



City and County of San Francisco
Department of Elections

John Arntz, Director

NOTE: This version of the Voter Information Pamphlet does not include your sample ballot, because different versions of the sample ballot apply throughout San Francisco.

Your sample ballot can be accessed, along with the location of your polling place, at sfelections.org/pollsite.

Also, the pages in this online version of the pamphlet are arranged in a different order from the printed version. For this reason, we are unable to provide a Table of Contents. To find specific information, please refer to the bookmarks on the left side of this file.

DEPARTMENT OF ELECTIONS

City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 48
San Francisco, CA 94102-4608



NONPROFIT ORG.
U.S. POSTAGE
PAID
TOWNE, INC.

ELECTRONIC SERVICE REQUESTED

Mailing Address:

Your polling place address:

La dirección de su lugar de votación: / 您的投票站地址 : / Address ng inyong lugar ng botohan:

VOTE HERE



Are the entryway and the voting area accessible?
¿Son accesibles la entrada y el área de votación? /
入口和投票區是否方便出入? / Madali bang marating at makapasok
sa pasukan at sa lugar ng botohan?

Voter Information Pamphlet & Sample Ballot

Consolidated Municipal Election, City and County of San Francisco

ON Tuesday, November 3, 2015, from 7 a.m. to 8 p.m.



Las boletas y otros materiales electorales están disponibles en español. Vea el dorso de la portada para más información.

選務處提供中文版選票和其他選舉資料。詳細資訊請看封面內頁。

Makakakuha ng mga balota at iba pang mga materyales para sa eleksyon sa wikang Filipino. Tingnan ang loob ng pabalat para sa karagdagang impormasyon.

Important Dates

City Hall Voting Center opens, approximate mailing date for vote-by-mail ballots	Monday, October 5
Last Day to register to vote	Monday, October 19
Weekend voting at the City Hall Voting Center	Saturday and Sunday, October 24–25
Last day to request a vote-by-mail ballot; Department of Elections must receive request by 5 p.m.	Tuesday, October 27
Weekend voting at the City Hall Voting Center	Saturday, October 31–Sunday, November 1
Ballot Drop-off Stations are open at City Hall's Goodlett and Grove Street entrances	Saturday, October 31–Tuesday, November 3
Last Day for new citizens naturalized after October 19 to register and vote (only at City Hall)	Tuesday, November 3
Election Day voting hours (all polling places and City Hall Voting Center)	Tuesday, November 3, 7 a.m. to 8 p.m.

Asistencia en español

Para solicitar una boleta o una copia de este folleto en español, llame al (415) 554-4366. Vea la Tabla de Contenido para más información sobre asistencia en español.

IMPORTANTE: si ya ha solicitado materiales electorales en español, pronto se le enviará un Folleto de Información para los Electores. El folleto en español no incluye la muestra de la boleta. Guarde este folleto en inglés para revisar la muestra de su boleta.

中文協助

如需索取本手冊中文版，請致電 (415) 554-4367。請看目錄中有關中文協助的詳細資訊。

重要須知：如果您已經索取中文版的選舉資料，您將在不久收到翻譯的選民資料手冊。中文手冊並不包含樣本選票。請保留這份英文手冊以查看您的樣本選票。

Tulong sa wikang Filipino

Para humiling ng balota o ng kopya nitong pamplet sa wikang Filipino, tumawag sa (415) 554-4310. Tingnan ang talaan ng mga nilalaman para sa karagdagang impormasyon tungkol sa tulong sa wikang Filipino.

MAHALAGA: Kung nakahiling na kayo ng mga materyales para sa eleksyon sa wikang Filipino, padadalhan kayo ng isinalin na Pamplet ng Impormasyon para sa Botante sa madaling panahon. Walang kasamang halimbawang balota ang pamplet sa wikang Filipino. Itago ang Ingles na pamplet na ito para matingnan ang inyong halimbawang balota.

Contact the Department of Elections

PHONE	MAIL	E-MAIL
English: (415) 554-4375 Español: (415) 554-4366 中文: (415) 554-4367 Filipino: (415) 554-4310 TTY: (415) 554-4386	Department of Elections 1 Dr. Carlton B. Goodlett Place City Hall, Room 48 San Francisco, CA 94102-4634	Use the email form at sfelections.org/sfvote

Office hours are Mondays through Fridays (except holidays) from 8 a.m. until 5 p.m.

Visit sfelections.org/toolkit to:

- Check your voter registration status, including party preference
- Register to vote or update your registration
- Learn more about ranked-choice voting
- Request a vote-by-mail ballot
- Check the status of your vote-by-mail ballot
- Look up your polling place location
- View your sample ballot

Vote-by-Mail Application for the November 3, 2015, Consolidated Municipal Election

- ☐ Check here if you wish to become a Permanent Vote-by-Mail Voter (for information, see page 5). / Marque aquí si quiere hacerse un Elector de Voto por Correo Permanente (para más información, vea la página 5). / 如果您想申請成為永久郵寄投票的選民，請勾選此句前的方格（請參閱第5頁的說明）。 / Markahan ng check dito kung nais ninyong maging Botante na Permanenteng Bumoboto sa Pamamagitan ng Koreo (para sa impormasyon, tingnan ang pahina 5).

Residential Address	Mailing Address (If different from Mailing Address printed on front cover)
Name:	Name:
Street: Apt:	Street: Apt:
City, State, ZIP Code:	City, State, ZIP Code:
Daytime Phone:	Country:
Evening Phone:	

I certify under penalty of perjury that this information is true and correct. / Certifico bajo pena de perjurio que esta información es verídica y correcta.

本人依照偽證罪處罰法宣誓，所填資料真實無誤。 / Aking pinatutunayan, alinsunod sa parusa ng pagsisinungaling sa sinumpaang salaysay, na totoo at tama ang impormasyong ito.

Sign here / Firme aquí / 在此簽名 / Pumirma dito

/ / 15

We must have your signature – Do not print / Necesitamos recibir su firma – No escriba en letra de molde / 我們一定要有您的簽名 —— 不需正楷
Kailangan namin ang inyong pirma – Huwag i-print

Date / Fecha /
日期 / Petsa

- ☐ Marque aquí si quiere recibir Folletos de Información para los Electores en español en el futuro.
- ☐ 如果您想在將來的選舉中收到中文版的《選民資料手冊》，請勾選此句前的方格。
- ☐ Lagyan ng check dito kung gusto mong makatanggap ng Pamplet ng Impormasyon para sa mga Botante sa wikang Filipino sa hinaharap.

This Vote-by-Mail Application must be in the Department of Elections office by 5 p.m. on October 27.



DEPARTMENT OF ELECTIONS
City and County of San Francisco
sfelections.org



JOHN ARNTZ
Director

Dear San Francisco Voter:

September 21, 2015

This is the first election for which voters can choose to receive election materials in Filipino. To support this service, the Department of Elections will offer bilingual ballots rather than trilingual ballots as in past elections. All ballots will include English and one additional language: Chinese, Spanish, or Filipino. All language versions will be available by mail and at all polling places.

To choose a language other than English for your ballot and other election materials, such as the Voter Information Pamphlet, update your preference by using a form at *sfelections.org*, or, call us at (415) 554-4367 (中文); (415) 554-4366 (Español); (415) 554-7796 (Filipino), or visit the Department's office.

The front cover of this Voter Information Pamphlet is a new approach to provide voters with the location of their polling places. Previously, we printed the polling place locations on the back cover, and we think this new placement on the front cover makes it easier to find where to vote.

Also new starting this election is that the Department will offer digital versions of the Voter Information Pamphlet on its website in accessible HTML and open XML formats in English, Chinese, Spanish, and Filipino.

City Hall Voting Center:

- ➔ Beginning October 5, voting is available in City Hall to all registered voters on weekdays (except the holiday) from 8 a.m. until 5 p.m.
- ➔ Weekend voting in City Hall:
 - October 24 and 25; October 31 and November 1, 10 a.m. through 4 p.m.
 - For weekend voting, enter City Hall from Grove Street

Vote-by-Mail Ballot Drop-off Stations: We will open the stations on the Goodlett (Polk) and Grove street sides of City Hall:

- the weekend before Election Day: October 31 and November 1, from 10 a.m. through 4 p.m.,
- on Monday, November 2, from 8 a.m. through 5 p.m., and,
- ★ on Election Day, 7 a.m. through 8 p.m.

Polls open on Election Day at 7 a.m., November 3, and close at 8 p.m.

All voters will receive a three-card ballot that includes the offices of Mayor, City Attorney, District Attorney, Sheriff, Treasurer, one seat on the Community College Board, and 11 local measures. The ballots for voters in Supervisorial District 3 will include the contest for Supervisor.

Although we make changes and offer new services with every election, one bit of advice is constant for every election and to all voters—remember to review and vote both sides of the ballot cards!

Respectfully,
John Arntz, Director



Purpose of the Voter Information Pamphlet

Before each election, the Department of Elections prepares the Voter Information Pamphlet. This pamphlet is mailed to every registered voter as required by law.

This Voter Information Pamphlet includes your sample ballot and information about voting in San Francisco, candidates for local offices, and local ballot measures. For details, see the Table of Contents or Index.

You may bring this pamphlet with you to your polling place. Every polling place also has a copy. Ask a poll worker if you would like to see it.



Want to save paper?

Apply to receive this pamphlet electronically in the future. See page 153.

Ballot Simplification Committee

The Ballot Simplification Committee works in public meetings to prepare an impartial summary of each local ballot measure in simple language. The Committee also writes or reviews other information in this pamphlet, including the glossary of “Words You Need to Know” and the “Frequently Asked Questions” (FAQs).

The Committee members have backgrounds in journalism, education, and written communication. They volunteer their time to prepare these materials for voters.

The Committee members are:

Betty Packard, *Chair*

Nominated by:

the Northern California Broadcasters Association

Adele Fasick

Nominated by:

the League of Women Voters

June Fraps

Nominated by:

the National Academy of Television Arts and Sciences

Christine Unruh

Nominated by:

the Pacific Media Workers Guild

Ann Jorgensen

Nominated by:

the San Francisco Unified School District

Joshua White, *ex officio**

Deputy City Attorney

**By law, the City Attorney, or his or her representative, serves on the Ballot Simplification Committee and can speak at the Committee's meetings but cannot vote.*



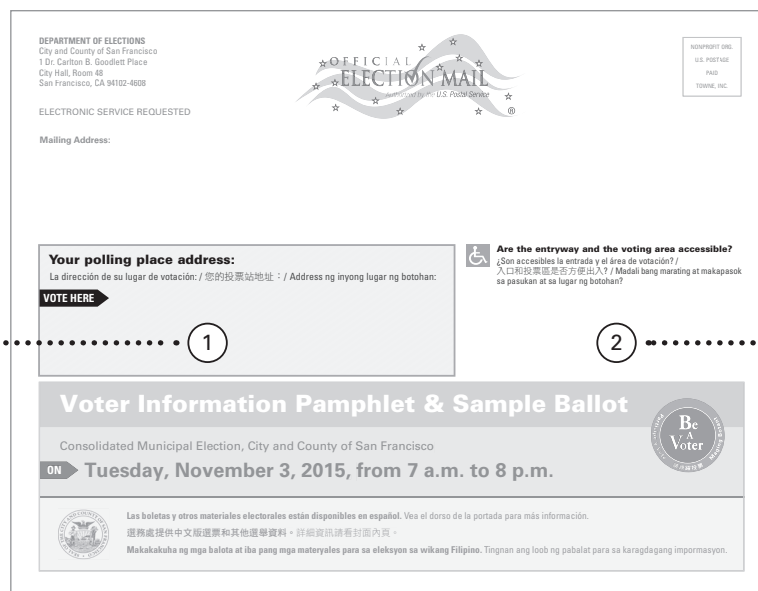
Check the Front Cover for Your Polling Place Location

Many polling places have changed for this election!

On the front cover of this pamphlet, you will find:

1 Your polling place address.

2 An indication of whether your polling place is **accessible for people with disabilities**. To find more information about accessible voting, see the Table of Contents.



Your polling place address is also available at sfelections.org/pollsite.

Why Do Polling Places Change?

The Department of Elections does not own any of the sites that are used as polling places; it relies on the community to provide locations that are accessible for all voters. If you own a space that might be suitable as a polling place for future elections, please contact the Department of Elections at (415) 554-4375.

For this local election, California election law allows for precinct consolidations. Consolidation means combining two neighboring precincts so that both precincts share one polling place. Consolidation significantly lowers the cost of conducting an election, saving taxpayer money. As a result, many voters have a new polling place for this election.

Late Polling Place Changes

If a polling place becomes unavailable after the Voter Information Pamphlet is mailed, the Department of Elections notifies affected voters with:

- **“Change of Polling Place” Notification Cards** mailed to all registered voters in the precinct.
- **“Change of Polling Place” Signs** posted at the previous location.



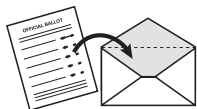
Where and When to Vote



Vote at the City Hall Voting Center

Beginning October 5 through Election Day, any San Francisco voter may vote at the City Hall Voting Center, outside Room 48:

- **Monday through Friday**, October 5–November 2 (except October 12), 8 a.m. to 5 p.m.
- **Saturday and Sunday**, October 24–25 and October 31–November 1, 10 a.m. to 4 p.m. (enter on Grove Street)
- ★ **Election Day**, Tuesday, November 3, 7 a.m. to 8 p.m.



Vote by Mail

Any voter may request a vote-by-mail ballot, for this election only or for all elections.

- If you always vote by mail, your ballot will be mailed around October 5. If you have not received your ballot by October 19, please call.
- When you receive your ballot, carefully read and follow the instructions enclosed with it.
- There are **three ways to return your ballot**:
 - Mail it to the Department of Elections. You must *send* it before or on Election Day, as shown by the postmark, date stamp, or your dated signature, AND the Department of Elections must *receive* it no later than the Friday after Election Day.
 - Drop it off at a City Hall Drop-off Station.
 - Drop it off at any San Francisco polling place on Election Day.

Find details in the Instructions enclosed with your ballot, or go to sfelections.org/vbminsert.

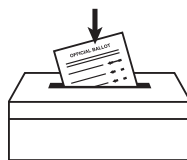
- To check the status of your vote-by-mail ballot at any time from when it is mailed until after it has been counted, go to sfelections.org/vbmstatus or call (866) 325-9163 toll free.
- Starting October 24, you can watch the processing of vote-by-mail ballots at the Department of Elections at sfelections.org/observe.

How to Request to Vote by Mail

If you want to vote by mail for the November 3 election, the Department of Elections must receive your request before 5 p.m. on October 27. There are several ways to request to vote by mail:

- Fill out and return the application on the back cover of this pamphlet.
- Go to sfelections.org/toolkit:
 - Click on “Vote by mail and track your ballot”
 - Click on one of these options and follow the instructions:
 - “Apply online to vote by mail for this election only,” or
 - “Download request to vote by mail for all elections.” (Printing, mailing, and signature are required.)
- Call (415) 554-4375, or visit the Department of Elections in City Hall, Room 48.
- Mail or fax a request to the Department of Elections with your name, your birth date, your home address, the address where you want your ballot to be mailed, and your signature.

If you want to vote by mail for all elections, indicate that you wish to become a permanent vote-by-mail voter.



Vote at Your Polling Place on Election Day

- Where you live determines which contests and candidates appear on your ballot. To receive the ballot with the correct contests and candidates, vote at your assigned polling place.
- Check the address of your polling place on the front cover of this pamphlet, or go to sfelections.org/pollsite.
- Polling places are open on Election Day, Tuesday, November 3, from 7 a.m. to 8 p.m.



How to Vote

NEW! Choose Your Preferred Language

Three versions of the ballot are available, each with English and one other language:

- English and Chinese
- English and Spanish
- English and Filipino

If you vote by mail: If you let the Department of Elections know that you prefer a ballot with Chinese, Spanish, or Filipino, you will receive a ballot in English and that language. To make sure that you receive your preferred version of the ballot, check or update your language preference at sfelections.org/language. Otherwise, if you do not provide your language preference before your ballot is mailed, the instructions included with the ballot will say how to exchange it for a ballot with your preferred language.

If you vote at a polling place: Ballots in English and all certified languages (Chinese, Spanish, and Filipino) will be available at the City Hall Voting Center and at all polling places. Each polling place will also have facsimile ballots in Vietnamese, Korean, and Japanese; these are exact copies of the official ballot with translated content, for voters to use as a reference.

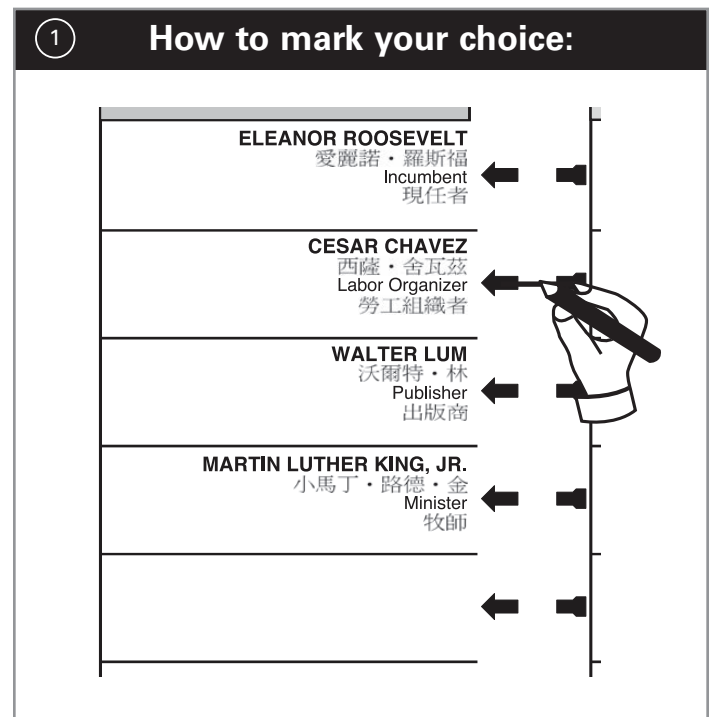
If you let the Department of Elections know before Election Day that you prefer a ballot with Chinese, Spanish, or Filipino, the poll worker will give you a ballot with English and that language. Provide your language preference to the Department of Elections at sfelections.org/language. Otherwise, you can ask a poll worker for the language that you prefer on Election Day.

Choose Your Ballot Format

- You will receive a paper ballot unless you request to use an accessible voting machine (for more information, see page 12).
- If you use the accessible voting machine, the machine will provide instructions.

Mark Your Paper Ballot

- Read the instructions printed on each ballot card.
- Review both sides of each card for contests.
- For each contest, the number of candidates you may select is printed above the list of names. If you mark more candidates than allowed, or both "YES" and "NO" in a measure contest, your vote for that contest or choice cannot be counted.
- Use a pen with black or dark blue ink or a #2 pencil.
- Complete the arrow pointing to your choice for the contest or measure, as shown in picture ①
- If you do not want to vote on a certain contest or measure, leave that contest or measure blank. Your votes for the other contests and measures will still count.





Ranked-Choice Voting

For the November 3 election, San Francisco voters will use ranked-choice voting to elect the:

- Mayor
- City Attorney
- District Attorney
- Sheriff
- Treasurer
- Member, Board of Supervisors (District 3 only)

How Ranked-Choice Voting Works

- First, everyone's first-choice vote is counted.
- If a candidate has the majority of these first-choice votes—more than half—that candidate wins.
- If no candidate has the majority of first-choice votes, the candidate in last place is eliminated.
- Votes for the eliminated candidate transfer to the next-choice candidates marked on those ballots.

- If one candidate has the majority after these votes are transferred, that candidate wins.
- If there is still no candidate with the majority of votes, the process of eliminating candidates and transferring votes continues until one candidate has the majority.

How to Mark a Contest that Uses Ranked-Choice Voting

- For ranked-choice voting, the names of all the candidates are listed in three repeating columns on the ballot. This allows you to rank up to three candidates for the same office: one favorite, and two others.
- Select only **one choice** per column, as shown in picture (2)
- To rank fewer than three candidates, leave any remaining columns blank.
- To vote for a qualified write-in candidate, see next page.

(2)

How to mark a ranked-choice voting contest

1 FIRST CHOICE 第一選擇	2 SECOND CHOICE 第二選擇	3 THIRD CHOICE 第三選擇
Vote for One 選一名	Vote for One: Must be different than your first choice 選一名：必須與第一個選擇不同	Vote for One: Must be different than your first and second choices 選一名：必須與第一個和第二個選擇不同
OCEAN 海洋	OCEAN 海洋	OCEAN 海洋
MOUNTAIN 山嶺	MOUNTAIN 山嶺	MOUNTAIN 山嶺
LAKE 湖	LAKE 湖	LAKE 湖
FOREST 森林	FOREST 森林	FOREST 森林
BEACH 海灘	BEACH 海灘	BEACH 海灘



Why do some contests have only one candidate but allow for three choices?

For any contest that uses ranked-choice voting, San Francisco's Charter requires that a voter be allowed to rank no fewer than three choices. Sometimes, however, fewer than three candidates file paperwork to run for an office.

For City Attorney, District Attorney, and Treasurer, only one candidate for each office filed before the deadline to appear on the ballot. There may be other people who file to be write-in candidates. For more information, see below.

How do I mark my ballot if there are fewer than three candidates for a ranked-choice contest?

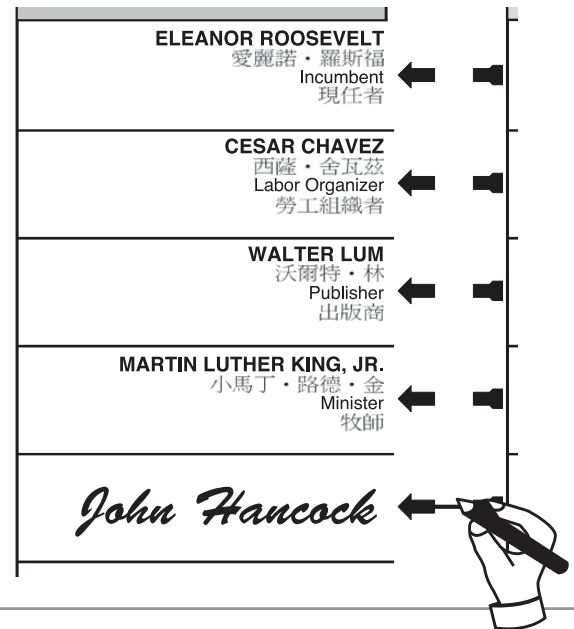
If there are fewer than three candidates for an office, mark your choice(s) and leave any remaining columns blank.

How to Vote for a Qualified Write-In Candidate

- In addition to the candidates listed on the ballot, there may be qualified write-in candidates. "Qualified" means candidates who have submitted the documentation that is required to run for an office.
- The only write-in votes that can be counted are votes for qualified candidates.
- For a list of qualified write-in candidates, visit sfelections.org/writein on or after October 21, or ask a poll worker.
- Before casting a write-in vote, make sure:
 - the candidate is **not listed on the ballot**.
 - the candidate is **on the qualified write-in list**.
 - to write the candidate's name in the space at the end of the candidate list and **complete the arrow** that points to the space, as shown in picture ③

How to vote for a qualified write-in candidate:

③



How to Correct a Mistake

- **By mail:** follow the instructions that were enclosed with your ballot, or call (415) 554-4375.
- **In person:** ask a poll worker for a replacement ballot.
- Voters may replace up to two sets of ballot cards.

Need to update your voter registration?



You must re-register if:

- ➔ You have moved
- ➔ You have changed your name
- ➔ You want to change your political party preference

To re-register, visit sfelections.org/register, or call the Department of Elections at (415) 554-4375. The registration deadline for the November 3 election is October 19.

For any other changes to your registration, use the form on the next page, or visit sfelections.org/update.



Update your Voter Registration Record

To request a change to your voter registration record, complete and return this form to the Department of Elections.

