

Oakland 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 Oakland, 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.

Oakland measures

Measure EE - Oakland charter amendment - mayor, council, budget, and salaries

Where it applies: City of Oakland

In plain English: Oakland would move toward a stronger-mayor structure and redistribute important executive, legislative, budget-analysis, appointment, and salary-setting powers.

What would change

- The Mayor would be the city's chief executive and would gain a legislative veto.
- The Council could override vetoes and confirm certain department-head appointments.
- An Independent Budget and Legislative Analyst would be created or formalized under the charter.
- Councilmembers' right to obtain information from city officials would be affirmed.
- Councilmembers would be required to work full-time.
- The Public Ethics Commission would set elected-official salaries using charter formulas.

If you vote YES: The charter restructuring would take effect.

If you vote NO: Oakland's existing distribution of mayoral, council, and administrative authority would remain.

Money and practical effects: City estimates reported during the measure process put first-year implementation in roughly the \$2.0 million to \$2.6 million range, with ongoing costs after that. The ballot question itself does not levy a tax.

Approval threshold: 50% plus one.

What is not settled or needs context: The most important practical effect may be institutional rather than fiscal: future mayors and councils would operate under a different balance of power.

Measure FF - Oakland real property transfer tax - foreclosure exception

Where it applies: City of Oakland

In plain English: Oakland would narrow the current foreclosure-related exception to its real property transfer tax.

What would change

- Most foreclosure transfers would become taxable.
- Exceptions would remain for specified conversions of commercial property to housing or health-care uses, transfers to community-banking organizations, and certain transfers of residential properties with four units or fewer.
- The Council could later establish, amend, or remove foreclosure-related exceptions.

If you vote YES: The narrower foreclosure exception would begin January 1, 2027.

If you vote NO: The existing foreclosure exception would remain.

Money and practical effects: Estimated additional revenue: about \$4 million to \$13 million per year, using Oakland's existing transfer-tax rate schedule.

Approval threshold: 50% plus one.

What is not settled or needs context: Annual revenue will vary with foreclosures, property values, and transaction patterns.

Oakland races

Oakland uses ranked-choice voting in city elections where the ballot instructs voters to rank candidates.

Mayor

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.

- Brenda F. Grisham - Business Owner
- Barbara Lee - Mayor, City of Oakland
- Mindy Ruth Pechenuk - Educator/Researcher
- Julius Robinson - Community Investment Executive

Candidate questionnaires are available from multiple organizations, but some of those organizations also endorse candidates. In this guide, questionnaire answers are treated only as the candidate's own statements, not as neutral ratings.

City Council District 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.

- Nate Adams - Community Organizer
- Charlene Wang - City Councilmember District 2

City Council District 4

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.

- Janani Ramachandran - Councilmember/Attorney/Mother

City Council District 6

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.

- Kevin E. Jenkins - City Council President
- Nancy S. Sidebotham - Tax Preparer

City Auditor

What this office controls: The City Auditor independently audits city finances, programs, controls, and performance and reports findings to the public and city government.

- Michael C. Houston - Oakland City Auditor

Oakland Unified School District District 2

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.

- Jennifer Brouhard - Retired Educator
- Arielle Fleisher - Parent/Policy Director

Oakland Unified School District District 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.

- Kathryn Camp - Public Policy Professional
- Mike Hutchinson - Incumbent
- Sylvia Pfeiffer Williams - Adult Educator

Oakland Unified School District District 6

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.

- Valarie Bachelor - School Board Director
- Leana Powell - Family Advocate/Parent
- Alexandra Williams - Teacher/Program Director

City measures: EE and FF. 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>