No direct tax or bond.

Approval threshold: 50% plus one.

What is not settled or needs context: The measure does not itself rezone a particular parcel; it changes who must approve future zoning changes.

Measure P - Albany street paving and storm-drain parcel tax update

Where it applies: City of Albany

In plain English: Albany would update its existing special parcel tax for street paving and storm drains, add income-based relief, and change the backup rate formula if a very large parcel becomes exempt.

What would change

- Adds very-low-income rebates and low-income exemptions or rebates.
- Applies the tax to possessory interests.

- If a parcel larger than 500,000 square feet becomes exempt, the rate can shift from \$167.65 per equivalent residential unit to \$0.0638 per lot square foot under the measure.

If you vote YES: The updated tax rules and relief provisions would take effect.

If you vote NO: The existing tax structure would remain.

Money and practical effects: Estimated revenue: about \$1.4 million per year until ended by voters.

Approval threshold: Two-thirds.

What is not settled or needs context: The unusual backup formula matters chiefly if a very large currently taxable parcel becomes exempt.

Measure Q - Albany EMS, advanced life support, and fire-protection parcel tax update

Where it applies: City of Albany

In plain English: Albany would update its special property tax for emergency medical services, advanced life support, and fire protection, including low-income relief and a backup rate structure if a very large parcel becomes exempt.

What would change

- Adds low-income exemptions and rebates.
- Current representative rate is \$0.0807 per square foot; the measure provides alternate rates if a parcel over 500,000 square feet becomes exempt.

If you vote YES: The updated rate and relief system would take effect.

If you vote NO: The current structure would remain.

Money and practical effects: Estimated revenue: about \$2.5 million per year until ended by voters.

Approval threshold: Two-thirds.

What is not settled or needs context: The alternate rate becomes important only under the large-parcel exemption condition described in the measure.

Measure R - Albany business license tax modernization

Where it applies: City of Albany

In plain English: Albany would modernize its business-license tax, moving away from a tax based mainly on number of employees toward flat or gross-receipts-based rates set in the ordinance.

What would change

- Different business types would pay different rates under the ordinance.
- Tax administration and collection procedures would also be updated.

If you vote YES: The new business-tax rates and calculation method would take effect.

If you vote NO: The existing business-license tax system would remain.

Money and practical effects: Estimated additional city revenue: about \$600,000 per year for general services.

Approval threshold: 50% plus one.

What is not settled or needs context: A particular business's change depends on its category and gross receipts.

Measure S - Albany real property transfer tax

Where it applies: City of Albany

In plain English: Albany would replace its current flat real-estate transfer-tax rate with a tiered rate based on sale price.

What would change

- Rates would range from \$10 to \$30 per \$1,000 of purchase price, or roughly 1% to 3%, depending on the property's sale-price tier.

If you vote YES: The tiered transfer-tax rates would take effect.

If you vote NO: The existing transfer-tax rate would remain.

Money and practical effects: Estimated additional general-fund revenue: about \$1 million per year.

Approval threshold: 50% plus one.

What is not settled or needs context: The tax applies when property is transferred; the amount for a particular sale depends on the final sale price and the ordinance's tier.

Measure T - Albany street trees and streetlighting parcel tax

Where it applies: City of Albany

In plain English: Albany would create a special parcel tax for public street trees and streetlighting.

What would change

- Base rate: \$0.0354 per lot square foot on non-exempt property.
- Annual CPI adjustment is capped at 3%.
- Qualifying low-income residents receive relief under the measure.

If you vote YES: The new parcel tax and dedicated street-tree/streetlighting program would take effect.

If you vote NO: The new tax would not take effect.

Money and practical effects: Estimated revenue: about \$775,000 per year until ended by voters.

Approval threshold: Two-thirds.

What is not settled or needs context: Future bills can change with the permitted CPI adjustment and any applicable exemption or rebate.

Albany races

City Council - vote for 2

What this office controls: City mayors and councils generally set local policy, adopt budgets, approve land-use and housing rules, and oversee or set policy for city services. The exact split between mayor, council, and professional city administration differs by city.

- Jon Destin - Albany Business Owner
- Katherine Enos - Small Business Owner
- Robin D. López - Incumbent/Ecologist
- Chris McDaniels - Public Works Manager

- Aaron Tiedemann - Housing Policy Analyst

Albany Scanner published the same set of questions for the council candidates, which is useful for direct comparison. This guide keeps the official roster here rather than compressing those longer answers into slogans.

Albany Board of Education - vote for 4

What this office controls: School boards adopt district budgets and policies, hire and evaluate the superintendent, approve curriculum and facilities decisions within state law, and oversee district operations. Trustee-area candidates represent only the listed area even though the board governs the whole district.

- Margaret Allen - Finance Director
- Melissa Boyd - Appointed Incumbent
- Becky Hopwood - Incumbent
- Josh Mahoney - Appointed Incumbent
- David McKinney - Education Researcher

City measures: O, P, Q, R, S, and T. Regional measure: RTM.

Sources and checking

The Alameda County Registrar of Voters is the controlling source in this extract for the local measure list and current candidate roster. The October 21 master also cross-checks responsible cities, school districts, regional agencies, and local reporting where useful. If your official ballot differs from this extract, use your official ballot.

Alameda County election information:

<https://acvote.alamedacountyca.gov/election-information/elections?id=260>

Alameda County local measures:

https://www.alamedacountyca.gov/rov_app/measures/election/260

Alameda County candidate list:

https://alamedacountyca.gov/rov_app/candidatelist?electionid=260

Regional Transit Measure district materials:

<https://mtc.ca.gov/about-mtc/authorities/public-transit-revenue-measure-district>

Additional local source:

<https://www.albanyscannercalifornia.com/>