CHOOSE ONE OR MORE

- | | |
|--|--|
| <input type="radio"/> Add or update mailing address:

_____ | <input type="radio"/> Add or correct apartment number in voter record:
_____ |
| <input type="radio"/> Remove mailing address from voter record | <input type="radio"/> Become a permanent vote-by-mail voter, and receive a ballot in the mail before each election |
| <input type="radio"/> Add telephone number to voter record, or make a correction:
_____ | <input type="radio"/> Remove permanent vote-by-mail status, to vote in person instead |
| <input type="radio"/> Remove telephone number from voter record | <input type="radio"/> Change language preference for election materials to:
_____ |
| <input type="radio"/> Add email address to voter record, or make a correction:
_____ | <input type="radio"/> Correct name spelling in voter record
_____ |
| <input type="radio"/> Remove email address from voter record | <input type="radio"/> Request Voter Notification Card (VNC) |
| <input type="radio"/> Stop mail delivery of Voter Information Pamphlet; requires valid email address:
_____ | <input type="radio"/> Cancel voter registration. Reason:

_____ |

COMPLETE ALL FIELDS

Full name	Date of birth
Home address	ZIP code
Telephone number (to contact you, if needed)	
Email address (to contact you, if needed)	
Signature	Date



State law requires that your original signature appear on requests for certain changes to your voter registration.

Mail this form to: Department of Elections, 1 Dr. Carlton B. Goodlett Place, City Hall, Room 48, San Francisco, CA 94102



Multilingual Voter Services

In compliance with federal law and local ordinance, the Department of Elections provides services to voters and official election materials in several languages in addition to English.

Beginning with the 2015 election, San Francisco ballots, the Voter Information Pamphlet, and other elections materials will be available in Filipino, in addition to English, Chinese, and Spanish. The City has recently certified Filipino (Tagalog) as the third language required under the San Francisco Language Access Ordinance, in addition to Chinese and Spanish. The Language Access Ordinance, established in 2001, requires City departments that interact with the public to provide translated materials and other services.

Multilingual voter services include:

- Voter information in English, Chinese, Spanish, and Filipino at sfelections.org.
- Election materials in Chinese, Spanish, and Filipino: ballots, voter registration forms, voter notices, vote-by-mail ballot applications and instructions, and Voter Information Pamphlets.
- Instructional signs at all polling places on Election Day.
- Bilingual poll worker assistance at designated polling places on Election Day.
- Telephone assistance in many languages, available Monday through Friday, 8 a.m. to 5 p.m., and from 7 a.m. to 8 p.m. on Election Day. For assistance, call (415) 554-4375.

Each polling place will also have facsimile ballots in Vietnamese, Korean, and Japanese; these are exact copies of the official ballot with translated content, for voters to use as a reference.

我們可以協助您!

依照聯邦法律和地方法令，選務處提供選民中文服務和官方選舉資料。

如果您想收到中文版的選舉資料，請在選務處網站 sfelections.org/language 更新您的語言偏好或致電 (415) 554-4367。

中文服務包括：

- 網上提供的中文選舉資料: sfelections.org。

- 已翻譯的選舉資料：選票、「選民登記表」、選舉預告、「郵寄投票申請表」和指南以及《選民資料手冊》。
- 於選舉日在每個投票站提供中文的說明標牌。
- 於選舉日在指定的投票站有雙語工作人員提供中文語言協助。
- 於星期一至星期五的上午8時至下午5時及選舉日上午7時正至晚上8時正提供的中文電話協助：(415) 554-4367。

¡Le podemos ayudar!

Conforme a la ley federal y al reglamento municipal, el Departamento de Elecciones proporciona materiales electorales y asistencia en español para los electores.

Si quiere materiales en español además de inglés, actualice su preferencia de idioma electoral en sfelections.org/language o llame al (415) 554-4366.

Los servicios en español incluyen:

- Información electoral en español en sfelections.org.
- Materiales electorales traducidos: la boleta electoral, la solicitud de inscripción para votar, avisos a los electores, solicitudes e instrucciones para votar por correo y el Folleto de Información para los Electores.
- Rótulos con instrucciones en español en los lugares de votación el Día de las Elecciones.
- Trabajadores electorales bilingües en ciertos lugares de votación el Día de las Elecciones.
- Asistencia telefónica en español disponible de lunes a viernes de 8 a.m. a 5 p.m. y el Día de las Elecciones de 7 a.m. a 8 p.m. llamando al (415) 554-4366.



Matutulungan namin kayo!

Alinsunod sa batas pederal at ordinansang lokal, magbibigay ang Departamento ng mga Eleksyon ng mga serbisyo sa mga botante at ng opisyal na mga materyales na para sa eleksyon sa ilang wika bukod sa Ingles.

Simula sa eleksyon ng 2015, bukod sa Ingles, Instik, at Espanyol, makukuha sa wikang Filipino ang mga balota ng San Francisco, ang Pamplet ng Impormasyon Para sa Botante, at ang iba pang mga materyales na para sa eleksyon. Pinatunayan kamakailan ng Lungsod ang wikang Filipino (Tagalog) na pangatlong wika na kailangan ayon sa San Francisco Language Access Ordinance (Ordinansa ng San Francisco sa Paggamit ng Wika), bukod sa Instik at Espanyol. Ang Language Access Ordinance, na isinabatas noong 2001, ay nag-aatas sa mga departamento ng lungsod na nakikipag-ugnay sa publiko na magbigay ng isinalin na mga materyales at ng iba pang mga serbisyo.

Kung gusto ninyo ng mga materyales sa wikang Filipino na bukod sa Ingles, i-update ang inyong higit na nagugustuhang wika sa sfelections.org/language o tumawag sa (415) 554-4310.

Kabilang sa mga serbisyo sa wikang Filipino para sa mga botante ang:

- Impormasyon para sa botante sa wikang Filipino sa sfelections.org.
- Isinalin na mga materyales na para sa eleksyon, mga balota, mga form para sa pagpaparehistro ng botante, mga paunawa sa botante, mga aplikasyon at mga instruksiyon para sa balota ng pagboto sa pamamagitan ng koreo at mga Pamplet ng Impormasyon Para sa Botante.
- Mga karatulang nagbibigay ng instruksiyon sa lahat ng mga lugar ng botohan sa Araw ng Eleksyon.
- Tulong ng manggagawa sa lugar ng botohan na nagsasalita ng ibang wika sa itinalagang mga lugar ng botohan sa Araw ng Eleksyon.
- Tulong sa telepono sa wikang Filipino, mata-tawagan mula Lunes hanggang Biyernes, 8 a.m. hanggang 5 p.m., at mula 7 a.m. hanggang 8 p.m. sa Araw ng Eleksyon. Para sa tulong, tumawag sa (415) 554-4310.

Chúng tôi có thể giúp quý vị!

Các tài liệu về cuộc bỏ phiếu và mẫu phiếu bầu bằng tiếng Việt có sẵn tại mỗi trạm bỏ phiếu. Để được trợ giúp, xin gọi số (415) 554-4375.

도와 드리겠습니다!

한국어로 된 선거 관련 자료 및 팩스 투표용지가 투표소에 마련되어 있습니다. 도움이 필요한 경우, (415) 554-4375번으로 전화 주시기 바랍니다.

あなたのお手伝いをいたします。

各投票所には日本語の選挙資料および投票用紙も用意されています。支援が必要な場合、(415) 554-4375までお問い合わせください。



Accessible Voting and Services for Voters with Disabilities

Accessible voter information

The Voter Information Pamphlet is available in accessible formats:

- On *sfelections.org/toolkit*:
 - In a format that can be used with a screen reader
 - In MP3 format
 - In HTML and XML formats
- Audio cassette or audio compact disc (CD)
- Large print (English, Chinese, Spanish, Filipino)

To request, call (415) 554-4375.

Audio copies are also available from:

San Francisco Library for the Blind and Print Disabled
100 Larkin Street
(415) 557-4253

Accessible voting

All voters have the following options:

Vote by Mail: See page 5.

Vote at the City Hall Voting Center: City Hall is accessible from any of its four entrances. The Voting Center has all of the assistance tools listed below. For more information, see page 5.

Vote at Your Polling Place: See front cover for address and accessibility information:

- If your polling place entrance and voting area are functionally accessible, “YES” is printed below the accessibility symbol on the front cover
- If your polling place is not accessible, go to *sfelections.org/pollsite* or call (415) 554-4375 for the location of the nearest accessible polling place within your voting district
- An **accessible voting machine** is available at every polling place, including the City Hall Voting Center
 - Allows voters with sight or mobility impairments or other specific needs to vote independently and privately
 - You can select the ballot language: English, Chinese (Cantonese or Mandarin audio), Spanish, or Filipino



- If you wish to use the accessible voting machine, tell a poll worker which format you prefer:

Touchscreen ballot

- Instructions are provided on screen
- Large-print text is provided on the screen, and you can make the text larger
- Make your ballot selections by touching the screen
- Review your selections on a paper record before casting your vote

Audio ballot

- Audio instructions guide you through the ballot
 - Headphones are provided
 - You can connect a personal assistive device such as a sip/puff device
 - Make your ballot selections using a Braille-embossed handheld keypad; keys are coded by color and shape
 - Listen to review your selections before casting your vote; there is also a paper record of your votes
- The Department of Elections can provide multi-user sip/puff or head-pointers. To request, call (415) 554-4375. If possible, provide 72 hours' notice to ensure availability.
 - Following California Secretary of State requirements, votes from the accessible voting machine are transferred onto paper ballots, which are counted at City Hall after Election Day
- Other forms of assistance are available:
 - **Personal assistance:** you may bring up to two people, including poll workers, into the voting booth for assistance
 - **Curbside voting:** If you are unable to enter your polling place, poll workers can bring voting materials to you outside the polling place
 - **Reading tools:** Every polling place has large-print instructions on how to mark a ballot and optical sheets to magnify the print on the paper ballot
 - **Seated voting:** Every polling place has a booth that allows voting while seated
 - **Voting tools:** Every polling place has easy-grip pens for signing the roster and marking the ballot
 - **American Sign Language interpretation** by video is available at the Department of Elections office



Voter Bill of Rights

- 1. You have the right to cast a ballot if you are a valid registered voter.**
A valid registered voter means a United States citizen who is a resident in this state, who is at least 18 years of age and not in prison or on parole for conviction of a felony, and who is registered to vote at his or her current residence address.
- 2. You have the right to cast a provisional ballot if your name is not listed on the voting rolls.**
- 3. You have the right to cast a ballot if you are present and in line at the polling place prior to the close of the polls.**
- 4. You have the right to cast a secret ballot free from intimidation.**
- 5. You have the right to receive a new ballot if, prior to casting your ballot, you believe you made a mistake.**
If, at any time before you finally cast your ballot, you feel you have made a mistake, you have the right to exchange the spoiled ballot for a new ballot. Vote-by-mail voters may also request and receive a new ballot if they return their spoiled ballot to an election official prior to the closing of the polls on Election Day.
- 6. You have the right to receive assistance in casting your ballot, if you are unable to vote without assistance.**
- 7. You have the right to return a completed vote-by-mail ballot to any precinct in the county.**
- 8. You have the right to election materials in another language, if there are sufficient residents in your precinct to warrant production.**
- 9. You have the right to ask questions about election procedures and observe the election process.**
You have the right to ask questions of the precinct board and election officials regarding election procedures and to receive an answer or be directed to the appropriate official for an answer. However, if persistent questioning disrupts the execution of their duties, the board or election officials may discontinue responding to questions.
- 10. You have the right to report any illegal or fraudulent activity to a local election official or to the Secretary of State's office.**



If you believe you have been denied any of these rights, or you are aware of any election fraud or misconduct, please call the Secretary of State's confidential toll-free **Voter Hotline** at **1(800) 345-VOTE (8683)**.

Confidentiality and Voter Records

Permissible Uses of Voter Registration Information *(California Elections Code section 2157.2)*

Information on your voter registration form is used by election officials to send you official information on the voting process, such as the location of your polling place and the issues and candidates that will appear on the ballot.

Commercial use of voter registration information is prohibited by law and is a misdemeanor. Certain voter information may be provided upon request for election, scholarly, journalistic, political, or governmental purposes, as determined by the Secretary of State. For example, information may be provided to a candidate for office or a ballot measure committee. The following information *cannot* be released for these purposes:

- Your driver's license number,
- Your state identification number
- Your Social Security number
- Your signature as shown on your voter registration form.

If you have any questions about the use of voter information or wish to report suspected misuse of such information, please call the Secretary of State's Voter Hotline: 1(800) 345-VOTE (8683).

Safe at Home Program

Certain voters facing life-threatening situations may qualify for confidential voter status. For more information, contact the Secretary of State's Safe at Home program toll-free at 1 (877) 322-5227, or visit sos.ca.gov.

Any voter has the right under California Elections Code Sections 9295 and 13314 to seek a writ of mandate or an injunction, prior to the publication of the Voter Information Pamphlet, requiring any or all of the materials submitted for publication in the Pamphlet to be amended or deleted.



Frequently Asked Questions (FAQs)

Answered by the Ballot Simplification Committee

? Who can vote?

U.S. citizens, 18 years or older, who are registered to vote in San Francisco on or before the registration deadline.

? What is the deadline to register to vote or to update my registration information?

The registration deadline is October 19, fifteen days prior to Election Day.

? When and where can I vote on Election Day?

You may vote at your polling place or at the City Hall Voting Center on Election Day from 7 a.m. to 8 p.m. Your polling place address is shown on the front cover of your Voter Information Pamphlet. You can also find it at sfelections.org/pollsite or call (415) 554-4375. The City Hall Voting Center is located outside Room 48.

? Is there any way to vote before Election Day?

Yes. You have the following options:

- **Vote by mail.** Fill out and mail the Vote-by-Mail Application printed on the back cover of this pamphlet, complete one online at sfelections.org/toolkit, or call (415) 554-4375 to request to vote by mail. A vote-by-mail ballot will be sent to you. Your request must be **received** by the Department of Elections no later than 5 p.m. on October 27, or
- **Vote in person** at the City Hall Voting Center, beginning October 5 (see page 5 for dates and times).

? If I don't use an application or call, can I get a vote-by-mail ballot some other way?

Yes. You can send a written request to the Department of Elections. This request **must** include: your printed home address, the address where you want the ballot mailed, your birth date, your printed name, and your **signature**. Mail your request to the Department of Elections at the address on the front cover of this pamphlet or fax it to (415) 554-4372. Your request must be **received** no later than 5 p.m. on October 27.

? If I was convicted of a crime, can I still vote?

Yes, you can. You are eligible to register and vote if you:

- Are convicted of a misdemeanor or detained in county jail serving a misdemeanor sentence.
- Are detained in county jail because jail time is a condition of probation.
- Are on probation.
- Are on mandatory supervision.
- Are on post-release community supervision.
- Have completed your parole.

If you are awaiting trial or are currently on trial, but have not been convicted, you may register and vote.

? My 18th birthday is after the registration deadline but on or before Election Day. Can I vote in this election?

Yes. You can register to vote on or before the registration deadline and vote in this election—even though you are not 18 when you register.

? I have just become a U.S. citizen. Can I vote in this election?

Yes.

- If you became a U.S. citizen on or before the registration deadline (October 19), you can vote in this election, but you must register by the deadline;
- If you became a U.S. citizen *after* the registration deadline but on or before Election Day, you may register **and** vote at the City Hall Voting Center before 8 p.m. on Election Day with proof of citizenship.

? I have moved within San Francisco but have not updated my registration prior to the registration deadline. Can I vote in this election?

Yes. You have the following options:

- Come to the City Hall Voting Center, on or before Election Day, complete a new voter registration form **and** vote; or
- Go to your new polling place on Election Day and cast a provisional ballot. You can look up the address of your new polling place by entering your new home address at sfelections.org/pollsite, or call (415) 554-4375.

? I am a U.S. citizen living outside the country. How can I vote?

You can register to vote and be sent a vote-by-mail ballot by completing the Federal Post Card Application. Download the application from fvap.gov or obtain it from embassies, consulates or military voting assistance officers.

? If I don't know what to do when I get to my polling place, is there someone there to help me?

Yes. Poll workers at the polling place will help you, or you may visit sfelections.org/toolkit or call the Department of Elections at (415) 554-4375 for assistance on or before Election Day.

? Can I take my Sample Ballot or my own list into the voting booth?

Yes. Deciding your votes before you get to the polls is helpful. You may use either a Sample Ballot or the Ballot Worksheet in this pamphlet for this purpose.

? Do I have to vote on every contest and measure on the ballot?

No. The votes you cast will be counted even if you have not voted on every contest and measure.

Would you like to

- Give back to your community?
- Meet your neighbors?
- Participate in the democratic process in San Francisco?

Be a Poll Worker on Tuesday, November 3!

It takes more than 2,500 poll workers to conduct an election. Poll workers operate polling places on Election Day and assist voters in many parts of the voting process. Some poll workers have volunteered during every election for decades. Poll workers include high school students learning on-the-job civics lessons, retirees, and hundreds of people who take a day off from their regular lives to be of service to San Francisco voters.

People who are bilingual in English and Spanish, Filipino, Vietnamese, Korean, Japanese, Cantonese, or Mandarin are highly encouraged to apply!

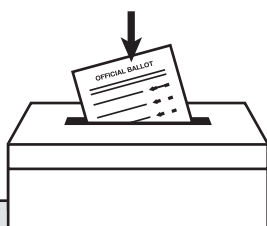
Poll workers attend a training class prior to the election. In class, all duties are explained in detail. Lead poll workers must also pick up materials before Election Day and transport them to their assigned polling place on the morning of the election.

Applicants must be legal residents of the United States and age 18 or older, or age 16 or older and attending high school in San Francisco. All positions are one-day assignments and pay between \$142 and \$195.

Adults interested in serving as a poll worker must apply in person at the Poll Worker Recruitment Office. The Recruitment Office is open every Tuesday, Wednesday, and Friday, from 8:30 a.m. to 4 p.m., and is located at the Department of Elections in City Hall, Room 48. High school students do not need to come to the office in person; instead, they should visit sfelections.org/pollworker for instructions and to download an application.

For more information, visit sfelections.org/pollworker or call the Department of Elections Poll Worker Division at (415) 554-4395.

We look forward to having you join our poll worker team!



Ballot Drop-off Stations Outside City Hall

Beginning on the weekend before the election, you can drop your ballot into one of the secure boxes at City Hall.

After you mark your choices on your ballot, put it in the official envelope provided and seal it. Sign the outside of the envelope and bring it to one of the two Drop-off Stations located right outside City Hall, at either:

- 1) Main entrance on Dr. Carlton B. Goodlett Place (Polk Street)**
- 2) Side entrance on Grove Street**

Hours of Operation for Ballot Drop-off Stations:

Saturday, October 31

10 a.m. to 4 p.m.

Monday, November 2

8 a.m. to 5 p.m.

Sunday, November 1

10 a.m. to 4 p.m.

Election Day, Tuesday, November 3

7 a.m. to 8 p.m.

Be sure to pick up your **I Voted** sticker from Elections staff!





You Can Stop Receiving This Paper Pamphlet

State and municipal laws allow voters to stop receiving a Voter Information Pamphlet and Sample Ballot by mail and read it online instead.

To stop mail delivery of your Voter Information Pamphlet and Sample Ballot OR to resume mail delivery if you previously had it stopped:

- Complete and mail this form, or
- Fill out the form at sfelections.org/gogreen.



Submit this form at least 50 days before an election for the change to take effect for that election and onward. If your request is received after this deadline, the change will likely take effect for the next election.

Stop mail delivery of the Voter Information Pamphlet and Sample Ballot

About 40 days before an election, your Voter Information Pamphlet and Sample Ballot will be available at sfelections.org/toolkit. The Department of Elections will send an email to the address you have provided on this form. (If the email address is invalid, we must send you the information by mail.)

Restart mail delivery of the Voter Information Pamphlet and Sample Ballot

If you stopped receiving your Voter Information Pamphlet and Sample Ballot by mail, you can restart mail delivery by submitting this form at least 50 days prior to an election.

☐ I do not want to receive my Voter Information Pamphlet and Sample Ballot by mail. I'll use the online version instead.

☐ I stopped receiving my Voter Information Pamphlet and Sample Ballot by mail, but I would like to start receiving it by mail again.

COMPLETE ALL FIELDS

Printed Full Name

Date of Birth (MM/DD/YYYY)

Home Address (Number, Street, Apt./Unit, ZIP Code)

Email Address (name@domain.end) This email address will be kept confidential pursuant to California Government Code § 6254.4 and Elections Code § 2194, and legally may be provided to a candidate for office, a ballot measure committee, or other person for election, scholarly, journalistic, political, or governmental purposes, as determined by the Secretary of State.

Signature

Date



Mail this form to: Department of Elections, 1 Dr. Carlton B. Goodlett Place, City Hall, Room 48, San Francisco, CA 94102



Ballot Worksheet

Fill in your choices – Cut out and take with you to the polls

Not all voters are eligible to vote on all contests. Your sample ballot includes the contests for which you are eligible to vote. For more information, see your sample ballot, page 28.

OFFICES	
CITY AND COUNTY	Rank up to three choices:
Mayor	First choice
	Second choice
	Third choice
Sheriff	First choice
	Second choice
	Third choice
Member, Board of Supervisors, District 3 (if applicable)	First choice
	Second choice
	Third choice
City Attorney	First choice
	Second choice
	Third choice
District Attorney	First choice
	Second choice
	Third choice
Treasurer	First choice
	Second choice
	Third choice
SCHOOL	Vote for one:
Member, Community College Board	



(The ballot worksheet continues on the next page)



Candidate Information

Notice about Candidate Statements of Qualifications

Not all candidates submit a statement of qualifications. A complete list of candidates appears on the sample ballot, which begins on page 28 of this pamphlet.

Each candidate's statement of qualifications, if any, is volunteered by the candidate and printed at the expense of the candidate.



Statements are printed as submitted by the candidates, including any typographical, spelling, or grammatical errors. The statements are not checked for accuracy by the Director of Elections nor any other City agency, official, or employee.

City and County of San Francisco Offices To Be Voted On in This Election

Mayor

The Mayor is the chief executive officer of the City and County of San Francisco. The term of office for Mayor is four years. The Mayor is paid \$293,023 per year.

City Attorney

The City Attorney is the lawyer for the City and County of San Francisco in all civil actions. The City Attorney serves as the legal advisor to the Mayor, the Board of Supervisors, all City departments, and all City commissions. The City Attorney prepares or approves the form of all City laws, contracts, bonds, and any other legal documents that concern the City. The City Attorney appoints deputy city attorneys to assist with this work.

The term of office for the City Attorney is four years. The City Attorney is paid \$240,969 per year.

District Attorney

The District Attorney prosecutes criminal court cases for the City and County of San Francisco. The term of office for the District Attorney is four years. The District Attorney is paid \$258,916 per year.

Sheriff

The Sheriff runs the county jails and provides bailiffs (security) for the courts. The term of office for the Sheriff is four years. The Sheriff is paid \$224,426 per year.

Treasurer

The Treasurer is responsible for receiving, paying out, and investing all City and County funds. The Treasurer manages the day-to-day cash flow of the City and County, directs the Office of the Tax Collector, works closely with City departments to ensure timely deposit of funds received, and is a major participant in the issuance of General Obligation Bonds, Revenue Bonds, and Tax and Revenue Anticipation Notes.

The term of office for the Treasurer is four years. The Treasurer is paid \$182,350 per year.

Member, Board of Supervisors

The Board of Supervisors is the legislative branch of government for the City and County of San Francisco. Its members make laws and approve the annual budget for City departments.

There are eleven members of the Board of Supervisors. Only voters in District 3 will vote for



their member of the Board of Supervisors in this election. This office appears on the ballot because of a vacancy created in December 2014. The term of office for the person elected to fill this vacancy will be one year, which is the remainder of the current four-year term.

Supervisors are paid \$113,851 per year.

Member, Community College Board

The Community College Board is the governing body for the San Francisco Community College District. It directs City College and other adult learning centers.

The term of office for members of the Community College Board is four years. They are paid \$6,000 per year.

There are seven members of the Community College Board. In this election, voters will elect one member to fill a vacancy created in February 2015. The term of office for the person elected to fill this vacancy will be one year, which is the remainder of the current four-year term.



Candidates for Mayor

KENT GRAHAM

My occupation is Retired Hospital Administrator.

My qualifications are:

I think the politicians have gotten caught up in their own rhetoric, and overlooked the people who matter most in our beloved city...San Franciscans. We can't be spending time in India looking for outsourced jobs for the tech and garment industries, when there are homeless people here in San Francisco that could use those jobs. We shouldn't have let the 49ers move to Santa Clara, when a new stadium-shopping complex would have revitalized Hunters Point. For the greatest city in the world to have the roads, sewer system, and homeless problems we have, is just unacceptable in my view.

I will do things that have an immediate impact for the citizens of San Francisco. Some of the ideas I have listed on my website (kentgraham4mayor.com). Most politicians want to get re-elected and will compromise their values, and promises to do so. I am running once only and I ask for your vote to return the city to our citizens.

I am not a politician. I am a manager that has brought over 400 budgets in under budget in my 40 year managerial career. This city needs a manager to get things organized. I can do that and within the budget.

Kent Graham

FRANCISCO HERRERA

My occupation is Musician-Educator.

My qualifications are:

My Name is Francisco Herrera, 30 year resident of San Francisco where my wife and I have raised our children and enjoy the presence of our grandchildren, now in the school system while our children provide service throughout the city. My trades: Music and Education have allowed me to work with San Francisco families in the city's diverse religious, labor, ethnic communities. The quest for justice has led me through many rural and urban areas of the Americas, as an emergency service worker during the Loma Prieta earthquake, Community Peace Initiatives in The City, in refugee camps during the wars in Central America and Mexico, which lead me to gain a degree in Political Science and a Masters in Theology.

Every neighborhood I visit, I hear, "Francisco—we need to save our city before it is too late!" Over 10,000 people have been evicted from the Mission alone, thousands more from our other districts. Together we have developed an 8-point platform, which prioritizes:

- Affordable homes for all
- Strengthening city college, support K-12 education
- Securing Healthy San Francisco for all
- Assuring Local Living Wage Jobs
- Strengthening our unique artistic heritage

More on People's Campaign at
<http://francisco.nationbuilder.com>

Francisco Herrera



Candidates for Mayor

ED LEE

My occupation is Mayor of San Francisco.

My qualifications are:

In 2011, unemployment was 11%. We made job creation our top priority – and unemployment rates plummeted.

Today, unemployment is 3.4%.

We created more than 76,000 jobs, across all industries and income levels.

We invested in San Francisco by revitalizing Market Street, building new hospitals, repairing parks, and providing free Muni for seniors and youth.

Now, with a better economy, my priority is to ensure everyone is able to share in this growing prosperity.

I'm determined to make San Francisco affordable at all levels.

- I have a plan to build 30,000 new homes, with more than 33% affordable to working families.
- I'm working to reform the Ellis Act to stop evictions.
- We're renovating dilapidated public housing.
- I'm sponsoring a \$250 million affordable housing bond.
- We've opened a Navigation Center that's moving homeless individuals off the streets and into housing.
- And I'm determined to attack poverty at its roots, with a plan to directly help our city's poorest families.

We are a city where everyone belongs. I want to keep it that way. That's why I'm running.

Endorsed by:

San Francisco Democratic Party
Dianne Feinstein
Nancy Pelosi
Jerry Brown
Gavin Newsom
Kamala Harris
Fiona Ma
George Gascon
Alex Randolph
Eight San Francisco Supervisors

Ed Lee

REED MARTIN

My occupation is Designer.

My qualifications are:

Let's define the future of San Francisco together.

It's time to prove that wealth and economic vibrancy need not come at the expense of our city's residents and cultural heritage.

In San Francisco, we know how to dream big. Our history is short, but our story is resilient. We've inspired the world with our compassion and acceptance; let's use those attributes to shape this city—our city.

I call it Grand SF: Our City, Our Vision.

A San Francisco with vibrant neighborhoods, world-class transportation, a diversity of culture, an abundance of natural spaces, and inspirational, equitable architecture.

We can only do this together.

As mayor, I will introduce "Our City Fund," advocating for 1% of our budget to go toward your ideas. That's up to \$90 million for the direct input of San Franciscans, not profits, to make our city better for every resident.

Let's leverage our economic vitality to shape this grand future, while preserving—and growing—the very communities that have made San Francisco what it is today.

Cities around the world are struggling with affordability and income inequality crises.

San Francisco can, once again, lead the world and prove: there's a better way.

<http://mayorgrandsf.org/>

Reed Martin



Candidates for Mayor

STUART SCHUFFMAN

My occupation is Journalist.

My qualifications are:

I believe in San Francisco. I believe in it as a place and as an ideal. I believe in the way the utterance of its name is enough to make people cross continents to move here. I believe in The City's ability to change the way the rest of the world thinks. And I believe in it as the place where I finally understood the word "home."

Over the past few years I've watched as San Francisco has been pulled out from under us and sold to the highest bidder. And I'm fed up and heartbroken. San Francisco is for everyone, not just the wealthy elite, and this is why I've decided to run for mayor. I'm running for the grandmothers who've been evicted, the artists who've been chased out of town, and the working people who've lost their homes. I'm running because the world needs San Francisco to be the haven for people who don't fit in anywhere else. I'm running because community is more important than money and I'm running for you. I love San Francisco and I believe in it. I hope you do too.

Stuart Schuffman

AMY FARAH WEISS

My occupation is Educator / Strategist / Activist.

My qualifications are:

My name is Amy Farah Weiss and I am running for Mayor to implement solutions for a livable, equitable, and resilient San Francisco and restore balance to our regional systems of housing, industry, transit, and sustainability.

For over 15 years I have worked in service toward individual, organizational, and collective well-being as an educator, service provider, researcher, public speaker, coordinator, developer, strategist, artist, and activist.

After graduating with an interdisciplinary master's degree in Organizational Development and Training from SF State in 2010, I developed a service-learning course in support of strategic planning, communications, and evaluation for nonprofit organizations and graduate students through SF State's Public Administration Department.

In 2011, I joined neighborhood activists to prevent local businesses from being displaced by a Chase Bank and learned how to shape City Hall's guiding policies for development as an advocate for social equity and vibrant culture. I founded Neighbors Developing Divisadero as a nonprofit, public-benefit corporation to say "Yes In My Back Yard" to inclusive, enriching, and sustainable development. As Director, I led a participatory planning process to revitalize a blighted historic theater, strengthened protections for local businesses, and worked with citywide networks to reactivate a dormant community garden.

Amy Farah Weiss



Candidates for Sheriff

VICKI HENNESSY

My occupation is Retired Interim Sheriff.

My qualifications are:

San Francisco deserves a Sheriff who serves with integrity, adhering to the highest standards of personal and professional conduct.

I'll restore trusted leadership to the Sheriff's Department.

I joined the Department in 1975, the first class combining men and women, rising quickly through the ranks to Chief Deputy.

I served as Director of Emergency Management, and was appointed Interim Sheriff by Mayor Ed Lee in 2012.

I stand for:

Leadership: Taking full responsibility for decisions, leading by example, and inviting collaboration to provide law enforcement at its best for the communities we serve.

Safe, Humane Jails: Protecting the safety of inmates, deputies and visitors through competent management and effective supervision.

Eviction Assistance: Helping tenants facing eviction by providing referrals to housing and social services.

In Custody Programs: Providing education, job preparation and mental health treatment to inmates, preparing them for productive life after jail.

Alternatives to Incarceration: Balancing criminal justice with social justice objectives to reduce jail populations and recidivism.

My endorsers include Senator Dianne Feinstein, Mayor Ed Lee, Board President London Breed, San Francisco Deputy Sheriff's Association, Managers and Supervisors Association, Firefighters Local 798 and United Educators of San Francisco.

I would be honored to have your vote.

Hennessyforsheriff.com

Vicki Hennessy

ROSS MIRKARIMI

My occupation is Sheriff.

My qualifications are:

Mike Hennesey was Sheriff for 32 years. He knows all the candidates and endorses one.

"I proudly endorse the reelection of Sheriff Ross Mirkarimi. He is an independent reformer and has delivered impressive results, no matter the obstacle. He's effectively led the City through State Prisoner Realignment, reduced high recidivism rates, and innovated public safety improvements. Ross is moving San Francisco forward."

SF Jails – a national leader:

- State Prison Chief, Jeffrey Beard, inspects San Francisco's jails: "Inside View of Model Jail – County Jail is an Example for State," SF Examiner, October 3, 2014.
- In 2015, Harvard's Kennedy School honors SF Sheriff's Department Five Keys Charter High School for Innovation for inmate rehabilitation -- only law enforcement agency selected nationally.

Tackling real problems:

- Jails becoming psychiatric hospitals
- Evictions causing homelessness
- Enforcing greater law enforcement transparency, accountability
- Job training, placement for the formerly incarcerated
- Increasing substance abuse and mental health treatment
- Saving taxpayer dollars – helping SFPD – with Station Transfer Units and SF General Hospital runs

Retain tradition: progressive, independent sheriff - not beholden to machine politics or law enforcement special interests.

Please join:

Former Sheriff Mike Hennesey

Former Mayor Art Agnos

San Francisco Tenants Union

Latino Democratic Club

District 3 Democratic Club

Potrero Hill Democratic Club

SEIU 1021

National Union of Healthcare Workers

UNITE HERE, Local 2

I respectfully ask for your vote.

Ross Mirkarimi

www.reelectrossforsheriff.com



Candidates for Sheriff

JOHN ROBINSON

My occupation is Business Owner.

My qualifications are:

I am a former Lieutenant in the Sheriff's Department. I have served in every facet of the department as Administrative Assistant to Sheriff Richard Hongisto, Background Clearance and training officer and served in both the criminal as well as the Civil Divisions. For five years, I was Operational Commander of the Emergency Service unit. I have recieved a Certificate of Honor from The San Francisco City and County Board of Supervisor for my outstanding work as the Inter Perimeter Mass Arrest Commander during the 1984 Democratic Convention. I was named Supervisor of the Year in 1986 for demonstrating qualities of humanitarianism, fairness and exceptional Judgement. Presently, I am owner of Inter-State Security Inc., a privately owned Security Company which employs 34 people. However, I consider my strongest qualifacation is that I know and love the Sheriff's Department and the people who it is responsible for.

John Robinson



Candidate for City Attorney

DENNIS J. HERRERA

My occupation is City Attorney.

My qualifications are:

I lead “one of the most aggressive and talented city law departments in the nation,” according to American Lawyer magazine. And the American Bar Association honored us for outstanding excellence.

We appreciate national recognition in the City Attorney’s Office, of course. But our work has always aspired to something much more important: making a difference in the lives of those we serve.

That aspiration motivated accomplishments like...

- Saving City College. My lawsuit blocked the termination of City College’s accreditation, averting closure to 80,000 students.
- Winning marriage equality. Our nine-year fight won marriage rights for thousands of LGBT Californians, and forged influential precedent.
- Battling corruption and fraud. I’ve fearlessly pursued officials, contractors and lobbyists to uphold public integrity.
- Fighting for workers and consumers. I’ve won millions in back-pay and refunds for victims of wage theft, predatory lending and more.
- Protecting renters and affordable housing. I’ve taken on countless abusive landlords, and enforced housing laws that saved thousands from eviction.

In the midst of a serious affordability crisis, the work I do as your City Attorney is more important than ever. I’m endorsed by San Francisco’s Democratic Party among many others. I respectfully ask for your vote for my re-election.

Learn more: www.herrera2015.com.

Dennis J. Herrera



Candidate for District Attorney

GEORGE GASCON

My occupation is San Francisco District Attorney.

My qualifications are:

I've dedicated most of my adult life to making communities safer.

In Los Angeles I joined the Police Department, where I rose to second-in-command while earning a law degree and commanding more than 8,000 personnel.

Before becoming District Attorney I served as San Francisco's Police Chief. During that time we reduced crime to its lowest level in decades. As DA I've continued working to make San Francisco safer by:

- Implementing a modern justice system that focuses on crime prevention, victims, and locking up violent offenders.
- Increasing victim services access by deploying multilingual advocates in the community.
- Enhancing DA services for domestic violence victims and seniors citizens.
- Prosecuting wage theft and hate crimes.
- Launching the Neighborhood Prosecution Program to keep low-level offenders from committing crime.
- Creating California's first Sentencing Commission.
- Leading national effort to reduce smartphone thefts by requiring US-sold smartphones to contain "kill switches."
- Leading statewide criminal justice reform efforts to improve community safety and reduce reoffending.
- Increasing transparency and accountability.

I'd be honored to have your vote.

To learn more, visit GeorgeGascon.com.

Thank you,

George Gascón



Candidate for Treasurer

JOSÉ CISNEROS

My occupation is San Francisco Treasurer.

My qualifications are:

As Treasurer, I've used my business and public service financial expertise to maximize City revenue through smart investments and fair tax collection while recognizing a greater responsibility to San Francisco and its residents.

Safe money management means more for Muni, healthcare, and vital services. I have also expanded social responsibility screens for banking and investments, while increasing deposits in local banks and credit unions to match our values.

The Treasurer's Office faces its greatest challenge in a generation with the gross receipts tax. I've leveraged enhanced customer service, technological improvements and community outreach to ensure the implementation is transparent, responsive and fair.

As a proponent of financial justice, I created programs to assist San Franciscans in opening accounts, avoiding predatory lending, accessing tax benefits, getting paid more safely, and opening children's saving accounts for college.

My outstanding record of safe money management, revenue collections and financial justice has helped San Francisco. I would appreciate your vote.

www.josecisneros.com

Endorsements (partial):

Senator Dianne Feinstein

Minority Leader Nancy Pelosi

Lieutenant Governor Gavin Newsom

Attorney General Kamala Harris

Assemblymember Phil Ting

Assemblymember David Chiu

Controller Betty Yee

Board of Equalization Board Member Fiona Ma

Mayor Ed Lee

Assessor Carmen Chu

José Cisneros



Candidates for Community College Board

WENDY ARAGON

My occupation is Construction Project Manager.

My qualifications are:

City College deserves an independent voice, fighting for the quality education that will serve our students and community best:

- Full accreditation
- Providing a solid basis for transfer students
- Affordable quality education for all
- Workforce training
- Transparency in governance and fiscal responsibility
- Reducing the achievement gap in low income communities
- Lifelong learning

I will be that voice. As a product of California community colleges, I owe my academic success to student support programs; which inspired me to become a student leader, working within a college infrastructure and lobbying at the state level on behalf of student needs. I have spent the last three and a half years actively working with the Save City College Coalition. This, along with my experience in project management, and service as Chair of the San Francisco Public Utilities Commission Citizens Advisory Committee, give me the professional skills and policy experience needed on the Board of Trustees.

My supporters include:

- City College Faculty Union AFT 2121
- San Francisco Building and Construction Trades Council
- Sierra Club
- San Francisco Tenants Union
- City College Trustees Brigitte Davila and John Rizzo
- Former Mayor Art Agnos
- Former Democratic Party Chair Jane Morrison
- San Francisco Latino Democratic Club

I would be honored to be your choice for City College this November 3rd.

www.wendyaragon.com

Wendy Aragon

ALEX RANDOLPH

My occupation is Community College Board Trustee.

My qualifications are:

City College is at a critical juncture. As the newest member of your Board of Trustees, I am working tirelessly for our students to fix our biggest challenges.

From working with Mayor Gavin Newsom to my appointment in President Barack Obama's administration, it has been my duty to make government work better for people. Now, I'm proud to continue that mission serving students looking for a path to a better life through City College.

The Community College Board's recently restored powers are proof that we're improving. But we have more work to do. My priorities for City College are to:

- Ensure City College stays accredited by building strong city partnerships,
- Increase enrollment by conducting grassroots outreach to our communities, and
- Strengthen funding by creating a sustainable financial plan.

City College's decreasing enrollment is especially pronounced among communities of color. As a young African-American product of community college, my own educational journey is a powerful example for struggling students on what City College can do for them.

Please vote for me to continue this fight for our San Francisco students as your Community College Board Trustee.

www.alexrandolph.com

Endorsements (partial list)

- Lieutenant Governor Gavin Newsom
- Mayor Ed Lee
- State Senator Mark Leno
- Assemblymember David Chiu
- Supervisors Malia Cohen, Mark Farrell, Scott Wiener, Julie Christensen, and Norman Yee
- San Francisco Assessor-Recorder Carmen Chu
- Alice B. Toklas LGBT Democratic Club
- San Francisco Young Democrats
- District 3 Democratic Club
- San Francisco Firefighters Local 798
- San Francisco Parent Political Action Committee

Alex Randolph



Candidates for Community College Board

TOM TEMPRANO

My occupation is Small Business Owner.

My qualifications are:

As a former instructor teaching low-income San Franciscans the skills to open up their own small businesses, I know the power education has to lift up people and communities.

My experience in community college and higher education led me to become an advocate for the rights of students and teachers. I'm proud to have worked with faculty, students and staff to keep City College open.

As a former community college student, SFSU graduate, and small business owner, I will take my experience working with non-profits and government agencies to address the enrollment crisis that City College faces.

As a City College Trustee I will:

- Create a community outreach campaign to increase student enrollment.
- Cut unnecessary spending on middle management and consultants.
- Rebuild the relationship between the San Francisco Unified School District and City College to create an enrollment bridge for students.

Read more about my plan to Move City College
Forward: www.tomtemprano.com

Endorsements:

Supervisor David Campos

Supervisor Jane Kim

Supervisor John Avalos

Former Senator Carole Migden

Former Assemblymember Tom Ammiano

City College Board Vice-President Thea Selby

Former City College Board President Tim Wolfred

Former Board of Education President Mark Sanchez

Former Board of Education member Kim-Shree Maufas

Tom Temprano

JASON ZENG

My occupation is Data Analyst.

My qualifications are:

Technological Aptitude is a Requisite for a career in San Francisco. I believe an introduction to Computer Science course should be a required class at City College. I grew up in Novato, went to Berkeley, and now work in the city. I work mostly on databases and servers. I code in SQL and Node.js. I studied Economics and plant science in college.

Jason Zeng



Candidates for Board of Supervisors, District 3

JULIE CHRISTENSEN

My occupation is Supervisor, San Francisco District 3.

My qualifications are:

I've been working on positive solutions to neighborhood issues for over 20 years. I get things done.

Since becoming Supervisor I have:

- Stopped evictions.
- Supported rent control and an end to speculative evictions.
- Created an early warning system for tenants at risk of evictions and buyouts.
- Paved the way for creation of new rent-controlled apartments in District 3.
- Worked to move homeless individuals towards shelter and services.
- Improved pedestrian safety, especially near schools and senior centers.
- Explored ways to build housing near our waterfront while respecting height limits and neighborhood character.

A 33-year District 3 resident, I secured needed services for our neighborhoods:

- Fighting to extend the Central Subway to North Beach and Fisherman's Wharf.
- Leading the charge to build the new North Beach Library.
- Upgrading Joe DiMaggio, Helen Wills and Pioneer Parks.
- Keeping our streets safe, clean and green.

Our District 3 neighborhoods deserve focused, thoughtful attention, not backroom politics and obstruction. Working together, we can improve our neighborhoods while preserving their character and rich history.

I'm supported by Mayor Lee, Board President London Breed, Supervisors Mark Farrell, Katy Tang, Scott Wiener, and working men and women, including Laborer's 261 and the SF Police Officers Association.

SupervisorChristensen.com

Julie Christensen

WILMA PANG

My occupation is Music Professor.

My qualifications are:

If elected District 3 Supervisor I look forward to serving this populous and ethnically diverse section of San Francisco where I have made my home for the past 35 years

I feel the most important function of a Supervisor is to work closely with merchants and residents, and speak up for them and pass laws that benefit their needs and interests.

With smaller residential and commercial properties being threatened now by large real estate and development interests, I will not be accepting contributions or direction from ones I feel will weaken neighborhoods in District 3 and elsewhere in the City.

While District 3 contains several areas that are economic and tourist cash generators, this fact cannot be taken for granted. I will continue to work closely with Chinatown, North Beach, and Fisherman's Wharf to ensure that businesses and attractions here remain world-class.

I ask for your vote as District 3 Supervisor, so that I can dedicate myself to making District 3 a better place for all who live and work here.

Wilma Pang



Candidates for Board of Supervisors, District 3

AARON PESKIN

My occupation is President, Environmental Nonprofit.

My qualifications are:

Bay Area born and raised, I'm a 25-year District 3 resident. I founded and run a non-profit restoring rivers and lakes by securing water rights for Native Americans.

Elected in 2000 as our first District Supervisor, served two terms, twice elected as Board President.

My demonstrated record includes: won \$200 million to improve Muni; secured funding for Central Subway, local parks, public safety and library renovations; 10,000 new homes including District 3 affordable housing; stopped unfair evictions; initiated Green Patrol to clean up Chinatown, North Beach and Fisherman's Wharf; safeguarded consumer privacy; and established campaign and lobbyist reforms.

My priorities:

- Addressing our affordability crisis by protecting small businesses, nonprofits and artists; preserving rent-controlled apartments; building new affordable homes.
- Protecting neighborhood quality of life by improving Muni, graffiti abatement, strengthening public safety.
- Preserving San Francisco's character as a diverse city, home to people from every walk of life.

Supported by: Senator Mark Leno, John Burton, Fiona Ma, Art Agnos, Quentin Kopp, Louise Renne, School Board Member Sandra Lee Fewer, Sierra Club, United Educators of San Francisco, Tenants Union, Affordable Housing Alliance, Community Tenants Association, UNITE HERE Local 2, SEIU 1021, and Supervisors Mar, Yee, Campos, Avalos and Kim.

Aaron Peskin

www.Aaron2015.com



Local Ballot Measure and Argument Information

Digest and Argument Pages, Legal Text

This pamphlet includes the following information for each local ballot measure:

- An impartial summary, or digest, prepared by the Ballot Simplification Committee
- A statement by the City Controller about the fiscal impact or cost of each measure
- A statement of how the measure qualified to be on the ballot
- Arguments in favor of and against each measure
- The legal text for all local ballot measures begins on page 156.

Proponent's and Opponent's Arguments

For each measure, one argument in favor of the measure (proponent's argument) and one argument against the measure (opponent's argument) are printed in the Voter Information Pamphlet free of charge.

The designations "proponent's argument" and "opponent's argument" indicate only that the arguments were selected according to the criteria below (*San Francisco Municipal Elections Code, Section 545*) and printed free of charge.

Selection of Proponent's and Opponent's Arguments

The proponent's argument and the opponent's argument are selected according to the following priorities:

Proponent's Argument	Opponent's Argument
1 The official proponent of an initiative petition; or the Mayor, the Board of Supervisors, or four or more members of the Board, if the measure was submitted by same.	1 In the case of a referendum, the person who files the referendum petition with the Board of Supervisors.
2 The Board of Supervisors, or any member or members designated by the Board.	2 The Board of Supervisors, or any member or members designated by the Board.
3 The Mayor.	3 The Mayor.
4 Any association of citizens, combination of voters and association of citizens, or any individual voter.	4 Any association of citizens, combination of voters and association of citizens, or any individual voter.

Rebuttal Arguments

The author of a proponent's argument or an opponent's argument may also prepare and submit a rebuttal argument, or response, to be printed free of charge. Rebuttal arguments are printed below the corresponding proponent's argument and opponent's argument.



All arguments are strictly the opinions of their authors. Arguments are printed as submitted, including any typographical, spelling, or grammatical errors. They are not checked for accuracy by the Director of Elections nor any other City agency, official, or employee.

Paid Arguments

In addition to the proponents' arguments, opponents' arguments, and rebuttals, which are printed without charge, any eligible voter, group of voters, or association may submit paid arguments.

Paid arguments are printed on the pages following the proponent's and opponent's arguments and rebuttals. All of the paid arguments in favor of a measure are printed together, followed by the paid arguments opposed to that measure. Paid arguments for each measure are printed in order of submission.



Words You Need to Know

by the Ballot Simplification Committee

Affordable housing (Propositions A, I): Residential units that households within a certain range of incomes would be able to afford. See “low- and moderate-income household,” “middle-class household,” and “middle-income housing.”

Affordable housing units (Proposition D): For purposes of Proposition D, residential units that are affordable to households earning from 55% to 140% of the Area Median Income. For a two-person household, this income would be from \$44,850 to \$114,100. For a four-person household, this income would be \$56,050 to \$142,650.

Amend (Propositions B, C, E): To change.

Area Median Income (AMI) (Propositions A, D, I, K): A level of income based on all incomes earned within San Francisco. Half of all households have incomes above this level and half have incomes below it. The attached chart shows the AMI for certain households in San Francisco.

Income Definition	1 person	2 Person	3 Person	4 Person
20% of Median	\$14,250	\$16,300	\$18,350	\$20,400
55% of Median	\$39,250	\$44,850	\$50,450	\$56,050
60% of Median	\$42,800	\$48,900	\$55,000	\$61,150
80% of Median	\$57,100	\$65,200	\$73,350	\$81,500
100% of Median	\$71,350	\$81,500	\$91,700	\$101,900
120% of Median	\$85,600	\$97,800	\$110,050	\$122,300
140% of Median	\$99,900	\$114,100	\$128,400	\$142,650
150% of Median	\$107,050	\$122,250	\$137,550	\$152,850

Audit (Proposition A): A formal examination of financial or management accounts and information.

Biomass (Propositions G, H): Any organic material not derived from fossil fuels. Examples include agricultural crops, agricultural wastes, wood, and wood waste.

Calendar year (Proposition F): A 12-month period, beginning on January 1 and ending on December 31 of each year.

California Environmental Quality Act (CEQA) (Proposition D): A state law that requires state and local agencies to identify significant environmental impacts of their actions. Agencies are required to prevent or reduce those impacts, if feasible.

Charter Amendment (Proposition B): A change to the City’s Charter. The Charter is the City’s Constitution. The Charter can only be changed by a majority of the votes cast.

Citizens’ General Obligation Bond Oversight Committee (Proposition A): A nine-member body that monitors the City’s use of funds generated by issuing general obligation bonds. Members of this committee are appointed by the Mayor, the Board of Supervisors, the Controller and the Civil Grand Jury.

CleanPowerSF (Propositions G, H): Authorized by state law, a program in which San Francisco purchases, develops, and sells electricity to its businesses and residents. CleanPowerSF is administered by the San Francisco Public Utilities Commission (SFPUC) and expects to begin selling electricity in 2016.

Community College Board (Proposition E): A seven-member body, elected by San Francisco voters, that oversees City College of San Francisco (also known as the Board of Trustees or Governing Board).

Ethics Commission (Proposition C): A five-member commission responsible for administering, interpreting and enforcing City ethics laws, including laws regulating campaign contributions, conflicts of interest, lobbyists, campaign consultants, whistle-blowing, public records, and public meetings. Members are appointed by the Mayor, the Board of Supervisors, City Attorney, District Attorney, and Assessor-Recorder.

Floating holiday (Proposition B): A paid day off from work taken on a day chosen by the employee.

Full-time equivalent (FTE) (Proposition J): An FTE is a unit of measurement representing the hours worked by one employee on a full-time basis during a fixed period of time. For example, the FTE for an employee who works 40 hours in a 40-hour work week is one. The FTE for an employee who works 20 hours in a 40-hour work week is .5.

General obligation bond (Proposition A): A promise issued by the City to pay back money borrowed, plus interest, by a certain date. The City repays the money, plus interest, with property taxes over a period of years. General obligation bond measures must be approved by the voters.

Geothermal (Propositions G, H): Technology that uses natural heat from within the earth to produce electricity.



Height limit (Proposition D): A limit set by the City as to how tall a building or structure may be built.

Hetch Hetchy facilities (Propositions G, H): Facilities owned and operated by San Francisco for the storage, treatment, and distribution of water located in the Counties of Tuolumne, Stanislaus, San Joaquin, Alameda, Santa Clara, San Mateo and San Francisco. The Hetch Hetchy Regional Water System provides water to 2.5 million Bay Area users and generates 100% greenhouse gas-free energy that meets all of San Francisco's municipal power requirements.

Hosting platform (Proposition F): A company that provides a means for a person to advertise or rent a residential unit for short-term rental. Examples of hosting platforms include Airbnb and Vacation Rental By Owner.

Household (Propositions A, I, K): The people living together in a house, condominium or apartment.

Hydroelectric power (Propositions G, H): Technology that uses the force of falling or flowing water to produce electricity.

Infrastructure (Propositions A, K): The basic structures and facilities (e.g., buildings, roads, and power) needed for operation.

Initiative (Propositions D, E, F, G, I): A proposition placed on the ballot by voters. Any voter may place an initiative on the ballot by gathering the required number of signatures of registered voters on a petition.

In-law unit (Proposition F): A separate dwelling unit located within a residential building that generally is smaller than the primary unit.

Landfill gas (Propositions G, H): Technology that uses gas produced by the breakdown of organic matter in a landfill to produce electricity.

Low-income household (Propositions A, I): Household earning up to 80% of the Area Median Income. See Area Median Income chart.

Middle-class household (Proposition A): Household with an income 120% to 150% of the Area Median Income according to federal guidelines for San Francisco. See Area Median Income chart.

Middle-income housing (Propositions A, I, K): Housing that is affordable to middle-class households. See above.

Mixed-income projects (Proposition K): Housing developments that include some units reserved for house-

holds making up to 120% of the Area Median Income, other units reserved for households making between 120% and 150% of the Area Median Income, and other units for households earning more than 150% of the Area Median Income. See Area Median Income chart.

Mixed-use development (Proposition D): A project with multiple uses, such as residential, office, retail, arts spaces, public open space and recreation areas.

Moderate-income household (Propositions A, I): Household earning from 80% to 120% of the Area Median Income. See Area Median Income chart.

Municipal Election: An election that involves only San Francisco offices and ballot measures. Generally, municipal elections are held in San Francisco on the first Tuesday immediately following the first Monday in November in odd-numbered years.

Ocean thermal (Propositions G, H): Technology that uses the temperature differences between deep and surface ocean water to produce electricity.

Ocean wave (Propositions G, H): Technology that uses ocean waves to produce electricity.

Ordinance (Propositions A, C–K): A local law passed by the Board of Supervisors or by the voters.

Oversight (Propositions A, K): Monitoring activities to ensure that the purposes of a program are followed.

Paid parental leave (Proposition B): Paid time off to care for a child after birth or adoption or becoming a foster parent.

Pass through (Proposition A): To recover an increase in property taxes by passing on a portion of the cost to tenants.

Photovoltaic (Propositions G, H): Technology that uses a semiconductor to convert sunlight directly into electricity.

Production, Distribution and Repair (PDR) uses (Proposition I): A grouping of uses for real property that includes, but is not limited to, all Industrial and Agricultural Uses, Ambulance Services, Animal Hospital, Automotive Service Station, Automotive Repair, Automotive Wash, Arts Activities, Business Services, Cat Boarding, Catering Service, Commercial Storage, Kennel, Motor Vehicle Tow Service, Livery Stable, Parcel Delivery Service, Public Utilities Yard, Storage Yard, Trade Office, Trade Shop, Wholesale Sales, and Wholesale Storage.

Port Commission (Proposition D): The City commission responsible for managing and maintaining Port property.



Port property (Proposition D): The City, through its Port Commission, manages approximately 7-1/2 miles of property along the City's east side from Fisherman's Wharf to India Basin. Port lands include former tidelands that were filled to create the port, including the seawall that defines The Embarcadero shoreline, the finger piers, and the major filled areas of the Port's southern waterfront, which include deep-water berths and 145 acres of paved cargo handling facilities at Pier 80 and Piers 94–96. The seawall created additional filled areas, which are separated from the water in many locations by City streets. Port property does not include all of the eastern San Francisco Bay shoreline area. For example, a stretch of non-Port property between 22nd Street and 24th Street includes the former Potrero Power Plant, which is privately owned. There also are significant undeveloped, privately owned sites in Mission Bay adjacent to the Bay shoreline, including a 14-acre site between 3rd Street and Terry Francois Boulevard. Other privately owned parcels are also located along the eastern shoreline.

Priority development areas (Proposition A): An area within the City that is near existing or planned public transportation and for which the City has planned or is planning more housing. The City has designated the following areas as priority development areas: Bay-view/Hunters Point Project Area; Shipyard/Candlestick Point Project Area; Balboa Park; Mission Bay Project Area; Market-Octavia; Transbay Project Area; Mission; South of Market; Central Waterfront; Potrero Hill and Showplace Square; Treasure Island; Visitacion Valley; Executive Park; Park Merced; Downtown; Port properties along the eastern and southeastern waterfront.

Property tax (Proposition A): A tax assessed by the City on buildings and land.

Proposition (Propositions A–K): Any measure that is submitted to the voters for approval or disapproval.

Provisional ballot (Frequently asked questions): A ballot cast at a polling place that will not be counted until the Department of Elections verifies the voter's eligibility to cast that ballot.

Public trust (Proposition D): A form of public ownership that limits uses of public land to those that benefit the people of California.

Qualified write-in candidate: A person who has completed the required paperwork and signatures for inclusion as a write-in candidate. Although the name of this person will not appear on the ballot, voters can vote for this person by writing the name of the person in the space on the ballot provided for write-in votes and following specific ballot instructions. The Department of Elections counts write-in votes only for qualified write-in candidates.

Real property (Proposition K): Land and any structures on it.

Seawall lot (Proposition D): A parcel of land located along San Francisco's waterfront created by the filling in of tidelands.

Solar thermal (Propositions G, H): Technology that uses concentrated sunlight to produce electricity.

Solid waste conversion (Propositions G, H): Technology that derives electricity from solid waste, including organic material such as paper, wood, plastics, and garden and food wastes.

Substantial renovation (Proposition I): A major alteration that satisfies either of these criteria (1) more than 50% of the sum of the front facade and rear facade would be removed, as well as more than 65% of the sum of all exterior walls; or (2) more than 50% of the exterior walls and more than 50% of the floors or ceilings would be removed.

Sunshine Ordinance (Proposition E): A San Francisco law that provides rules and procedures for public access to City meetings and records.

Tidal current (Propositions G, H): Technology that uses the motion of the tides to run water turbines that produce electricity.

Transit corridor (Proposition A): A generally linear area that includes multiple modes of transportation such as cars, busses, and light rail vehicles.

Vote-by-mail ballots: Ballots mailed to voters or given to voters in person at the Department of Elections. Vote-by-mail ballots can be mailed to the Department of Elections, turned in at the Department of Elections office in City Hall, or turned in at any San Francisco polling place on Election Day. Also known as absentee ballots.



An Overview of San Francisco's Debt

What Is Bond Financing?

Bond financing is a type of long-term borrowing used to raise money for projects. The City receives money by selling bonds to investors. The City must pay back the amount borrowed plus interest to those investors. The money raised from bond sales is used to pay for large capital projects such as fire and police stations, affordable housing programs, schools, libraries, parks, and other city facilities. The City uses bond financing because these buildings will last many years and their large dollar costs are difficult to pay for all at once.

Types of Bonds. There are two major types of bonds — General Obligation and Revenue.

General Obligation Bonds are used to pay for projects that benefit citizens but do not raise revenue (for example, police stations or parks are not set up to pay for themselves). When general obligation bonds are approved and sold, they are repaid by property taxes. The Affordable Housing Bond on this ballot is a general obligation bond to be issued by the City. General obligation bonds to be issued by the City must be approved by two-thirds of the voters.

Revenue Bonds are used to pay for projects such as major improvements to an airport, water system, garage or other large facilities which generate revenue. When revenue bonds are approved and sold, they are generally repaid from revenues generated by the bond-financed projects, for example usage fees or parking fees. The City's revenue bonds must be approved by a majority vote. There is no revenue bond on this ballot.

What Does It Cost to Borrow?

The City's cost to borrow money depends on the amount borrowed, the interest rate on the debt and the number of years over which the debt will be repaid. Large debt is usually paid off over a period of 10 to 35 years. Assuming an average interest rate of 6% the cost of paying off debt over 20 years is about \$1.73 for each dollar borrowed — \$1 for the dollar borrowed and 73 cents for the interest. These payments, however, are spread over the 20-year period. Therefore inflation reduces the effective cost of borrowing because the future payments are made

with cheaper dollars. Assuming a 4% annual inflation rate, the cost of paying off debt in today's dollars would be about \$1.18 for every \$1 borrowed.

The City's Current Debt Situation

Debt Payments. During fiscal year 2015–2016 property tax payers in the City will pay approximately \$387 million of principal and interest on outstanding bonds of the City and the other issuers of general obligation bond debt (these are the San Francisco Community College District, San Francisco Unified School District and Bay Area Rapid Transit District). The property tax rate for the year to provide for debt and special funds debt requirements will be 18.26 cents per \$100 of assessed valuation or \$718 on a home assessed at \$400,000.

Legal Debt Limit. The City Charter imposes a limit on the amount of general obligation bonds the City can have outstanding at any given time. That limit is 3% of the assessed value of taxable property in the City — or currently about \$5.85 billion. Voters give the City *authorization* to issue bonds. Those bonds that have been issued and not yet repaid are considered to be *outstanding*. As of June 30, 2015, there was \$1.948 billion in outstanding general obligation bonds, which is equal to 1.00% of the assessed value of taxable property. There is an additional \$1.2 billion in bonds that are *authorized but unissued*. If these bonds were issued and outstanding, the total debt burden would be 1.62% of the assessed value of taxable property. Bonds issued by the School District and Community College District and Bay Area Rapid Transit District (BART) do not increase the City's debt burden for the purposes of the Charter limit, however they are repaid by property taxes (see Prudent Debt Management below). Part of the City's current debt management policy is to issue new general obligation bonds as old ones are retired, keeping the property tax rate from City general obligation bonds approximately the same over time.

Prudent Debt Management. Even though the City is well within its legal debt limit in issuing general obligation bonds, there are other debt comparisons used by bond rating agencies when they view the City's financial health. These agencies look at many



types of local and regional debt that are dependent on the City's tax base including our general obligation bonds, lease revenue bonds, certificates of participation, special assessment bonds, BART and school and community college district bonds. The "direct debt ratio" which includes direct debt and other long term obligations and excludes special assessment bonds, BART and school and community college district bonds, is equal to 1.59% of the assessed value of taxable property. This direct debt ratio is considered to be a "moderate" debt burden relative to the size of San Francisco's property tax base. **While this ratio is within the comparable benchmarks, the City needs to continue to set priorities for future debt to continue to maintain good credit ratings that, in turn, are a sign of good financial health.**

Citizen Oversight of General Obligation Bonds

Voters must approve the purpose and amount of the money to be borrowed through bonds. Bond money may be spent only for the purposes approved by the voters.

For general obligation bonds issued by the City of San Francisco, the Citizens' General Obligation Bond Oversight Committee reviews and reports on how bond money is spent. The nine members of the Committee are appointed by the Mayor, Board of Supervisors, Controller, and Civil Grand Jury. If the Committee finds that bond money has been spent for purposes not approved by the voters, the Committee can require corrective action and prohibit the sale of any authorized but unissued bonds until such action is taken. The Board of Supervisors can reverse the decisions of the committee by a two-thirds vote. The Controller may audit any of the City's bond expenditures.

Prepared by *Ben Rosenfield*, Controller



A

Affordable Housing Bond

SAN FRANCISCO AFFORDABLE HOUSING BONDS. To finance the construction, development, acquisition, and preservation of housing affordable to low- and middle-income households through programs that will prioritize vulnerable populations such as San Francisco’s working families, veterans, seniors, disabled persons; to assist in the acquisition, rehabilitation, and preservation of affordable rental apartment buildings to prevent the eviction of long-term residents; to repair and reconstruct dilapidated public housing; to fund a middle-income rental program; and to provide for homeownership down payment assistance opportunities for educators and middle-income households; shall the City and County of San Francisco issue \$310 million in general obligation bonds, subject to independent citizen oversight and regular audits?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: State law requires that the City’s General Plan describe San Francisco’s housing needs, set goals for providing housing and develop programs to meet those goals. It is City policy to support the construction and rehabilitation of 30,000 new housing units by 2020, with at least 33% of those permanently affordable to low- and moderate-income households, and over 50% within financial reach of middle class households.

The City’s funding for affordable housing comes from property taxes, hotel taxes, developer fees and other local sources. The use of City money triggers the availability of funding from other public and private sources. The City expects that money from these sources will not be enough to meet its future low-, moderate- and middle-income housing goals.

The City’s spending of money from general obligation bonds is monitored by the Citizens’ General Obligation Bond Oversight Committee.

The Proposal: Proposition A is an ordinance that would allow the City to borrow up to \$310 million by issuing general obligation bonds. The City would use this money to build, buy, improve, and rehabilitate affordable housing in San Francisco.

The City could use the funds to:

- finance the development, construction, preservation and rehabilitation of affordable rental housing near established transit corridors or within priority development areas;
- acquire, rehabilitate, and preserve existing rental housing to prevent the loss of rental housing and the displacement of long-time City residents;
- repair and reconstruct dilapidated public housing or provide infrastructure improvements that allow for the repair or improvement of public housing sites;
- fund middle-income rental housing units;
- assist middle-income City residents, including teachers, in purchasing their first home in the City; and
- acquire, rehabilitate, preserve, construct and/or develop affordable housing in the Mission Area Plan.

Proposition A would allow an increase in the property tax to pay for the bonds, if needed. Landlords would be permitted to pass through up to 50% of any resulting property tax increase to tenants. However, it is City policy to limit the amount of money it borrows. Therefore, because of the retirement of existing debt and the growth of the property tax base, the City does not expect the property tax rate to increase.

This measure requires 66⅔% affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proposition A also would require the Citizens' General Obligation Bond Oversight Committee to review the spending of bond funds. One-tenth of one percent (0.1%) of the bond funds would pay for the committee's audit and oversight functions.

Approval of this measure requires two-thirds of votes cast.

A "YES" Vote Means: If you vote "yes," you want the City to issue \$310 million in general obligation bonds on projects designed to:

- acquire, build, or renovate affordable housing, including in the Mission Area Plan;
- rehabilitate or reconstruct public housing;
- fund middle-income rental housing; and
- assist middle-income City residents in purchasing their first home in the City.

A "NO" Vote Means: If you vote "no," you do not want the City to issue these bonds.

Controller's Statement on "A"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition A:

Should the proposed \$310 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

- In fiscal year 2015–2016, following issuance of the first series of bonds, and the year with the lowest tax rate, the estimated annual costs of debt service would be \$8.3 million and would result in a property tax rate of \$0.0044 per \$100 (\$4.35 per \$100,000) of assessed valuation.
- In fiscal year 2020–2021, following issuance of the last series of bonds, the estimated annual costs of debt service would be \$26.7 million and would result in a property tax rate of \$0.0114 per \$100 (\$11.25 per \$100,000) of assessed valuation.
- The best estimate of the average tax rate for these bonds from fiscal year 2015–2016 through 2038–2039 is \$0.0077 per \$100 (\$8.09 per \$100,000) of assessed valuation.
- Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$500,000 would be approximately \$56.24.

These estimates are based on projections only, which are not binding upon the City. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, and actual assessed valuation over the term of repayment of the bonds. Hence, the actual tax rate and the years in which such rates are applicable may vary from those estimated above. The City's current debt management policy is to issue new general obligation bonds only as old ones are retired, keeping the property tax impact from general obligation bonds approximately the same over time.

How "A" Got on the Ballot

On July 21, 2015, the Board of Supervisors voted 10 to 0 to place Proposition A on the ballot. The Supervisors voted as follows:

Yes: Avalos, Breed, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener, Yee.

No: None.

Excused: Campos.

This measure requires 66⅔% affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition A

San Francisco is one of the nation's toughest housing markets for both low- and moderate- income families to afford a home. That is why we are united in support of Proposition A to build housing now.

Under city policies, this measure will not raise property taxes but will provide critical funding to address the City's housing crisis. Prop. A will help meet the City's goal of building 30,000 new housing units by 2020.

Here's what Prop A does:

REPAIRS DILAPIDATED PUBLIC HOUSING. Prop A repairs dilapidated public housing for San Francisco's lowest-income families.

KEEPS SAN FRANCISCO AFFORDABLE FOR ALL. Prop A provides new housing for low and middle-income families, seniors, veterans and the disabled.

PROTECTS RENTERS. Prop A maintains affordable rental housing in neighborhoods across the City.

ASSISTS TEACHERS & FIRST-TIME HOMEBUYERS. Prop A provides loan assistance for teachers and first-time homebuyers.

ADDRESSES THE MISSION HOUSING CRUNCH. Prop A helps ease the housing crunch in the Mission District where the two-thirds of residents are low and moderate income.

"NOT ONE CENT" FOR LUXURY CONDOS. All the funds go directly toward building more housing for low-income and middle-class families.

INCLUDES STRICT FISCAL CONTROLS. Prop A provides more affordable housing without raising taxes and includes tough fiscal controls, including an independent citizen's oversight committee, to ensure that the funds are spent properly.

Please join us in support of Proposition A.

Senator Dianne Feinstein

Mayor Ed Lee

Assemblymembers David Chiu and Phil Ting

Board of Equalization Member Fiona Ma

Board of Supervisors President London Breed

Supervisors John Avalos, David Campos, Julie

Christensen, Malia Cohen, Mark Farrell, Jane Kim, Eric

Mar, Katy Tang, Norman Yee & Scott Wiener

Rebuttal to Proponent's Argument in Favor of Proposition A

FORGET THE DREAM SELL-WORDS: THESE POLITICAL PATRONAGE BONDS FOR DEVELOPERS WON'T LOWER HOUSING COSTS ONE BIT:

If passed, the Proposition A bonds will give City Hall insiders more funds to spend on their developer friends at the expense of San Francisco taxpayers.

Indeed, some people will make money on these unneeded housing bonds: Banks and securities firms will make very good profits selling, servicing, and transferring these bonds. Bond salesmen will make fat commissions. Bond attorneys and financial printers will end up with quite a bit of cash preparing legal opinions and bond prospectuses. Building developers and real estate companies will make lots of money coming and going.

Above all, political officeholders involved with these bonds will run up lots of campaign donations, to pay their always greedy election managers, polling services, electoral mailing houses, and media advisors. Somebody has to pay all those people.

Let's not discuss the taxpayers of San Francisco— That's a very sad story: They'll pay all the bills for the

unneeded Proposition A spendingfest. It's sort of like a modern version of the Vikings of the 9th and 10th Centuries. The dragonships arrived—and the coasts of medieval Europe got plundered and ravished.

At least San Francisco's so-called "City Fathers" are a bit more literate and better salesmen than the Vikings.

Viewing the damage excessive bonds caused in 1970's New York City and in present day almost bankrupt Puerto Rico, vote **"NO!"** on Proposition A.

Dr. Terence Faulkner, J.D.

*County Central Committeeman**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Opponent's Argument Against Proposition A

PUBLIC BONDS ("CREDIT CARD MUNICIPAL SPENDING") ARE USUALLY THE MOST WASTEFUL WAY TO PAY FOR LOCAL GOVERNMENT SERVICES:

As a matter of accounting, the best way to pay for government services is to directly expend current tax revenue and avoid unnecessary additional costs.

If, however, one is a securities dealer, a bond salesman, a securities attorney, a political figure looking for campaign contributions, or someone else with special economic interests in promoting a bond issue—the economic rules are very different.

There is a lot of money to be made by many people and entities who can—and do—make money by encouraging the issuing of unneeded municipal bonds.

This is one of the reasons why local political office-holders are suddenly let in on profitable initial public offerings ("IPO's") of trendy stocks, or get unexpected campaign contributions or other gifts. Lots of little favors get done.

Members of the voting public, aware of the lobbying and developer pressures on local politicians, should

always be highly suspicious over the issuance of costly and unnecessary bonds—such as those provided for in Proposition A. Vote No! Be very cynical!

Dr. Terence Faulkner, J.D.

*United States President's Federal Executive Awards Committeeman (1988)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Opponent's Argument Against Proposition A

PROPOSITION A PROVIDES NEEDED HOUSING, SAN FRANCISCO REMAINS SOLVENT.

The opponent says local government should not issue "unneeded bonds," and he's right. Proposition A addresses San Francisco's most serious need: the lack of housing affordable to low- and moderate-income San Franciscans. The need is greater than ever.

PROP A TARGETS FUNDING FOR THOSE WHO NEED IT MOST

Proposition A rebuilds dilapidated public housing for our lowest income residents. This measure builds housing for seniors on fixed incomes, veterans and disabled people. Teachers, and other middle class San Franciscans will be able to buy their first home here in San Francisco because of Proposition A. The investment Proposition A provides leverages federal, state and private sources to build needed housing.

SAN FRANCISCO'S FINANCIAL HEALTH IS STRONG

The opponent says politicians gain something from issuing bonds. That's just flat-out wrong. The City Controller—not elected officials—oversees the Office of Public Finance. The Budget and Legislative Analyst reviews any proposed bond issue to eliminate waste.

With a five-year financial plan and ten-year capital plan in place, the City's financial planning is strong. In addition, the Citizens' General Obligation Bond Oversight Committee will provide vigilant oversight to ensure funds are properly spent.

PROPOSITION A DELIVERS HOUSING NOW

The homes built through Proposition A are built to last for decades, justifying a bond. Just like you might take a mortgage to buy your own home and make a solid investment for your future, Proposition A does the same for San Francisco. Help us tackle the City's toughest challenge by supporting Proposition A.

Mayor Ed Lee

San Francisco Democratic Party



Paid Argument IN FAVOR of Proposition A

“A” FOR AFFORDABLE HOUSING!

The City’s long-range Capital Program rebuilt parks, civic buildings, MUNI and fire stations without raising property taxes. For the first time, with Proposition A, the program will include affordable housing.

Your YES vote on A will rebuild dilapidated public housing, construct affordable housing for working families and provide homeownership loan funds, helping to implement the Mayor’s six-year Affordable Housing Plan.

Join business, labor and civic organizations in taking this important step in producing needed housing; VOTE YES on A.

San Francisco Chamber of Commerce and our 1,500 local businesses.

The true source(s) of funds for the printing fee of this argument: San Francisco Chamber of Commerce.

Paid Argument IN FAVOR of Proposition A

SUPPORT the Affordable Housing Bond!

The San Francisco Housing Action Coalition strongly urges ALL voters to support this vital measure.

The last successful housing bond was passed almost two decades ago. During that time, federal and state funding for new affordable housing has drastically declined. Together, with a rapidly growing population, our current low and moderate income residents are at increasing risk of displacement and eviction. This poses a critical risk to our City’s future character as a diverse, inclusive place. Prop A is an important step to help those in need.

Here’s why you should support Prop A:

- San Francisco has become the most expensive housing market in the country and the need for affordable housing has never been greater. Prop A is a balanced measure that will help low-income renters, public housing residents and first-time home-buyers.
- Prop A will NOT raise property taxes!
- Prop A will help preserve and create housing solutions for residents who are being shut out or displaced by the City’s affordability crisis.
- Prop A has been discussed and reviewed and has the support of a wide range of housing advocates,

neighborhood groups, developers, real estate professionals, and others.

Prop A needs a two-thirds vote to pass. Tell your friends and get out to vote YES on Prop A!

San Francisco Housing Action Coalition

The true source(s) of funds for the printing fee of this argument: San Francisco Housing Action Coalition.

Paid Argument IN FAVOR of Proposition A

COMING TOGETHER FOR MORE HOUSING

Why is San Francisco coming together to pass Proposition A?

Prop A creates new housing opportunities across the city for those most in need - low and middle income families, veterans, seniors and the disabled.

Prop A will invest \$310 million directly into housing initiatives that will help keep San Francisco affordable so that more residents can stay in the city. It does so without raising taxes and without putting any more money into luxury condos.

That’s why organizations like ours are standing with the Mayor, the entire Board of Supervisors and neighbors from every corner of the city.

YES on A

*Tenderloin Neighborhood Development Corporation
Curry Senior Center
Hamilton Family Center
Tenderloin Housing Clinic*

The true source(s) of funds for the printing fee of this argument: Tenderloin Neighborhood Development Corporation.

Paid Argument IN FAVOR of Proposition A

Let’s keep it simple.

San Francisco is coming together to say YES on Proposition A, because Proposition A:

- Repairs dilapidated public housing for San Francisco’s lowest-income families.
- Builds new housing for low and middle-income families, seniors, veterans and disabled persons.
- Ensures affordable rental housing in neighborhoods across San Francisco.
- Provides loan assistance for teachers and first-time home buyers.



- Eases the housing crunch in the Mission District.

All funds will go toward housing for low-income and middle-income families. None of the money goes to luxury condos. And the measure includes strict fiscal controls, including an independent citizens' oversight committee, to ensure that the funds are spent properly.

That's why Mercy Housing and Episcopal Community Services are joining housing advocates from SOMA to the Sunset in support of Proposition A.

YES on A.

*Mercy Housing
Episcopal Community Services*

The true source(s) of funds for the printing fee of this argument: Mercy Housing, Episcopal Community Services.

Paid Argument IN FAVOR of Proposition A

YES ON A: AFFORDABLE HOMES PROVIDE OPPORTUNITY AND STABILITY!

We are at an historic crossroads. Either we invest in building affordable homes and stabilizing neighborhoods, or we risk losing the City's economic and racial diversity, and the heart and soul of our communities. Proposition A, with programs for affordable rental housing, public housing rehabilitation, first-time homebuyers and mixed-income housing, supports working families like teachers and healthcare workers, lower-income workers like baristas and janitors, and vulnerable populations like fixed-income seniors and people with disabilities.

As representatives of community-based housing, services and faith-based organizations, and as the community who builds, finances and advocates for affordable homes,

WE STRONGLY SUPPORT PROPOSITION A.

*San Francisco Council of Community Housing Organizations
Nonprofit Housing Association of Northern California*

The true source(s) of funds for the printing fee of this argument: The San Francisco Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition A

Vote A for Affordability

As voters who care about ensuring San Francisco remains a city of opportunity for all, we must come together to pass Proposition A - the Housing Bond.

Prop A represents significant progress toward keeping San Francisco affordable for all our residents. It invests in new housing for low-income and middle class families, as well as seniors, veterans and the disabled, and maintains affordable rental housing in neighborhoods across the city.

Not one dollar of Prop A funds go toward more luxury condos.

Prop A is about making sure San Francisco remains a vibrant, diverse city where we can all work and live. Please join affordable housing advocates, as well as neighbors from the Mission to the Marina.

YES on A.

Coalition for San Francisco Neighborhoods

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

PROTECT SAN FRANCISCO COMMUNITIES

The displacement of San Francisco's African American community over the past four decades has been well documented. Since 1970, the city's African American population has fallen by more than half. In historically black neighborhoods like the Fillmore, Bayview-Hunters Point and Western Addition, the cost of living in San Francisco has pushed more and more families across the Bay Bridge and beyond.

Proposition A - the \$310 million housing bond - addresses several critical issues facing African American residents trying to stay in their hometown.

It starts with providing new housing specifically for low and middle-income families, as well as seniors, veterans and the disabled. The measure also restores dilapidated public housing, so low-income residents don't have to live in buildings that are practically falling apart.

Additionally, Prop A protects renters by maintaining affordable rental housing units in neighborhoods across the city. That means more African American families will be able to stay in the neighborhoods where they live and send their kids to school.

Proposition A is a much-needed step toward housing affordability and housing equity in San Francisco. That's why we are joining housing advocates and neighborhood leaders from every neighborhood in the city.



Please join us in helping build more housing for our community *today*.

YES on A.

*London Breed – President, Board of Supervisors**
Malia Cohen – District 10 Supervisor

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

“A” FOR MORE HOUSING AFFORDABILITY

There’s no question that San Francisco is facing a housing crisis. As the city’s economy has exploded, rents have skyrocketed, leaving more and more residents struggling just to stay in the city.

LGBT San Franciscans are increasingly feeling the squeeze.

Prop A builds critically needed housing for San Franciscans who are trying to hang on. The measure goes directly toward housing for low-income and middle class residents – helping achieve the goal of rehabilitating and building 30,000 new homes in the next five years.

And none of the money goes to more luxury condos.

Prop A will support LGBT teachers and first-time homebuyers by providing loan assistance.

It will also support renters by maintaining affordable rental housing in neighborhoods across the city.

Prop A is supported by affordable housing and LGBT advocates like us, because it takes on the housing crisis and ensures more San Franciscans can stay in the city.

VOTE YES ON A.

Harvey Milk LGBT Democratic Club
Tom Ammiano, Former Assemblymember
*Brian Leubitz - Co-Chair, Alice B. Toklas LGBT Democratic Club**
*Zoe Dunning - Co-Chair, Alice B. Toklas LGBT Democratic Club **

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

HOUSING AFFORDABILITY FOR SAN FRANCISCO

Prop A takes on the housing crisis by building more units for low-income and middle class San Franciscans, protecting renters, and providing loan assistance to teachers and first time home buyers. It also repairs run-down public housing so that our city’s most vulnerable families have a decent quality of life.

It accomplishes all this *without* raising taxes and *without* putting a single dollar into more luxury condos.

Please join the coalition to make housing more affordable in San Francisco.

Vote YES on A.

David Chiu, California Assemblymember
Jane Kim, District 6 Supervisor

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

WORKING SAN FRANCISCANS SAY YES ON A

The San Francisco Labor Council urges you to join us in supporting Proposition A, because “A” means building critically necessary new housing that will help working families stay in the city.

- Prop A will help make housing more affordable for all San Franciscans without raising property taxes.
- Prop A builds new housing for low and middle-income families, seniors, veterans and those with disabilities.
- Prop A provides protections for renters by securing affordable rental units across the city.
- Prop A gives loan assistance for teachers and first-time homebuyers looking to make San Francisco their permanent home.
- Prop A includes tough fiscal controls to ensure the funds are spent properly.

The Labor Council represents men and women all across San Francisco who go to work everyday to



build the local economy and keep our city strong. But to do that, these families need housing opportunities.

Join us, along with local small businesses and housing advocates.

Vote YES on housing affordability.

YES on A.

The San Francisco Labor Council

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

SUPPORT TEACHERS AND WORKING FAMILIES

Why are education advocates supporting Proposition A?

Prop A recognizes the need to help teachers stay in San Francisco.

That's why the measure provides loan assistance specifically for teachers trying to afford a home.

Our city's teachers are some of the hardest working, committed San Franciscans around. Today, however, too many of them are being forced to move far from the schools where they teach, because they simply can't afford housing.

And sadly, their story isn't unique. Working families, veterans, seniors and the disabled citywide are having a harder and harder time staying in San Francisco as prices continue to skyrocket.

Prop A takes a substantial step toward addressing the housing shortage so that all San Franciscans can continue to call this city home.

Please join the Mayor, the entire Board of Supervisors, housing advocates and educators.

YES on A.

*Dr. Emily M. Murase - President, San Francisco Board of Education**

Matt Haney - Vice President, San Francisco Board of Education

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

HOUSING FOR THOSE WHO NEED IT MOST

There are many good reasons to support Proposition A, which addresses the pressing need to build more housing in San Francisco and make housing more affordable for families fighting to stay in the city.

First, Prop A repairs dilapidated public housing so that our lowest-income families don't have to live in falling apart buildings. That should be a basic expectation of an economically thriving city like San Francisco.

Second, Prop A ensures construction of new housing for vulnerable communities - low and middle-income families, seniors, veterans and the disabled, so they can afford to stay in the city they call home.

Third, Prop A provides loan assistance for teachers and first-time buyers looking to put down roots where they live and work.

Finally, Prop A protects renters by maintaining affordable rental housing in neighborhoods across the city.

The truth is clear. San Francisco is facing a housing shortage that is pushing many long-time residents out of the city. Prop A was written to invest in solving the housing crisis without putting more into luxury condos.

Let's come together as proud San Franciscans.

Vote YES on A.

Scott Wiener, San Francisco Supervisor District 8
Julie Christensen, San Francisco Supervisor District 3
Vicki Hennessy, Retired Interim Sheriff

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

IT'S TIME FOR SF HOUSING TODAY

Let's keep it simple. San Francisco's neighborhood leaders are coming together to say YES on Proposition A, because Prop A:

- Builds new housing for low and middle-income families, seniors veterans and the disabled.
- Secures affordable rental housing in neighborhoods across San Francisco.
- Provides loan assistance for teachers and first-time homebuyers.



- Eases the housing crunch in the Mission District.

All funds will go toward housing for low-income and middle class families. None of the money goes to glitzy condos.

That's why neighbors from across the city are joining housing experts and small businesses.

YES on A.

District 3 Democratic Club

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

SAN FRANCISCO VETERANS SAY YES ON "A"

It's no secret that housing affordability is the biggest challenge facing San Francisco today. And too often, our city's veterans are the ones getting pushed out.

Prop A - the Housing Bond - goes a long way toward turning the tide on the affordability crisis by investing in critical housing for low-income and middle class San Franciscans.

Prop A:

- Funds new housing for low and middle-income families, seniors, veterans and those with disabilities.
- Repairs dilapidated public housing for San Francisco's economically vulnerable families.
- Protects renters by maintaining affordable units citywide.

Our city's veterans have served their country with honor and dignity all over the world. Those veterans - and hard working San Franciscans across the city - deserve to be able to find a reasonable place to live in this place we all love.

Join veterans and housing advocates across San Francisco.

YES on A.

*Dwane Kennedy - Secretary, San Francisco Veterans Affairs Commission**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

San Francisco Latinos Say "Housing Now!"

It's no secret that Latinos have been hit especially hard by the housing shortage in San Francisco. As demand has surged in neighborhoods like the Mission, skyrocketing prices and the fear of eviction have left many families facing an uncertain future.

That's why it's so critical that we pass Proposition A – the \$310 million housing bond. Prop A ensures new housing for low income and middle class San Franciscans, while maintaining affordable rental housing in neighborhoods across the City.

Additionally, Prop A takes specific steps to addresses the Mission housing crunch so that Latino families can stay in the neighborhood they've called home, often for generations. And in a neighborhood where the two-thirds of residents are low and moderate income, Prop A works to make sure housing opportunities exist for *everyone*, not just those who can afford a luxury condo.

Please join us, and housing experts from across the city.

Create more housing now. YES on A.

*David Campos, Supervisor District 9
San Francisco Latino Democratic Club*

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

PUBLIC SAFETY OFFICERS SAY YES ON A

Why are public safety leaders urging San Franciscans to vote YES on Proposition A?

Prop A will invest directly in housing for working families across the city, with none of the money going to ritzy condos.

Like many other middle class San Franciscans, police officers are feeling squeezed by the lack of housing affordability. As prices continue to rise, some officers are struggling just to stay living in the local communities they serve.

Prop A will start turning the housing shortage around.

That's why it has support of housing advocates and public safety leaders.

**Support working San Franciscans. Yes on A.***San Francisco Police Officers Association*

The true source(s) of funds for the printing fee of this argument: San Francisco Police Officers Association.

Paid Argument IN FAVOR of Proposition A

TACKLING THE HOUSING CRISIS - YES ON A

On behalf of the San Francisco Citizens Initiative for Technology and Innovation (sf.citi), an advocacy organization representing more than 50,000 employees from over 1,000 technology companies based in San Francisco, we ask you to vote **Yes on Prop A**, the Affordable Housing Bond. Prop A will ensure San Francisco remains a welcoming, world-class city where people can afford to live, work and raise a family in diverse neighborhoods.

A broad coalition including affordable housing advocates, community groups and local business have come together to support Proposition A. Prop A addresses the single biggest challenge facing San Francisco today head-on by investing in housing that will help working San Franciscans *stay* in the city.

Prop A is an essential step forward toward achieving the city's goal of rehabilitating and building 30,000 new homes in the next five years. Not a single dollar from this measure goes to more luxury condos. What the funds *do* go to is building critically necessary housing for low and middle income San Franciscans across the city.

Our city is at a crossroads. Today, San Francisco boasts one of the strongest economies in the country, and our unemployment is less than 4%. But as the economy has grown, many residents are feeling squeezed by the lack of reasonable housing availability.

Prop A will have a dramatic impact by investing directly in housing for San Franciscans most impacted by the current crunch - specifically low and middle-income families, seniors, veterans and the disabled.

Let's get serious about making San Francisco a place where all San Franciscans can afford to work and live.

Vote YES on Prop A.

sf.citi

The true source(s) of funds for the printing fee of this argument: sf.citi.

Paid Argument IN FAVOR of Proposition A

DEMOCRATS UNITED FOR MORE AFFORDABLE HOUSING!

San Francisco Democrats are supporting Proposition A - the Housing Bond - because Prop. A will tackle the city's housing shortage head-on.

IT'S TIME TO ACT.

Please join The San Francisco Democratic Party, affordable housing advocates, and working families.

Vote YES on A --More Affordable Housing.

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument IN FAVOR of Proposition A

BUILD MORE HOUSING WITHOUT RAISING PROPERTY TAXES

We are proud to support Proposition A, which represents a fiscally responsible step toward solving the housing shortage in San Francisco. This \$310 million housing bond invests in important projects that will help working San Franciscans stay in the city *without* raising taxes.

Prop A is supported by a broad coalition of San Franciscans across the political spectrum - affordable housing advocates, local business leaders and labor organizations.

We all love San Francisco, and we all understand that our *people* are this city's greatest asset. Let's help hard working residents stay in the city where they work and send their kids to school. Let's make sure seniors, veterans and teachers don't have to leave because they can't afford basic housing. And let's do it without increasing the tax burden on the entire community.

Please join us.

YES on A.

*Phil Ting, California Assemblymember
Asian Pacific Democratic Club*

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A!

SMALL BUSINESSES SAY YES ON A!



San Francisco small businesses are united behind Proposition A, because Prop A will create more housing now, without raising taxes.

Housing affordability strengthens the economy for everyone and will help keep SF a city where businesses of all sizes can thrive.

Join small businesses from SOMA to the Sunset in making San Francisco a more affordable place for our employees and customers.

YES on A.

Mark Dwight - Owner, Rickshaw Bagworks
Ben Bleiman - Bar & Restaurant owner

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

ENVIRONMENTALISTS SAY YES ON MORE HOUSING!

Why are environmentalists supporting Proposition A? Prop A addresses the biggest single biggest challenge facing San Francisco today head-on by investing in housing that will help working San Franciscans stay in the city.

Prop A is an essential step forward toward achieving the city's goal of rehabilitating and building 30,000 new homes in the next five years. Not a single dollar from this measure goes to more luxury condos that we don't need.

What the funds do go to is building critically necessary housing for low and middle income San Franciscans across the city.

Prop A will have a dramatic impact by investing directly in housing for San Franciscans most impacted by the current crunch - specifically low and middle-income families, seniors, veterans and the disabled.

Let's get serious about the kind of smart planning that will make San Francisco a place where all San Franciscans can afford to work and live.

Please join environmental leaders.

Vote YES on Prop A.

*Josh Arce, San Francisco Environment Commission President**
*Leah Pimentel, Committee Chair of the Blue Greenway**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF Housing Now, Yes on A.

The sole contributor to the true source recipient committee: Yerba Buena Consortium, LLC.

Paid Argument IN FAVOR of Proposition A

Proposition A, the Affordable Housing Bond, will keep seniors and families in San Francisco by creating more housing our community can afford.

Community Tenants Association
*Anni Chung, Self-Help for the Elderly**
Reverend Norman Fong, Chinatown Community Development Center
*Sarah Wan, Community Youth Center of San Francisco**
Chinese Culture Foundation of San Francisco
*Cecilia Liang, Charity Cultural Services Center**
*Gloria Tan, Gum Moon Women's Residence**
Asian and Pacific Islander Wellness Center
Gordon Chin

*For identification purposes only; author is signing as an individual and not on behalf of an organization

The true source(s) of funds for the printing fee of this argument: the authors.

Paid Argument IN FAVOR of Proposition A

COMING TOGETHER FOR MORE HOUSING

Why are San Francisco business, labor and community leaders coming together to pass Proposition A?

Prop A ensures more working San Franciscans can stay in the city - securing new housing across the city for those who need it most - low and middle-income families, seniors, veterans and the disabled.

Of the \$310 million that Prop A invests in keeping San Francisco affordable, not a dollar of that money comes from new taxes, and not a penny goes to luxury housing.

San Francisco is strongest when all residents share in the opportunities. It's time we take on the housing shortage so that everyday folks can afford to live here and reinvest in their neighborhoods.

That's why housing advocates and small businesses all agree.

YES on A.



San Francisco Alliance for Jobs and Sustainable Growth

The true source(s) of funds for the printing fee of this argument: San Francisco Alliance for Jobs and Sustainable Growth PAC.

The three largest contributors to the true source recipient committee: 1. San Francisco laborer's local 261 PAC ID# 981076, 2. Building Owners and Managers Association of SF PAC ID# 870449, 3. San Francisco Association of Realtors.

Paid Argument IN FAVOR of Proposition A

LABOR SAYS YES ON A!

San Francisco labor leaders are saying YES on Proposition A – the Housing Bond.

Prop A will help make housing more affordable for all San Franciscans without raising property taxes. Among other things, Prop A:

- **Prioritizes new housing for low and middle-income families, seniors, veterans and those with disabilities.**
- **Looks out for renters by keeping affordable rental housing in neighborhoods across the City.**

Today, too many hard working San Franciscans - many who have lived here their entire lives - are being pushed out by the cost of living. Prop A will help those folks stay in their neighborhoods.

Join labor and small business leaders and support housing affordability.

Vote YES on A.

Ahsha Safai - Political Director, SEIU Local 87

The true source(s) of funds for the printing fee of this argument: SEIU LOCAL 87.

The largest contributor to the true source recipient committee is MEMBER CONTRIBUTIONS.

Paid Argument IN FAVOR of Proposition A

An important step towards a more affordable city
VOTE YES ON PROP A

A consensus measure that does not raise property taxes, this bond is a smart way to bring City resources to bear on the most urgent problem of our time: our crisis of housing affordability.

- **Prop A helps keeps San Francisco affordable for all our residents**, by investing in new housing for low and middle-income families, seniors, veterans and the disabled.

- **Prop A repairs dilapidated public housing** for San Francisco's lowest-income families.
- **Prop A protects renters** by maintaining affordable rental housing in neighborhoods across the city.
- **Prop A provides loan assistance** for teachers and first-time homebuyers so working people can afford to live in the city where they work.
- **Prop A addresses critical needs in the Mission** by securing land for affordable housing.
- **Prop A establishes strong independent oversight** to ensure the funds are spent properly.
- **Prop A does *not* raise taxes.**

Please join the Non-Profit Housing Association and SPUR, along with the Mayor and every member of the Board of Supervisors:

Let's take-on the affordable housing crisis in San Francisco.

Vote YES on A.

*Non-Profit Housing Association of Northern California (NPH)
SPUR*

The true source(s) of funds for the printing fee of this argument: SPUR.

End of Paid Arguments IN FAVOR of Proposition A

Paid Argument AGAINST Proposition A

REJECT PROP A'S BLANK CHECK; VOTE "NO"!

Voters passed a housing bond 19 years ago, but rejected housing measures in 2002 and 2004. Reject this one, too.

Prop. A's legal text says \$310 million "**may be allocated**" to various uses, not "**shall be** spent on ..." handing broad spending discretion to the Mayor's Office of Housing (MOHCD) – which has no Commission providing oversight. **DON'T BELIEVE THE MAYOR'S CLAIM OF "NOT ONE CENT FOR LUXURY HOUSING."**

The Mayor's first draft of Prop. "A" indicated it would mostly fund public housing and market rate housing. Without "shall," market rate – not affordable – housing will get built. **THE VAST MAJORITY OF MOHCD DOWNPAYMENT LOANS ISSUED HAVE BEEN FOR MARKET-RATE HOUSING.**

In November 2012 voters passed Proposition "C" creating a Housing Trust Fund (HTF) that diverts \$1.34



billion from the General Fund to HTF over the next 30 years, handing MOHCD sole discretion over HTF spending. MOHCD admitted 83.7% – \$16,744,000 – of HTF's first-year \$20 million allocation was unspent.

The Mayor began issuing bonded debt in 2014 against future HTF revenue. He just issued \$50 million (plus interest) in "certificates of participation" (without voter approval) for HTF's HUD rental assistance program.

Developers have paid \$176.7 million in inclusionary housing fees; \$45.9 million remained unspent by June 2014.

The Board of Supervisors Budget and Legislative Analyst uncovered in 2014 MOHCD couldn't account for \$2 million in rent stabilization funds. San Francisco's 2013–2014 Civil Grand Jury report is a damning indictment of MOHCD's lack of transparency and rotten recordkeeping. This August, MOHCD admitted it hadn't created an electronic database of down-payment loans issued between 1998 and 2012.

The new Housing Balance Report indicates only 21% of housing built between 2005 and 2014 were "affordable"; only 11% of housing in the pipeline are "affordable." Until an oversight Commission is created governing MOHCD:

Vote "No" on This Blank Check!

Patrick Monette-Shaw
Columnist, *Westside Observer Newspaper**

Sylvia Alvarez-Lynch
Community Activist

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Patrick Monette-Shaw and Sylvia Alvarez-Lynch.

Paid Argument AGAINST Proposition A

Vote No on Proposition A.

Even if the City's economic boom ends, taxpayers have to pay bondholders principal and interest on the bonds, regardless of the money left to pay for basic services.

Voters are giving the City permission to go way beyond legitimate uses of bonds, including permission to provide subsidized housing to "middle-income households." That includes households making \$150,000 a year.

Some of the tax money subsidizing households making \$150,000 comes from households making

\$75,000. How is that fair?

It costs around \$700,000 to build one housing unit. \$310,000,000 builds only 443 units. Estimated cost of debt service for those few units reaches \$26,700,000 by 2021.

High cost, little benefit, and an invitation for even more costly bonds.

Libertarian Party of San Francisco

The true source(s) of funds for the printing fee of this argument: Libertarian Party of San Francisco.

Paid Argument AGAINST Proposition A

SAN FRANCISCO TAXPAYERS ASSOCIATION SAYS NO TO MORE CITY DEBT.

VOTE NO ON PROPOSITION A!

Here's yet another \$310 MILLION dollars in bond money – and believe us, it's not free money and it doesn't grow on trees.

Throwing taxpayer money at the housing crisis hasn't done anything to stave off market forces – and it will not. This excessively high bond for "affordable" housing even throws in \$50 million for the Mission – as if that could help the housing crisis!

It's a virtual hodgepodge of taxpayer money seeking to save City Hall big shots on our dime from the results of their own failed housing policies.

Bonds are a lien on all our property until the principal and interest are paid off. Property taxes will go up – and renters be forewarned - if the bond passes, those taxes will be handed to you in the form of higher rents.

According to the City Controller statement annual costs of debt service (which means interest and principal) by 2020-2021 will be \$26.7 million dollars! Next year alone, estimated at the lowest tax rate, approximate costs of debt service will be \$8.3 million dollars – with property owners on the docket once again to pay the bill.

VOTE NO ON A! ENOUGH DEBT IS ENOUGH.

San Francisco Taxpayers Association
Judge *Quentin L. Kopp (Ret.)*, President

The true source(s) of funds for the printing fee of this argument: San Francisco Taxpayers Association.



B

Paid Parental Leave for City Employees

Shall the City amend the Charter to allow parents who are both City employees to each take the maximum amount of paid parental leave for which they qualify for the birth, adoption or foster parenting of the same child, if both parents are City employees; and to provide each parent the opportunity to keep up to 40 hours of sick leave at the end of paid parental leave?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: The Charter provides City employees with 12 weeks of paid parental leave to care for a child after birth or adoption or becoming a foster parent. A City employee may receive an additional four weeks of paid parental leave if, as certified by a health-care provider, the employee is temporarily disabled by pregnancy.

If two City employees qualify to take paid parental leave, they may not each take 12 weeks of leave for the birth, adoption or foster parenting of the same child. The combined total of paid parental leave allowed for the same child is 12 weeks, or 16 weeks if one employee has been temporarily disabled by pregnancy.

Before receiving paid parental leave, an employee must first use all other paid leave, including sick leave, vacation, and floating holidays. If an employee does not use all available paid leave, the amount of unused leave is subtracted from the paid parental leave benefit.

The Proposal: Proposition B would amend the Charter to:

- allow each parent to take the maximum amount of paid parental leave for which they qualify for the birth, adoption or foster parenting of the same child, if both parents are City employees; and
- provide City employees the opportunity to keep up to 40 hours of sick leave at the end of paid parental leave.

A “YES” Vote Means: If you vote “yes,” you want to allow each parent to take the maximum amount of paid parental leave for which they qualify for the birth, adoption or foster parenting of the same child, if both

parents are City employees; and provide each parent the opportunity to keep up to 40 hours of sick leave at the end of paid parental leave.

A “NO” Vote Means: If you vote “no,” you do not want to make these changes to the Charter.

Controller’s Statement on “B”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition B:

Should the proposed charter amendment be approved by the voters, in my opinion, there would be an increase in the cost of government of between \$570,000 and \$1.1 million annually.

The amendment allows City employees whose spouse or partner is also a City employee to receive paid leave for up to 12 weeks upon the birth or adoption of a child. The cost to the City depends on the number of employees whose spouse or partner is a City employee, the amount of City parental leave taken, pay rates, and other factors.

Based upon historical parental leave usage patterns, we estimate a cost of \$100,000 to \$160,000 to pay overtime or hire temporary replacements for employees taking additional parental leave who work in 24-hour operations. If these new users took the full 12-week benefit, the cost to backfill positions would range from \$270,000 to \$410,000 annually. This does not include the cost of replacing employees who are not in 24-hour operations, where a given employee’s absence does not reflect an increase in cost but rather a loss of productivity.

Additionally, the amendment allows employees to retain 40 hours of sick leave rather than being required to use those hours prior to using parental leave. The cost to backfill all users of parental leave for the addi-

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



tional 40 hours of leave ranges from \$470,000 to \$700,000 per year. Again, this amount does not include reduced productivity that may result from absences in non-backfilled positions.

How “B” Got on the Ballot

On July 21, 2015, the Board of Supervisors voted 10 to 0 to place Proposition B on the ballot. The Supervisors voted as follows:

Yes: Avalos, Breed, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener, Yee.

No: None.

Excused: Campos.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition B

VOTE YES ON B TO SUPPORT SAN FRANCISCO FAMILIES

San Francisco can be a challenging city to raise a family. With the high cost of living, increasing housing prices, and the difficulty of finding affordable child-care, we need to do more to make San Francisco a more family-friendly place.

Voters successfully helped San Francisco establish its first paid parental leave program for City workers in 2002. Since then, our city has been setting a great example across the nation. However, we can do even more for our families.

This measure makes our current paid parental leave program even more family-friendly by allowing City workers to: 1) have the option of saving up to 40 hours of sick time before using the paid parental leave program so that parents who return to work can deal with health emergencies - either for their child or for themselves; and 2) each be entitled to their equal share of benefits if both parents are City employees and either married or in a domestic partnership. Parents should not have to split their benefits with each other.

These changes will allow San Francisco to remain a leader on this issue. We hope to inspire the rest of the nation, including the private sector, to put in place similar programs to better support families everywhere.

Nothing in this measure augments employees' base wages or base benefits.

Please join *Supervisor Tang*, all of her colleagues - *Supervisors Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Wiener, and Yee* - and *Mayor Edwin Lee* in making San Francisco a more family-friendly city!

Rebuttal to Proponent's Argument in Favor of Proposition B

JUST HOW FAR SHOULD PAID PARENTAL LEAVE BENEFITS FOR CITY EMPLOYEES EXTEND? BEYOND MOTHERS HAVING BABIES???

While there is a good case for granting liberal extra leave to mothers having babies, the rest of Proposition B—"parental leave" for male partners and couples adopting children—is outrageous.

It is just taxing away the money needed by other families.

The authors of Proposition B proclaim: "We can do even more for our families." Indeed they can!

Don't overtax families of non-City employees to over pay City employees.

The authors of Proposition B want to "allow San Francisco to remain a leader" in overtaxing non-City employees to grant unmerited pay to those who happen to work for the City.

When does tax become theft???

They go on to announce: "We hope to inspire the rest of the nation" to pile on more taxes on the public.

Money doesn't grow on trees.

Somebody will get cheated with wild giveaways.

Those urging passage of Proposition B are not offering to pay out their own money—just to grab public taxes!

Just vote "**NO!**" on Proposition B

Dr. Terence Faulkner, J.D.

*Past State of California Certified Farmers Market Advisory Board Member (1999 to 2005)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Opponent's Argument Against Proposition B

YOUNG WOMEN HAVING THEIR CHILDREN SHOULD, OF COURSE, BE GIVEN PARENTAL LEAVE TO HAVE THEIR BABIES AS CITY EMPLOYEES...

THE ISSUE WITH PROPOSITION B IS: "SHOULD BABY LEAVE BE GRANTED TO PEOPLE NOT PHYSICALLY HAVING BABIES?"

The real question to be decided by Proposition B is **whether persons** (male or female) **not having babies** should be granted "**FULL PARENTAL LEAVES**" from City employment when they are **NOT PHYSICALLY HAVING BABIES???**

The proper question that should have been put to the voters is: "**What City employment time leave should be granted to City employees adopting a child or to the male partner of women physically having a child???**"

Clearly the physical and social needs of the latter City employees are **quite different** from those of a young lady about to have her child in a local hospital.

These questions should be raised **HONESTLY**:

1. What are the real needs of adopting parents?
2. What are the real needs of the male partner of the woman having the child?

These questions should be voted upon with **full disclosure of the real issues**.

Proposition B is poorly worded (if not deceptive).

Proposition B needs to be rewritten.

Dr. Terence Faulkner, J.D.

*United States President's Federal Executive Awards Committeeman (1988)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Opponent's Argument Against Proposition B

Nothing in Proposition B revisits San Francisco's existing Paid Parental Leave program for City employees, which was supported by voters in 2002. Proposition I in 2002 asked voters: "Shall the City provide up to 12 or 16 weeks of paid leave for City employees who take time off after the birth, adoption or foster care placement of a child?" Voters said YES.

Other governments are now starting to understand the importance of paid parental leave. For example, President Obama announced in his 2015 State of the Union address that federal workers now have six weeks of paid parental leave for the birth, adoption or for becoming a foster parent. Boston just established its first paid parental leave program in May 2015.

While the United States is the only industrialized nation that does not legally require some form of paid maternity or family leave, San Francisco took the lead in 2002 and we should be proud that we are ahead of the curve.

Keep families in San Francisco and say YES to B!

San Francisco Parent Political Action Committee

Supervisors Katy Tang, Malia Cohen, Julie Christensen, Jane Kim, London Breed, Mark Farrell, Norman Yee, Eric Mar, John Avalos, Scott Wiener, David Campos

Mayor Ed Lee



Paid Argument IN FAVOR of Proposition B

DEMOCRATS FOR FAIR BENEFITS!

San Francisco Democrats are supporting Proposition B - a measure that will allow City employees to use their parental leave days without first using all their sick days.

Vote YES on B-- Fair Benefits for All City Employees

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument IN FAVOR of Proposition B

Vote YES on Proposition B (Enhancement of Paid Parental Leave for City Employees).

In 2002, San Francisco voters supported the ballot measure creating the City's first Paid Parental Leave program, recognizing the importance of investing in San Francisco's families.

Voting Yes on Proposition B - Enhancement of Paid Parental Leave for City Employees strengthens existing policy by addressing two critical aspects of the benefit design:

- **Sick Time:** Currently, a parent who is a City employee must exhaust their sick time before beginning their Paid Parental Leave benefit. Proposition B allows the employee to maintain 40 hours of sick time. This would ensure their ability to address health-related needs for themselves or their families when returning to work.
- **Equal Benefits for City Employees:** Currently, if both parents are City employees, they must split their Paid Parental Leave benefit. Proposition B provides each parent the ability to access the maximum of the Paid Parental Leave benefit for which they qualify.

As the largest women's political organization in San Francisco, the San Francisco Women's Political Committee (SFWPC) is a strong supporter of family-friendly workplace policies. SFWPC believes that the Paid Parental Charter Leave Amendment will have a significant, positive effect on the women and families in San Francisco.

Vote YES on Proposition B.

San Francisco Women's Political Committee

The true source(s) of funds for the printing fee of this argument: San Francisco Women's Political Committee.

The three largest contributors to the true source recipient committee: 1. Phil Ting for Assembly 2016, 2. David Chiu for Assembly 2016, 3. AT&T California Employee PAC.

End of Paid Arguments IN FAVOR of Proposition B

Paid Argument AGAINST Proposition B

Are there too few people in the world? Is that why San Francisco taxpayers must reward those who follow the admonition to "be fruitful and multiply" by **extending special employment benefits to people with children**, as Proposition B would do?

To put it bluntly, why should parents be treated differently than other employees? Is it fair to give them a special privilege to which people who are gay for instance, or single, and don't plan on having children, do not have access?

If new parents want to take some time off from their jobs to care for their young ones, fine with us. But why should everyone else be forced to subsidize them to stay home?

Few people in the voluntary sector get the kind of generous parental leave benefits that Prop. B would bestow upon government employees.

And even though they supposedly work for us, **members of what mayor Ed Lee likes to call the "city family" already receive far more money on average than the rest of us.**

Even five years ago in 2010, one out of every three San Francisco city government employees was getting paid over \$100,000 a year, according to the Chronicle (<http://www.sfgate.com/news/article/1-in-3-San-Francisco-employees-earned-100-000-3191191.php>).

The Controller's statement says this measure could cost taxpayers over \$1 million a year, and that does not count the costs of reduced productivity. And of course as government salaries continue to rise, the financial burden will likely further increase over time.

Let's treat people *without* kids fairly and equally.

Vote NO on Proposition B!

Libertarian Party of San Francisco

The true source(s) of funds for the printing fee of this argument: Libertarian Party of San Francisco.



C

Expenditure Lobbyists

Shall the City regulate expenditure lobbyists by requiring them to register with the Ethics Commission, pay a \$500 registration fee, and file monthly disclosures regarding their lobbying activities?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: Individuals who are paid to directly contact City officers to influence their legislative or administrative actions are called lobbyists. Their activities are regulated by the City's Lobbyist Ordinance. The Ordinance does not address indirect lobbying, also known as "expenditure lobbying," where persons solicit or urge others to directly contact City officers.

The Proposal: Proposition C would define an expenditure lobbyist as any person or business who pays \$2,500 or more in a calendar month to solicit, request, or urge others to directly lobby City officers. The types of activities that would apply to the \$2,500 threshold include:

- public relations, media relations, and advertising,
- public outreach,
- research, investigation, reports, analyses, and studies.

The following types of payments would not count toward the \$2,500 threshold:

- payments made to a registered lobbyist who directly contacts City officers;
- payments made to an organization for membership dues;
- payments made by an organization to distribute communications to its members;
- payments made by a news media organization to develop and distribute its publications; and
- payments made by a client to a representative to appear on the client's behalf in a legal proceeding before a City agency or department.

Proposition C would require expenditure lobbyists to register with the Ethics Commission, pay a \$500 registration fee, and file monthly disclosures regarding

their lobbying activities. Employees of nonprofit organizations would not be subject to the \$500 registration fee.

Proposition C would also allow the City to change these requirements without further voter approval if the change would further the purposes of the ordinance. The Ethics Commission would be required to approve the changes by a four-fifths vote, and the Board of Supervisors would be required to approve them by a two-thirds vote. Voters would retain the right to amend the ordinance.

A "YES" Vote Means: If you vote "yes," you want the City to regulate expenditure lobbyists by requiring them to register with the Ethics Commission, pay a \$500 registration fee, and file monthly disclosures regarding their lobbying activities.

A "NO" Vote Means: If you vote "no," you do not want to make these changes.

Controller's Statement on "C"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition C:

Should the proposed ordinance be approved by the voters, in my opinion, the cost to government would increase by a moderate amount in order to administer expanded lobbyist registration and tracking requirements.

Currently San Francisco requires persons who directly contact City officials in order to influence legislative or administrative action to register as lobbyists and report on their activities. The ordinance would expand the law and define as an "expenditure lobbyist" any person who spends \$2,500 or more in a month for the purpose of influencing City legislative or administrative action. According to current Ethics Commission data, 64 registered lobbying firms and 94 lobbyists were active in 2014. The number of expenditure lobby-

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



ists who would be required to register and report is difficult to estimate, but is likely to be somewhat less than the number of contact lobbyists currently registered.

The measure specifies a one-time budget amount of \$560,000 in fiscal year 2015–16 proposed by the Ethics Commission. This amount includes \$500,000 to expand, develop and maintain for 10 years the software for lobbyist tracking and reporting requirements. The remaining \$60,000 includes the cost of temporary and replacement staff for the initial startup and an estimated ongoing cost of supervision at \$15,000 annually. The ordinance specifies that following depletion of the \$560,000 appropriation, the City would budget \$15,000 annually for this program. Lobbyists subject to the ordinance are required to pay registration fees of \$500 per year which would offset a small portion of the cost of administration and enforcement of the ordinance. Note that an ordinance cannot bind future Mayors and Boards of Supervisors to provide funding for this or any other purpose and therefore future costs will ultimately depend on decisions that the Mayor and Board of Supervisors make through the budget process.

The ordinance can be amended without voter approval, subject to super-majority approval by both the Ethics Commission and the Board of Supervisors.

How “C” Got on the Ballot

On June 29, 2015, the Ethics Commission voted 5 to 0 to place Proposition C on the ballot.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition C

The City has a long-standing, compelling interest in furthering public disclosure of the identities of lobbyists and of their efforts to influence decision-making regarding local legislative and administrative matters. This ballot measure seeks to protect public confidence in the responsiveness and representative nature of government officials and institutions.

The City currently requires lobbyists who directly contact City officials, referred to as “contact lobbyists,” to register with the Ethics Commission and disclose their lobbying activities. But individuals, businesses, non-profit organizations, labor unions, and trade associations also attempt to indirectly influence City officials by urging others to directly lobby those officials. These indirect lobbyists, referred to as “expenditure lobbyists,” make payments in an attempt to encourage others to directly lobby City officials by urging them to attend legislative hearings to speak on their behalf, by providing them with transportation to public meetings, by using advertising outlets to ask others to call or contact City officials’ offices to make their arguments, or by making donations in exchange for their direct lobbying efforts. Given these efforts, it is often difficult for City officials to know whether the individuals directly approaching them are truly voicing their own

opinions or are doing so at the behest of expenditure lobbyists.

Prior to 2009, expenditure lobbyists were required to register; this ballot measure reinstates that requirement and makes San Francisco’s reporting requirements consistent with those of Los Angeles, Sacramento, San Diego, San Jose and the State of California.

This ballot measure imposes reasonable, narrowly tailored registration and disclosure requirements on expenditure lobbyists, obligating them to reveal information about their efforts to influence decision-making. Since expenditure lobbyists and direct, contact lobbyists both attempt to influence the City’s legislative process, this ordinance imposes the same sorts of registration and disclosure requirements on both types of lobbyists.

San Francisco Ethics Commission

Rebuttal to Proponent's Argument in Favor of Proposition C

WHY SHOULD LOBBYISTS WORKING FOR NON-PROFIT ORGANIZATIONS NOT PAY LOBBYING FEES???

George Orwell (1903–1950) was born in Bingle, British India, educated at Eton, served in Burma’s Indian Imperial Police, saw the abuses of English colonialism, returned to Europe, fought with anti-Francoists in the Spanish Civil War, and became an author opposing totalitarianism with many of his novels, including **1984** and **Animal Farm**.

In **Animal Farm**, England’s Manor Farm is taken over in a barnyard revolution in the name of animal freedom and equality. Soon the pigs take power, their motto becoming: “**ALL ANIMALS ARE EQUAL BUT SOME ANIMALS ARE MORE EQUAL THAN OTHERS**”.

San Francisco’s Ethics Commission, composed of a flock of appointees of City Hall officeholders, seem to have similar ideas about lobbyists.

Most local lobbyists are required to pay large registration fees, but employees of non-profit organizations unjustly ride for free.

Such abuses are to be expected when the Ethics Commission is not composed of independent citizens—like a civil or criminal grand jury.

The Ethics Commission, with a San Francisco City Charter amendment, needs to be isolated from direct City Hall control.

During a recent dispute involving the Sheriff’s Office, the Ethics Commission openly allowed itself to become a City Hall rubber stamp.

The findings of the Ethics Commission on this occasion were overturned by a vote of the San Francisco Board of Supervisors.

Vote “**NO!**” on Proposition C.

Dr. Terence Faulkner, J.D.

*Past Member of Regional Citizens Forum Board of Association of Bay Area Governments (ABAG)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Opponent's Argument Against Proposition C

THIS LOBBYIST BALLOT MEASURE NEEDS TO BE REDRAFTED. THE ETHICS COMMISSION SHOULD NOT HAVE THE POWER TO WAIVE THE LOBBYIST FEES OF EMPLOYEES OF TAX-EXEMPT ORGANIZATIONS COVERED BY 26 U.S.C. SECTION 501(c)(3) OR 501(c)(4).

The employees of tax-exempt organizations should be covered by the same general lobbying laws as other organizations, businesses, and corporations taking part in the legislative process.

The policy of granting waivers to employees of non-profit and/or tax-exempt organizations to exempt them from lobbyist registration fees needs to finally be halted in the City and County of San Francisco.

Modern business entities, corporations, and labor organizations should be governed by similar legislative lobbying rules under modern economic and social conditions.

It is time for the San Francisco to adapt its lobbying standards to those of other California cities.

Dr. Terence Faulkner, J.D.

*United States President's Federal Executive Awards Committeeman (1988)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Opponent's Argument Against Proposition C

Proposition C was placed on the ballot by a unanimous vote of the members of the San Francisco Ethics Commission. It imposes registration and reporting obligations on any individual and any organization that spends at least \$2,500 in a calendar month to solicit, request, or urge others to directly lobby City officers (i.e., elected City officials, members of City boards and commissions, and City department heads). Other jurisdictions regulate such "expenditure lobbying" and similar activities, although not always in the same manner. Those jurisdictions include Los Angeles, Sacramento, San Diego, San Jose, and the State of California.

Employees of tax-exempt non-profit organizations are not exempted from the lobbying reporting requirements, which apply to all individuals and entities, including the obligation to register and report their activities; only certain of these employees—those working for charities and social welfare organizations—will be exempted from having to pay the \$500.00 registration fee. This exemption reflects the fact that many of these employees may be paid less

than private sector employees. San Francisco law regulating direct lobbyists contains the same exemption.

San Francisco Ethics Commission



Paid Argument IN FAVOR of Proposition C

Lobbyists are using a loophole to spend whatever they want in San Francisco without disclosure.

Make their lobbying public. CLOSE the loophole, Vote for Prop

*Don Ellison**

*Charles Marsteller**

Former Co-Coordiators

San Francisco Common Cause

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Charles Marsteller, Don Ellison.

Paid Argument IN FAVOR of Proposition C

Prop C will restore transparency to the engine behind local lobbying.-- the money spent shaping how the public views issues facing San Francisco.

As former members of San Francisco Civil Grand Juries - charged with examining city government - we have long been interested in encouraging ethics in San Francisco government, in part by making the Ethics Commission more effective. Prop C mirrors a 2014 Civil Grand Jury recommendation to restore reporting on expenditure lobbying, as was required until 2009.

Recent Supreme Court cases have significantly broadened the flow of money into campaigns which necessitates transparency into the money to inform and protect the electorate. Prop C will shine light on deep-pocketed expenditure lobbying in our City.

With public and open debate, the Ethics Commission voted unanimously to place this on the ballot. It deserves our strong support, and we urge a YES vote on Prop C.

Former Civil Grand Jury Members:

*Larry Bush, 2013/14**

*Daniel A Chesir, 2014/15**

*Allegra Fortunati, 2014/15**

*Hulga Garfalo, 2010/11**

*Joseph Kelly, Jr. 2013/14**

*John Mona, 2000/02, 2006/07**

*Maryta Piazza, 2013/14**

*Bob Planthold, 1999/2001, 2006/08**

*Phil Reed, 2014/15**

*Elena Schmid, Foreperson, 2013/14**

*Robert van Ravenswaay, 2013/14**

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The true source(s) of funds for the printing fee of this argument: Joseph Kelly, Jr., Elena Schmid, Robert van Ravenswaay.

Paid Argument IN FAVOR of Proposition C

As former Ethics Commissioners, we support the Ethics Commission's Prop C. Several years ago, a loophole opened, allowing special interests to spend money on a type of lobbying without reporting it.

Prop C requires full reporting, by those spending money to influence city decisions, of what they spend on getting the public to comment favorably or attend a meeting to support their positions on local interests.

Vote YES on C

Paul Melbostad, former Commission Chair

Bob Planthold, former Commission Chair

Bob Dockendorff, former Commissioner

Sharyn Saslafsky, former Commissioner

The true source(s) of funds for the printing fee of this argument: Paul Melbostad, Sharyn Saslafsky, Robert D. Dockendorff, Robert R. Planthold.

Paid Argument IN FAVOR of Proposition C

Vote YES on C – It's Common Sense

Government openness is a fundamental democratic principle.

Prop C provides a critical means for achieving that objective.

Requiring expenditure lobbyists to report – just as I do, as a lawfully registered lobbyist, for any activity I engage in seeking to influence legislative or administrative actions – is elementary and essential to open government.

Prop C will:

- Contribute to better understanding of the money that could influence government decision-making,
- Improve knowledge of government services and transactions and,
- Improve access to government processes and decision-makers for **all** citizens.

Vote YES ON C!

Denise LaPointe

The true source(s) of funds for the printing fee of this argument: Denise M. LaPointe.



Paid Argument IN FAVOR of Proposition C

DEMOCRATS FOR TRUE TRANSPARENCY!

Proposition C was created by the San Francisco Ethics Commission to strengthen the existing lobbying laws to include unions, nonprofits, and other organizations that lobby elected officials at City Hall.

Vote YES to Strengthen the Lobbyist Laws!

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument IN FAVOR of Proposition C

Proposition C will bring into the open the hidden influences of special interests on decisions made by city officials about development, taxes, and anything else. Dark money and influence peddling need sunlight!

Yes on C!

San Francisco Tomorrow

The true source(s) of funds for the printing fee of this argument: San Francisco Tomorrow.

Paid Argument IN FAVOR of Proposition C

VOTE YES ON PROPOSITION C

A problem for San Francisco taxpayers is secret indirect lobbying at City Hall which influences City government decisions that could adversely affect taxpayers.

Various corporate and organizational executives can, and do, covertly lobby City officials and we don't know it.

The San Francisco Ethics Commission voted unanimously in June to ask voters to overturn the Board of Supervisors and close a destructive loophole in public registration requirements for corporations, organizations, and individuals who pay thousands of dollars to unidentified, unregistered lobbyists to tilt governmental decisions to benefit them. That means favors from City Hall, with our money, unbeknownst to us!

In 2010, the Board of Supervisors repealed the law requiring public disclosure of spending by lobbyists to influence City government decisions, directly or *indirectly*. Proposition C restores the requirement that **anyone** who receives money to influence City Hall

decisions must register and reveal publicly the payments from such corporation, entity or individual. Unreported lobbying can be as venal and injurious to taxpayers as is reported, direct lobbying with the Mayor, Board of Supervisors or other City officials.

That's why Sacramento, San Jose, San Diego, Los Angeles and the State of California require public disclosure of indirect lobbying.

San Francisco Taxpayers Association strongly recommends a YES vote for our Ethics Commission's Proposition C.

*San Francisco Taxpayers Association
Judge Quentin L. Kopp (Ret.), President*

The true source(s) of funds for the printing fee of this argument: San Francisco Taxpayers Association.

Paid Argument IN FAVOR of Proposition C

VOTE YES ON PROP C

As current or former elected officials, we urge you to support Proposition C. The Ethics Commission put this on the ballot to restore public disclosure of spending to influence city hall decisions. Currently some forms of lobbying can be done without telling the public. This would require all lobbying be done with public disclosure.

*Jeff Adachi, Public Defender**
*Art Agnos, Former Mayor**
*Tom Ammiano, Former Assemblymember **
*John Avalos, Supervisor**
David Campos, Supervisor
*Scott Wiener, Supervisor**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Charles Marsteller.

End of Paid Arguments IN FAVOR of Proposition C

Paid Argument AGAINST Proposition C

In San Francisco, community and faith-based nonprofits provide significant portions of health and human services for children, youth and their families, seniors, people with disabilities, homeless families, and people with AIDS, as well as building most of the City's affordable housing. This is known throughout the world as "the San Francisco model."



In a late night amendment, poorly drafted language was inserted into an otherwise commendable measure regulating lobbyists at City Hall. As written, Prop C fails to distinguish between corporate fronts for Airbnb and other lobbyists, and critically important faith and community-based nonprofits. This measure will require scores of City-funded nonprofits to file as “lobbyists,” placing in jeopardy their Federal non-profit status and their continued provision of services to the most vulnerable San Franciscans.

Vote No on C.

*San Francisco Human Services Network
Council of Community Housing Organizations*

The true source(s) of funds for the printing fee of this argument: San Francisco Human Services Network and Council of Community Housing Organizations.



D

Mission Rock

Shall the City increase the height limit for 10 of the 28 acres of the Mission Rock site from one story to height limits ranging from 40 to 240 feet and make it City policy to encourage the development on the Mission Rock site provided that it includes eight acres of parks and open space and housing of which at least 33% is affordable for low- and middle-income households?

YES ←  
NO ←  

Digest by the Ballot Simplification Committee

The Way It Is Now: The City, through its Port Commission (Port), owns a 28-acre waterfront area located south of AT&T Park across McCovey Cove. Known as Mission Rock, the site consists mostly of Pier 48 and Seawall Lot 337 (SWL 337).

SWL 337 includes a paved lot used for public parking, including San Francisco Giants games and special events. Pier 48 is used for parking, special events and warehousing.

The Port's use of Mission Rock is limited by requirements of the State's Public Trust. Although the Trust usually prohibits residential and general office uses, State legislation has lifted these restrictions on the use of SWL 337.

After engaging in a multi-year community planning process, the Port adopted a vision statement for mixed-use development of Mission Rock and selected a developer to create a project consistent with that statement.

The Mission Rock site is bounded to the north by China Basin Channel, west by Third Street, east by Piers 48 and 50, and south by Mission Rock Street.

In June 2014, San Francisco voters adopted Proposition B, preventing the City from allowing any development on Port property to exceed the height limits in effect as of January 1, 2014 unless the City's voters approved the height limit increase.

The current building height limit on Pier 48 and on a portion of the Mission Rock site near the Channel is 40 feet. The rest of Mission Rock has building heights limited to one-story.

The Proposal: Proposition D would increase the height limit on up to 10 of the 28 acres in Mission Rock so that:

- buildings along Terry Francois Boulevard would have a 120-foot height limit, with building frontages of no more than 40-feet high and uses above 90 feet limited to residential, restaurant or retail;
- three buildings would have a 240-foot height limit, with the portion above 190 feet limited to residential, restaurant or retail uses and floors generally not exceeding 12,000 square feet; and
- buildings on the rest of the 10 acres would be allowed heights up to 190 feet.

Proposition D would retain the 40-foot height limit on Pier 48 and limit buildings to no more than one-story high on eight acres of open space in Mission Rock.

This measure would require all aspects of development other than the height increase to continue to be subject to public approval processes, including environmental review under the California Environmental Quality Act.

Proposition D would make it City policy to encourage the development of Mission Rock provided that the project:

- creates approximately eight acres of parks and open spaces; and
- includes approximately 1,000–1,950 residential units, most of which are rental and at least 33% of which are affordable to low- and middle-income households.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



The City also encourages the development to include:

- rehabilitation and renovation of Pier 48 to historic standards;
- space for restaurant, retail, commercial, production, manufacturing, artist studio, small business and nonprofit uses; and
- 3,100 parking spaces, including an above-ground parking garage with up to 2,300 spaces.

A “YES” Vote Means: If you vote “yes,” you want to increase the height limit for 10 of the 28 acres of the Mission Rock site from one story to height limits ranging from 40 to 240 feet and make it City policy to encourage the development provided that it includes eight acres of parks and open space and housing of which at least 33% is affordable for low- and middle-income households.

A “NO” Vote Means: If you vote “no,” you do not want to increase the height limit or adopt this City policy.

Controller’s Statement on “D”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition D:

Should the proposed ordinance be approved by the voters, in my opinion, it would not, in and of itself, affect the cost of government.

Under the terms of Proposition B which was approved by voters in June 2014, development on property owned by the Port of San Francisco must conform to specific height limits unless the City’s voters approve an increase in height limits for a particular use.

Following lengthy public and community planning processes, the Port has engaged a developer to build out a residential, office, retail and public open space development on and around Pier 48 and Seawall Lot 337, known as Mission Rock. The proposal includes new buildings both within and above the current height limits. The proposed ordinance would authorize increased building heights on specified parts of the property that range up to 240 feet. The financial agreements and other aspects of the development project are subject to existing public approval processes and will not be materially affected by the ordinance.

How “D” Got on the Ballot

On July 9, 2015, the Department of Elections certified that the initiative petition calling for Proposition D to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,711 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2011. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 6, 2015, submission deadline showed that the total number of valid signatures was greater than the number required.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition D

Mission Rock/Proposition D was shaped through 8 years of community planning, with over 100 public meetings involving thousands of neighbors and San Franciscans.

Sponsored by the San Francisco Giants, Prop D turns an asphalt parking lot into a genuine San Francisco neighborhood with **affordable rental homes, parks, local jobs, transit improvements and a rehabilitated Pier 48**. To realize these benefits, it raises height limits on 10 acres of the 28-acre site to a range of 40 to 240 feet.

Prop D includes:

Affordable homes. Creates hundreds of rental homes affordable to low- and middle-income households, including youth transitioning from foster care. The Giants have committed to 40% affordable housing, exceeding the 33% minimum outlined in the ballot measure.

8 acres of parks. Open space includes an expanded China Basin Park, urban town square, public waterfront access and recreational options.

Local jobs. Creates 13,500 construction jobs and 11,000 permanent jobs.

Transit improvements. Located in a transit-rich location alongside the future Central Subway, generates millions for neighborhood and regional transit improvements and builds a new parking structure for area businesses, residents and fans.

Rehabilitated Pier 48. Rebuilds Pier 48 to restore public access and house a new Anchor Brewery with 200 manufacturing jobs.

To learn more, visit MissionRock.com.

Please join our diverse coalition:

*Mayor Ed Lee**

*House Leader Nancy Pelosi**

*State Senator Mark Leno**

Assemblymembers David Chiu & Phil Ting

Board of Equalization Member Fiona Ma

Assessor-Recorder Carmen Chu

Board of Supervisors President London Breed

Supervisors Eric Mar, Mark Farrell, Julie Christensen, Katy

Tang, Jane Kim, Norman Yee, Scott Wiener, David

Campos, Malia Cohen, John Avalos

Former Mayor Art Agnos

Former Assemblymember Tom Ammiano

San Francisco Parks Alliance

Affordable Housing Alliance

San Francisco Bay Area Planning & Urban Research

Association (SPUR)

San Francisco Beautiful

UNITE HERE! Local 2

San Francisco Chamber of Commerce

San Francisco Democratic Party

San Francisco Republican Party

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Proponent's Argument in Favor of Proposition D

VOTE NO ON D

NO WALL ON THE WATERFRONT ON PUBLIC LAND

The proponents' argument NEVER EVEN MENTIONS their initiative's central issue: it raises waterfront height limits to build 11 private towers on **public waterfront land**.

San Francisco's waterfront is *public land* – a limited and precious resource that belongs to all the people. But Prop D would block public access to public land, shadow public parks, and create mostly office buildings and luxury towers.

- **BLOCKS PUBLIC ACCESS TO PUBLIC LAND** – Prop D deals with public land, but many of its Bay-blocking buildings would be *exclusive corporate offices* closed to the public.
- **SHADOWS PUBLIC PARKS** – both the existing China Basin Park and the new open space Prop D promises would be *darkened by shadows* created by Prop D's 11 towers.

- **MOSTLY OFFICE BUILDINGS AND LUXURY TOWERS** – Prop D deals with 100% public land but *the majority of housing built would be luxury apartments*, not affordable housing. And there is no guarantee in Prop D that most of its 11 waterfront towers won't be exclusively for offices and commercial use with zero housing.

San Francisco's beautiful waterfront remains a vibrant place open to all only because the people have repeatedly stood up to defend height limits and protect our waterfront from becoming filled up with shopping malls, hotels, private office towers, and luxury condos.

We need to stand up for San Francisco's waterfront once again.

NO WALL ON THE WATERFRONT. NO ON D.

Sierra Club

Coalition for San Francisco Neighborhoods

San Francisco Tomorrow

Sunset-Parkside Education and Action Committee (SPEAK)



Opponent's Argument Against Proposition D

No Wall on the Waterfront! Vote NO on Prop D!

Vote NO on Prop D.

What is Prop D?

Prop D is really just a special exemption from the law for *one* developer that would raise waterfront height limits from one story to up to *240 feet high*.

Get the facts:

- Prop D raises waterfront height limits for not just 1 high-rise tower like the failed 8 Washington “wall on the waterfront,” but for **11** – eleven – waterfront towers.
- Most of Prop D’s 11 waterfront high-rise towers would be filled with either private offices or luxury apartments unaffordable to most San Franciscans.
- Five of the 11 waterfront office and luxury towers allowed by Prop D would be either 190 feet tall or 240 feet tall.

For comparison that’s:

- more than **twice** as tall as the biggest building allowed by last November’s Pier 70 ballot initiative.

- *taller* than either of the Fontana Towers, which were the original “wall on the waterfront” that led to the enactment of height limits.
- *taller* than 8 Washington which was resoundingly rejected by two-thirds of San Francisco voters two years ago.

Don’t be fooled: NO wall on the waterfront!

Vote NO on Prop D!

Sierra Club

Coalition for San Francisco Neighborhoods

Rebuttal to Opponent's Argument Against Proposition D

We’ve all worked to protect San Francisco’s waterfront and believe that nothing should be put there unless it has healthy community input and includes public benefits like parks, waterfront access, or housing affordable to all.

We support Mission Rock/Proposition D because it passes this test.

Prop D is NOT a “wall on the waterfront.” It raises height limits on just 10 of 28 acres, in a way that is commensurate with and complements the Mission Bay neighborhood. All buildings are at least 100 feet from the waterfront, and step down in height towards the water.

Currently an asphalt parking lot, the site will be transformed into rental homes and workspace built around an urban town square, surrounded by 8 acres of parks and a rehabilitated Pier 48.

Mission Rock is one of the few places in San Francisco where we can build 1,500 much-needed new homes, 40% of which will be affordable to middle-class and low-income households, without displacing a single resident.

Located alongside the future Central Subway, it encourages public transit, biking, pedestrians, and generates millions for traffic improvements.

Mission Rock was crafted with 8 years of community input. It’s a balanced plan that protects the waterfront while providing parks, jobs and affordable housing.

Yes on D.

State Senator Mark Leno

Assemblyman David Chiu

Former Mayor Art Agnos

Former Assemblymember Tom Ammiano

*California Democratic Party Chair John Burton**

San Francisco Democratic Party

San Francisco Parks Alliance

San Francisco Affordable Housing Alliance

San Francisco Beautiful

UNITE HERE! Local 2

San Francisco Bay Area Planning & Urban Research Association (SPUR)

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Paid Argument IN FAVOR of Proposition D

The San Francisco Democratic Party Urges a YES Vote on Proposition D

Proposition D is part of the solution to our City's affordable housing crisis; it creates nearly 1,500 new rental homes – 40% of which will be affordable for lower- and middle-income individuals and families. That's more than any other private project in San Francisco's history.

When completed, the Mission Rock project will also include eight acres of public parks and open space, transforming a surface parking lot into an accessible waterfront park and town square that everyone can enjoy.

And Proposition D keeps jobs in San Francisco and helps build our local economy – creating 13,500 construction jobs and 11,000 permanent jobs.

Join San Francisco Democrats in voting YES on Proposition D.

San Francisco Democratic Party
*Mayor Ed Lee**
*House Leader Nancy Pelosi**
Board of Equalization Member Fiona Ma
*State Senator Mark Leno**
Assemblymember David Chiu
Assemblymember Phil Ting
Assessor-Recorder Carmen Chu
Board of Supervisors President London Breed
Supervisors John Avalos, David Campos, Malia Cohen, Julie Christensen, Mark Farrell, Jane Kim, Eric Mar, Katy Tang, Scott Wiener & Norman Yee
Former Mayor Art Agnos
Former State Senator John Burton, Chairman, California Democratic Party
Former Assemblymember Tom Ammiano
College Board Trustee Brigitte Davila
*School Board President Dr. Emily Murase**
School Board Member Amy Bacharach
School Board Member Hydra Mendoza-McDonnell
School Board Member Shamann Walton
*BART Board Director Nick Josefowitz**
*Zoe Dunning, San Francisco Democratic County Central Committee First Vice Chair**
*Alix Rosenthal, San Francisco Democratic County Central Committee Second Vice Chair**
Leah Pimentel, San Francisco Democratic County Central Committee Fourth Vice Chair
Tom Hsieh, San Francisco Democratic County Central Committee Treasurer
Matt Dorsey, San Francisco Democratic County Central

Committee Corresponding Secretary
*Kat Anderson, San Francisco Democratic County Central Committee Recording Secretary**
Bevan Dufty, San Francisco Democratic County Central Committee Member
Joel Engardio, San Francisco Democratic County Central Committee Member
Hene Kelly, San Francisco Democratic County Central Committee Member
Meagan Levitan, San Francisco Democratic County Central Committee Member
Rebecca Prozan, San Francisco Democratic County Central Committee Member
Francis Tsang, San Francisco Democratic County Central Committee Member

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, JOBS, & Parks.

The sole contributor to the true source recipient committee is San Francisco GIANTS.

Paid Argument IN FAVOR of Proposition D

Parks advocates urge a YES vote on Proposition D because it brings a full eight acres of parks and open space.

With Proposition D, a surface parking lot will undergo a dramatic transformation. Instead of acres of asphalt, Mission Rock will be home to eight acres of public parks and open space everyone can enjoy, with sunshine, family-oriented features, recreational opportunities and space for public gatherings in a beautiful setting.

Mission Rock includes a five-acre waterfront park on the shores of McCovey Cove, with public access to the water for kayaks and personal watercraft. This waterfront park will also serve as the northern tip of the Blue Greenway, a planned, scenic waterfront trail of parks and open spaces that will connect south to Candlestick Point.

Mission Rock also establishes an intimate town square in the heart of the project, with a large green plaza surrounded by coffee shops, restaurants and neighborhood-serving retail that will help Mission Bay come to life.

Vote YES on Proposition D because parks and open spaces create a better San Francisco for all!

San Francisco Parks Alliance
San Francisco Beautiful



*Recreation & Parks Commissioner Meagan Levitan
Recreation & Parks Commissioner Eric McDonnell
Maureen Reilly, Chair of the Board, Save The Bay*
Leah Pimentel, Blue Greenway Board Director, San
Francisco Parks Alliance
Howard Wong, Vice President, San Francisco Tomorrow*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Affordable housing advocates support Proposition D because it creates an unprecedented amount of affordable housing.

We all know that San Francisco needs more affordable housing, and Proposition D is part of the solution. It creates approximately 1,500 new rental units, 40% of which are affordable for middle- and lower-income San Franciscans.

Mission Rock will offer more affordable housing than any other privately funded project in our City's history, helping thousands of people to continue to call San Francisco home – without displacing anyone.

Proposition D will create approximately 600 new affordable homes, replacing an asphalt parking lot. That's almost as many affordable housing units as were created citywide each year since 2007.

This is a precedent we can all support. All private land-use investments in San Francisco should look like this. We urge you to vote YES on Proposition D.'

*Affordable Housing Alliance
Tenant Associations Coalition Political Action
Committee
Community Housing Partnership*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

San Francisco needs much more affordable housing, which is why we support Proposition Prop D. The Mission Rock project sets a precedent for market-rate

development in San Francisco with the project sponsor committing to provide 40% affordable, on-site housing at specified affordability levels for low, moderate and middle income households. This further advances the intent of last year's Prop K Housing Balance goal of ensuring that a minimum 50% of all housing production is affordable across the City.

Vote Yes on D

The Council of Community Housing Organizations

The true source(s) of funds for the printing fee of this argument: The author.

Paid Argument IN FAVOR of Proposition D

The entire San Francisco Board of Supervisors says YES on Mission Rock!

It is not often that we all agree – but this is a rare case where we can unite to support a project that will benefit the entire City of San Francisco.

Mission Rock is a good deal for our City. It generates more than \$1 billion in much-needed revenue for San Francisco and its Port that can be used for the creation of parks, rehabilitation of historic piers and to meet other civic priorities.

And it is part of the solution to our City's affordable housing crisis, with 40% of its 1,500 new rental homes designated as affordable for lower- and middle-income San Franciscans. That's more than any other privately funded project in our City's history.

We urge you to vote YES on Proposition D to create jobs, affordable homes and parks and open space, while generating revenue and good jobs for the City.

*Board of Supervisors President London Breed
Supervisor John Avalos
Supervisor David Campos
Supervisor Julie Christensen
Supervisor Malia Cohen
Supervisor Mark Farrell
Supervisor Jane Kim
Supervisor Eric Mar
Supervisor Katy Tang
Supervisor Scott Wiener
Supervisor Norman Yee*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.



Paid Argument IN FAVOR of Proposition D

“No Wall on the Waterfront” Leaders Support Prop D

We devoted time and effort last spring to pass Proposition B, which requires voter approval of any future construction projects on the San Francisco waterfront that exceeds current height limits. San Francisco voters overwhelmingly stated they wanted a say over waterfront development.

That you are asked to vote on Proposition D, commonly known as the “Mission Rock Project,” shows our efforts made a difference. The Giants have worked collaboratively with community leaders to design Proposition D as a project, which includes people like us who fought against a “Wall on the Waterfront.”

Proposition D results from competitive proposals and more than eight years of extensive neighborhood planning and recommendations to transform a surface parking lot into a special place for San Francisco. All buildings are set back from the waterfront by at least 100 feet; with lower building heights close to the water, as is logical.

The project includes 8 acres of parks waterfront, which possess waterfront access. Moreover, 40% of the 1,500 rental units will be designated affordable. It benefits the waterfront and all of San Francisco.

We’ve opposed some development proposals near the waterfront, but have examined the Mission Rock Project closely and feel justified in urging you to vote YES on Proposition D.

*Former Mayor Art Agnos
Judge Quentin Kopp (ret.)*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Neighbors of the Project Say YES on Proposition D

No one will feel the impact of the Mission Rock project more than we do. We are the residents living closest to the proposed project and we are saying YES – we support Proposition D and we urge you to support it too.

Today, the area is a large surface parking lot known as Lot A. Proposition D will breathe new life into our community and help create a place worthy of this spectacular location.

Over the past eight years, the Giants have worked collaboratively with our neighborhood to help shape the plans for Mission Rock. Our community will be improved significantly by the new parks, waterfront access, recreational opportunities, a refurbished historic pier, affordable housing, jobs, neighborhood retail and restaurants, transit connections and replacement parking for Lot A.

Our neighborhood played an active role in the planning process and we are excited to see the transformation begin!

The Giants have consistently demonstrated a steadfast commitment to our City and our neighborhood. Proposition D is another example.

Please join us in improving our community. Vote YES on Proposition D.

*Bruce Agid, Vice President, District 6 Democrats
Cathy Akiyama, South Beach Resident
Susan Bryan, SoMa Resident
Shelley Carroll, South Beach Resident
Bettina Cohen, Mission Bay Resident
Jackson Hill Fahnestock, Mission Bay Resident
Margaret Jeffs Fahnestock, Mission Bay Resident
Toby Levine, Mission Bay Resident*
Charmaine Lobo, South Beach Resident
Robert Mansfield, South Beach Resident
Ronald Miguel, Potrero Hill Resident*
Michael Nulty, Tenderloin Resident
Charles Rathbone, Mission Bay Resident
Angeles Roy, Mission Bay Resident
Kevin Shanahan, South Beach Resident*
Patrick Valentino, Rincon Hill Resident
Jamie Whitaker, Rincon Hill Resident**

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The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

San Francisco’s Women Leaders Say YES on Proposition D

San Francisco’s women leaders support Proposition D, designed to transform a surface parking lot into affordable homes, jobs and open space without disrupting any of the City’s existing neighborhoods.



Proposition D offers benefits to all of San Francisco, including a record-setting proportion of affordable homes, environment-friendly design plans and community-friendly spaces. The new spaces for small businesses and artists will provide new opportunities for economic empowerment and creativity.

Families from all over San Francisco will have easy access to the site thanks to efficient transit planning.

The Giants have a proven track record demonstrating their commitment to serving San Francisco's diverse social, cultural and economic interests.

After eight years of collaboration with nearby community members and neighborhoods, Proposition D continues in that tradition of representation.

Vote YES on Proposition D, the right step forward for San Francisco.

House Minority Leader Nancy Pelosi
Board of Equalization Member Fiona Ma
Board of Supervisors President London Breed
Supervisors Julie Christensen, Malia Cohen, Jane Kim* & Katy Tang
College Board Trustees Amy Bacharach & Brigitte Davila
College Board Student Trustee Shanell Williams
School Board President Dr. Emily Murase*
School Board Commissioners Hydra Mendoza-McDonnell & Jill Wynnns*
Former Planning Commissioner Toby Levine*
San Francisco Public Utilities Commission Citizen's Advisory Committee Chair Wendolyn Aragon*
Status of Women Commissioner Andrea Shorter
Christine Pelosi, California Democratic Party*
Mary Jung, San Francisco Democratic County Central Committee Chair
Zoe Dunning, San Francisco Democratic County Central Committee First Vice Chair*
Alix Rosenthal, San Francisco Democratic County Central Committee Second Vice-Chair*
Leah Pimentel, San Francisco Democratic County Central Committee Fourth Vice Chair
Kat Anderson, San Francisco Democratic County Central Committee Recording Secretary*
Hene Kelly, San Francisco Democratic County Central Committee Member
Meagan Levitan, San Francisco Democratic County Central Committee Member
Rebecca Prozan, San Francisco Democratic County Central Committee Member
Darcy Brown, Executive Director, San Francisco Beautiful*

Kathleen Dowling McDonough, Board Member, Giants Community Fund

Kelly Groth, Treasurer, New Avenues Democratic Club
Mimi Silbert, President & CEO, Delancey Street Foundation*

*Nancy Rock, Co-Chair, Mission Democratic Club
Angeles Roy, Board Member, ACLU**

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The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

The San Francisco Parks Alliance urges you to vote YES on Proposition D and create spectacular new waterfront open space for the public.

San Francisco's population is expected to grow to 1 million by 2040. In addition to housing and transportation, the city needs parks to ensure a high quality of life, particularly on the eastern side of the city where parks are desperately needed. Parks are essential to our health, our community, our economy, and our environment.

The Mission Rock initiative is an exciting opportunity to transform asphalt into 8 acres of green open space. At Mission Rock, San Franciscans will find public festivals, cafes, movie nights, and recreation opportunities. Vote YES on Proposition D, and we can turn a parking lot into a vibrant community with much needed pocket parks, public plazas, a Town Square, and large waterfront park with sweeping views of San Francisco and the Bay.

Mission Rock will expand the Blue Greenway – a network of bike trails, walking paths and water access points along the City's southern waterfront.

The Parks Alliance supports Proposition D because we know that increasing and activating open space along our waterfront will benefit San Franciscans today and for generations to come.

Vote YES on Proposition D

www.MissionRock.com

San Francisco Parks Alliance

The true source(s) of funds for the printing fee of this argument: San Francisco Parks Alliance.



Paid Argument IN FAVOR of Proposition D

Organized Labor Supports Proposition D

Proposition D provides a huge boost to the San Francisco economy. It will create 13,500 construction jobs (many of which will be filled by San Francisco residents) and 11,000 permanent jobs.

Proposition D also includes more affordable housing than any private project in San Francisco's history – 40% of the units will be designated for lower- and middle-income working families. This new affordable housing is essential to keep working people from being squeezed out of our city.

San Francisco's working families urge you to vote YES on Proposition D.

*Mike Casey, President, San Francisco Labor Council**
Vince Courtney, Jr., Business Representative, LiUNA!
*Local 261**

Carpenters Union Local 22
OPEIU Local 3
SEIU Local 1021
UNITE HERE! Local 2

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The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Mayor Ed Lee Supports Proposition D

As mayor, I am working hard to make sure San Francisco expands affordable housing options for lower- and middle-income residents. Proposition D is a key piece of the puzzle – the first project in San Francisco to guarantee 40% affordable housing to keep our city vibrant and diverse.

Proposition D turns an asphalt parking lot into approximately 1,500 rental housing units, a new home for Anchor Brewing on Pier 48, and neighborhood-serving retail that will benefit the entire Mission Bay area. It will open up access to the waterfront south of AT&T Park with a five-acre waterfront park and nearly eight total acres of open space.

The heart of Mission Rock will feature a Town Square to serve as a community gathering point for the neighborhood. The green square will be surrounded by local

shops and cafes with sun decks and alcoves where neighbors and visitors can relax and enjoy an afternoon or evening.

And perhaps best of all, Proposition D will generate more than \$1 billion in much-needed revenue for San Francisco to fund parks and essential city services such as schools, police, health care and transit. The project will generate over \$100 million in up-front fees and \$25 million annually thereafter in taxes for the Port and City of San Francisco, while the private funds pay for the project itself. It's a great deal for the city and taxpayers.

I urge you to join me in voting YES on PROPOSITION D, the Mission Rock Initiative.

*Mayor Ed Lee**

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The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Mayor Art Agnos: Proposition D is the Right Balance for San Francisco

Ever since we made the decision in 1990 to demolish the hideous Embarcadero Freeway that marred our waterfront, I have been one of the strongest advocates for responsible growth and development there.

To further protect our precious new waterfront access for all San Franciscans, I led the opposition to the proposed Wall on the Waterfront at 8 Washington and other proposed projects, such as Piers 30-32.

However on our southern waterfront, I enthusiastically support Proposition D because it creates the right balance, improving our new neighborhood of Mission Bay near where I live on Potrero Hill.

Proposition D includes eight acres of parks and open space on what is now a surface parking lot. A major waterfront park and other open spaces will enliven the shoreline and open access to everyone with space for artists and small, local businesses. Buildings are set back and heights stepped down to waterfront areas. It uses height in the public interest. Thus, Prop D respects our waterfront as an asset for all of us, not just a developer profit center.



It creates approximately 1,500 units of rental housing, 40% of which will be offered at below market rates to low- and middle-income San Franciscans. And it refurbishes historic Pier 48 as the expanded home for Anchor Brewing & Distilling, our homegrown and largest manufacturing business.

This project truly strikes the right balance and improves our precious waterfront where it needs it most today.

That is why I urge you to Vote YES on PROPOSITION D – the Mission Rock Initiative.

Former Mayor Art Agnos

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

SPUR Says YES on Mission Rock

Proposition D is the result of eight years of careful community planning including dozens of public forums. The result is an excellent project proposal for Mission Rock that will add to the urban fabric of San Francisco on a site of citywide significance.

Proposition D will transform a surface parking lot into housing, jobs, parks and improved waterfront access for all San Francisco residents, workers and visitors. The project delivers many public benefits – including rehabbing historic Pier 48 – and addresses important city priorities. Prop D’s commitment to creating 600 affordable homes for a mix of lower- and middle-income residents will expand the supply of much-needed affordable housing in San Francisco.

Proposition D creates new housing and jobs in a place served by public transit, including the expanded T-line connection to downtown, now under construction. Surface parking spaces will be relocated into a new, efficient garage.

Proposition D will generate \$1 billion to the Port and City of San Francisco over the lifetime of the project. Mission Rock will pay over \$100 million in up-front development fees and over \$25 million each year in taxes. That’s money that will fund essential city services such as schools, police, health care, parks and transit. It will also help the cash-starved Port shore up its infrastructure and prepare for sea level rise.

We urge you to Vote YES on PROPOSITION D – the Mission Rock Initiative.

For the full SPUR voter guide go to www.spur.org

SPUR

The true source(s) of funds for the printing fee of this argument: SPUR.

Paid Argument IN FAVOR of Proposition D

Proposition D Keeps Anchor Brewing Alive and Well in San Francisco

Anchor Brewing has a deep and storied history in the city of San Francisco. We brewed our first beer in 1896. Back then, we fermented our beer in a rooftop cool ship, letting the foggy night air work its magic. Our fermenting process has evolved since then, but we remain committed to traditional hands-on craftsmanship and local manufacturing. We have grown to become San Francisco’s largest manufacturing business, employing more than 200 people

That is why we are so excited about the potential of expanding our operations in San Francisco at the historic Pier 48 as part of the Mission Rock project. Your support of Proposition D allows us to keep vital manufacturing jobs here in San Francisco – and create new ones.

And Anchor Brewing’s renovation of Pier 48 would include the rehabilitation of the public boardwalk around the pier – currently inaccessible and closed as unsafe.

We are excited to be a part of Mission Rock. Together, we can support San Francisco’s vital middle class and create new jobs.

We hope you join the men and women of Anchor Brewing & Distilling in voting YES on Proposition D.

Anthony Foglio, Chairman Anchor Brewers & Distillers

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.



Paid Argument IN FAVOR of Proposition D

MISSION BAY & SOUTH BEACH RESIDENTS & BUSINESSES SUPPORT MISSION ROCK

We live and work in the neighborhood surrounding AT&T Park and the proposed Mission Rock project. We are the people who will be most impacted.

And we say it's about time – bring it on!

Our neighborhood is excited and looking forward to the transformation of Parking Lot A into something the whole community can enjoy.

- Eight acres of parks and open space
- Anchor Brewing in a refurbished historic pier
- Neighborhood shops and cafes
- Much needed housing, with 40% affordable to low- and moderate-income families
- A responsible amount of parking for both the ball-park and the project itself

Please join us in voting an enthusiastic YES on Proposition D!

Sunny Schwartz, Mission Bay Resident
Bruce & Tara Agid, South Beach Residents
William Cahill, South Beach Resident
Nicole Catchatoorian, Mission Bay Resident
Derrick & Tricia Chu, South Beach Residents
Sara Hunt, SoMa Resident
Devin Lutes, South Beach Resident
Chris & Naomi Kelton, Proprietors of Primo Patio Café
Laura Nichol, Potrero Hill Resident
Elizabeth Pantages, Mission Bay Resident
Lauren Obstbaum Schwartz, Mission Bay Resident
Patrick Valentino, South Beach Merchant's Association & South Beach Resident

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

San Francisco Teachers Support Proposition D

San Francisco's housing market makes it increasingly challenging for San Francisco's working families to stay in the City and make ends meet. With housing costs continuing to soar, San Francisco needs more affordable options.

Proposition D is an important step to help solve this problem. It will create approximately 1,500 new rental units, 40% of which will be affordable for lower- and middle-income working families, like teachers, nurses, police officers and firefighters – more than any other private project in San Francisco history.

And since no current residents will be displaced in the process, the plan eases San Francisco's housing crunch while keeping our communities intact.

Teachers are being pushed out of our city because we can no longer afford to live here – Proposition D will help more working families stay in our City.

Please join us in supporting Proposition D.

*Lita Blanc, President, UESF**
*Carolyn Samoa, Vice President, UESF**
*Susan Solomon, Vice President, UESF**
*Ken Tray, Vice President, UESF**
Dennis Kelly, Former President, UESF
*Patricia Arian, Lakeshore Elementary School Teacher**
*Edward Michael Brilmyer, Jr., High School Teacher**
Derrick A. Tynan-Connolly, Hilltop High School Teacher
*Brendan Furey, Lincoln High School Teacher**
*Evelyn Martinez, Cleveland Elementary School Teacher**
*Mark Mosheim, Lincoln High School Teacher**
Noah Weaker, Retired Longfellow Elementary School Teacher

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Paid Argument IN FAVOR of Proposition D

Proposition D Creates Affordable Housing for Our Public Safety Officers

As we all know, housing in San Francisco is becoming increasingly more expensive, which makes it more and more difficult for many frontline public safety officers to live in the city that we protect every day.

Proposition D will provide hundreds of affordable housing units for lower- and middle-income working families, like police officers, firefighters, nurses and teachers.

Of the 1,500 new rental homes created by Proposition D, 40% will be designated as affordable. That's a first



for a private project in San Francisco – creating nearly as many affordable units in this one location as were built on average each year since 2007 across the entire city.

As those tasked to protect San Francisco and keep it safe, we love this city. Proposition D will give more of us the opportunity to live here as part of the community.

As representatives of San Francisco's thousands of police officers and firefighters, we urge you to vote YES on Proposition D.

*Martin Halloran, President, San Francisco Police Officers Association
San Francisco Firefighters Local 798*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Proposition D Represents Smart Planning

Vote YES on Proposition D – because it makes good transit sense.

New housing, jobs and parks should be located on or adjacent to public transit, which is why Mission Rock is the ideal location for a project of its kind. It is served by more than ten different public transit lines within a ten minute walk, including Muni light rail and buses, Caltrain and ferries.

Additionally, Proposition D will help further develop the pedestrian and bicycle networks in the surrounding area to contribute to the transit-oriented way of life.

Proposition D also generates millions of dollars in additional revenue dedicated directly to the improvement of future transit systems in the area.

We urge a YES vote on Proposition D to keep San Francisco moving.

*San Francisco Municipal Transportation Agency Board Chairman Tom Nolan
BART Board of Directors Member Nick Josefowitz*
San Francisco Municipal Transportation Agency Board Member Gwyneth Borden*
San Francisco Municipal Transportation Agency Board Member Joél Ramos*
San Francisco Municipal Transportation Agency Board Member Cristina Rubke**

San Francisco Municipal Transportation Agency Board Member Malcolm Heinicke
Bruce Agid, South Beach/Rincon/Mission Bay Neighborhood Association Board Member and Transportation Representative**

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The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Support Prop D and the Mission Rock Development

The San Francisco Housing Action Coalition strongly supports the well-designed Mission Rock project. It will intelligently transform old waterfront land into new uses. Prop D recognizes that preserving a huge, windswept parking lot does nothing to help San Francisco. Instead, this land could become desperately needed housing, neighborhood retail and community-serving common space, including new parks.

Here's why Prop D deserves your support:

- The project will deliver approximately 1,500 desperately needed housing units, 40% of which will be affordable housing, which is an unusually high amount and far more than could be achieved in a smaller development.
- The project will provide badly needed housing for moderate-income residents, our most difficult to finance sector.
- Mission Rock will fund the full restoration of Pier 48, portions of which are now unusable.
- The project will transform Mission Bay from an unconnected group of buildings and parking lots into a real neighborhood, by providing a vibrant mix of new uses that will activate and beautify our waterfront.
- Most significantly, Prop D results from extensive discussions among a wide spectrum of community stakeholders. All sides agree Prop D is good for San Francisco.

Vote YES on D!

The San Francisco Housing Action Coalition

The true source(s) of funds for the printing fee of this argument: San Francisco Housing Action Coalition.



Paid Argument IN FAVOR of Proposition D

Educators Support Proposition D To Help Keep San Francisco Affordable for Families

Keeping children and families in San Francisco is vital to the diversity and culture that makes our city special. We must make San Francisco more affordable to achieve that goal.

Proposition D transforms an asphalt parking lot into eight acres of public parks and open waterfront space with family-oriented entertainment opportunities that are accessible to all.

The project will be home to 1,500 new housing units, easing the City's housing market without displacing anyone from their homes. And 40% of these new units will be rented at below-market rates to middle- and lower-income working people – the most ever for a private project in San Francisco history.

A vote in favor of Proposition D is a vote in favor of our kids' and our city's futures. Vote YES on Proposition D.

*School Board President Dr. Emily Murase
Hene Kelly, San Francisco Democratic County Central Committee Member
College Board Trustee Alex Randolph
College Board Trustee Steve Ngo*
College Board Trustee Brigitte Davila
College Board Student Trustee Shanell Williams
School Board Vice President Matt Haney*
School Board Commissioner Amy Bacharach
School Board Commissioner Hydra Mendoza-McDonnell
School Board Commissioner Shamann Walton
School Board Commissioner Jill Wynns**

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The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

LGBT Leaders for Proposition D

The Giants have partnered with the LGBT community for decades. They broke ground by supporting early efforts to battle HIV. They proudly flew the rainbow flag before any other sports team dared. They have

partnered with local LGBT organizations for community projects large and small.

Today the Giants are asking us to come forward and support Proposition D. We have taken a close look at the details of the project and believe Proposition D is a win-win for San Francisco and the LGBT community.

Proposition D transforms an asphalt parking lot into a thriving site of public parks, open waterfront, new residential spaces with 40% affordable housing and local manufacturing and commercial property, including arts and nonprofit organizations.

The project will generate more than a billion dollars in revenue to fund San Francisco's essential city services, and creates thousands of new jobs, both temporary and permanent.

Proposition D exemplifies the Giants' long-held dedication to community enrichment.

As a world-class city that thrives on cultural diversity, San Francisco stands to benefit significantly from this privately funded project.

Join us in voting YES on Proposition D.

*Former State Assemblymember Tom Ammiano
State Senator Mark Leno*
Supervisor David Campos
Supervisor Scott Wiener
Planning Commissioner Dennis Richards*
Status of Woman Commissioner Andrea Shorter*
Bevan Dufty, Director of HOPE (Housing Opportunity, Partnerships and Engagement)*
Zoe Dunning, Co-President, Alice B. Toklas LGBT Democratic Club*
Rebecca Prozan, San Francisco Democratic County Central Committee Member
Tom Temprano, Immediate Past President, Harvey Milk LGBT Democratic Club
Lito Sandoval, Vice President, Communications, Latino Democratic Club
Danielle Castro, Co-Founder, Trans* Activists for Justice and Accountability (TAJA's) Coalition
Harvey Milk LGBT Democratic Club*

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The sole contributor to the true source recipient committee is San Francisco Giants.



Paid Argument IN FAVOR of Proposition D

African-American Leaders Support Proposition D

In their desire to support the San Francisco community, invest in our youth, and create job opportunities beyond the ballpark – Proposition D continues the Giants' rich history of working to reduce the challenges many of our communities face, by creating:

- 1,500 new rental homes, 40% of which will be made available at below-market rents to middle- and lower-income individuals and families in need. That's more than any other privately funded project in San Francisco history.
- 13,500 construction jobs and 11,000 permanent jobs for San Franciscans. Local non-profit and arts organizations will be able to rent spaces for below-market prices, facilitating a representation of diverse cultural and economic interests.
- 8 acres of parks and open space, including 5 acres along the waterfront will open up access to the bay for the whole neighborhood.

With Proposition D, the Giants once again are showing they know how to move San Francisco in the right direction.

Vote YES on Proposition D.

*Board of Supervisors President London Breed
Reverend Cecil Williams, Co-Founder GLIDE Memorial Church**

Supervisor Malia Cohen

College Board Student Trustee Shanell Williams

School Board Member Shamann Walton

Leah Pimentel, San Francisco Democratic County

Central Committee Fourth Vice-Chair

Theo Ellington, President, Black Young Democrats

Tyra Fennell, Executive Director, Imprint City

*Cedric Jackson, President, Black Leadership Forum**

*Jo Jackson, President, African American Democratic Club**

Dr. Toye Moses, President, Willie B Kennedy Democratic Club

Sabrina Saunders, Community Organizer

Dr. Annette Shelton, Third Vice President, San Francisco NAACP

Reverend Arnold Townsend, Vice President, San Francisco NAACP

Dr. Arelious Walker, Senior Pastor, True Hope Church

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The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Asian-American Leaders Voting YES on Proposition D

As Asian-American leaders in San Francisco, we took a close look at Proposition D to see whether or not it will be good for our community. After a thorough examination of the facts, we strongly urge San Francisco voters to support Proposition D.

We believe Proposition D transforms a barren parking lot into a special place that will benefit all of San Francisco.

It achieves this by creating more affordable housing than any private project ever in San Francisco – 40% of the approximately 1,500 rental units will be affordable for lower- and middle-income individuals and families.

Proposition D also includes eight acres of public parks and open space, including waterfront parks with family-oriented features and recreation that are accessible to all.

There are also tremendous economic benefits from Proposition D. It will create 13,500 construction jobs and 11,000 permanent jobs – many of which will be filled by San Franciscans. And the new small-business retail shops will create more opportunities for our families to work and succeed.

This kind of economic and cultural diversity is exactly what our city needs. We hope you will join us and vote YES on Proposition D.

Board of Equalization Member Fiona Ma

Assemblymember David Chiu

Assemblymember Phil Ting

Assessor-Recorder Carmen Chu

Supervisor Jane Kim

Supervisor Eric Mar

Supervisor Katy Tang

Supervisor Norman Yee

*College Board Trustee Steve Ngo**

School Board President Dr. Emily Murase

Mary Jung, San Francisco Democratic County Central Committee Chair

Tom Hsieh, San Francisco Democratic County Central Committee Treasurer

Francis Tsang, San Francisco Democratic County



Central Committee Member

*Howard Wong, Vice President, San Francisco Tomorrow
Asian Pacific Democratic Club*

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The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

San Francisco Latino Leaders Support Proposition D

Proposition D is the result of eight years of community planning and extensive neighborhood outreach. The project generates tens of thousands of new jobs, hundreds of new affordable homes and provides eight acres of accessible open spaces and parks.

We support the initiative's precedent that 40% of the new housing units are affordable for middle- and lower-income individuals and families – more than any other privately funded project in San Francisco history.

And Proposition D will create 13,500 construction jobs (many of which will be made available to San Francisco residents) and 11,000 permanent jobs to grow economic opportunity in our city.

This new neighborhood will be an undeniable part of San Francisco, with the same cultural and economic diversity we cherish as a city.

This kind of progress marks a turning point for the future of San Francisco. We urge you to vote YES on Proposition D.

*Gabriel Medina, President, Latino Democratic Club
Supervisor John Avalos*

Supervisor David Campos

College Board Trustee Brigitte Davila

School Board Public Education Enrichment Fund

Community Advisory Committee Member Paul

Monge-Rodriguez

*Wendolyn Aragon, Richmond District Community Leader**

Santiago Lerma, Vice President, Public Affairs, Latino Democratic Club

Jess Montejano, Co-President, Latinos Unidos

*Lito Sandoval, Vice President, Communications, Latino Democratic Club**

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The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Proposition D Represents Good City Planning

Mission Rock is a thoughtful, well-conceived plan worthy of public support. The proposal has evolved over eight years, and has been perfected through an extensive review process with neighborhood stakeholders and planning professionals from a variety of governmental agencies.

The plan is designed at a scale appropriate to its location in the city and uses building heights strategically to enable more affordable housing and generous public open spaces. Mission Rock is a great location for housing, with transit connections just a few steps away. The plan creates a new neighborhood with small-scale shops and cafes facing intimate streets, parks and plazas.

As career planning professionals, we have reviewed hundreds of projects through the years, some good and some not so good. We are pleased to lend our support to the Mission Rock project because it is conceived in a manner that advances San Francisco's unique urban qualities.

Vote yes on Proposition D. It deserves the endorsement of San Francisco voters.

*Dean Macris, Former San Francisco Planning Director
Larry Badiner, Former San Francisco Zoning Administrator*

Amit Ghosh, Former Chief Planner, San Francisco Planning Department

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

FROM ASPHALT TO HOUSING - YES ON D

Support affordable housing, parks, shops, offices and cafes in a new neighborhood!

Mission Rock replaces an asphalt lot near ATT Park. Neighborhood serving retail, parks for families, manufacturing spaces for local businesses, including Anchor



Brewing in historic Pier 48, and much needed rental homes near transit, nearly half dedicated to affordable housing, will serve all San Franciscans.

Years of community planning produced a project generating \$1 billion for parks, schools and transit while providing 40% affordable rental homes, thousands of jobs and \$25 million annually in city revenue.

SUPPORT MISSION ROCK! VOTE YES ON D!

San Francisco Chamber of Commerce and our 1,500 local businesses.

The true source(s) of funds for the printing fee of this argument: San Francisco Chamber of Commerce.

Paid Argument IN FAVOR of Proposition D

Community Foundation Leaders Urge YES on Proposition D

Every day, we work with at-risk populations who struggle to find jobs and housing in San Francisco. When we see a project that will help those in need, we jump on it.

Because Proposition D is sponsored by the San Francisco Giants, we know it will be done with a big heart – and done right. We have partnered with the Giants on many projects over the years and they have always delivered on what they promised.

For more than eight years, the Giants have been working to add to the neighborhood by transforming a surface parking lot across McCovey Cove from AT&T Park into homes, jobs, retail and parks.

Proposition D creates approximately 1,500 new rental homes with 40% designated as affordable for lower- and middle-income individuals and families – the most for a private project in San Francisco history. All without displacing any current residents.

It will also generate over \$1 billion in revenue for the City over the lifetime of the project. That's money the City can use to fund much-needed programs for housing, social services and community partnerships.

Please join us in voting YES on Proposition D.

*Mimi Silbert, President, Delancey Street Foundation
Cecil Williams & Janice Mirikitani, Co-Founders, GLIDE Memorial Church**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

San Francisco Small Businesses and Manufacturers Support Proposition D

We are proud that our products are made right here in San Francisco. Local manufacturing is an important segment of our economy that creates diverse employment opportunities for every community.

Proposition D will help grow this vibrant sector of our economy by creating a dedicated space for small, local manufacturing businesses along a waterfront "Maker's Row." This will allow those who make their products locally to succeed.

Additionally, Proposition D creates a new home for San Francisco's oldest and largest manufacturing business, Anchor Brewing – creating and saving manufacturing jobs in our city.

We support Proposition D because it is truly a locally made project. It transforms a parking lot into a vibrant San Francisco neighborhood, with local small businesses, neighborhood services and manufacturing.

Join us. Vote YES on Proposition D to empower local, small and manufacturing businesses.

Kate Sofis, Executive Director, SFMade

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Foster Youth Advocates Support Proposition D

San Francisco's foster, former foster and homeless youth have the same hopes and dreams that all youth have and deserve the opportunities to pursue them.

Proposition D helps create these opportunities by dedicating affordable homes for newly independent foster children, many of whom struggle to find stable housing after exiting the foster care system.

In total, Proposition D creates 1,500 new housing units, 40% of which are designated as affordable



homes for San Francisco's communities most in need. That's nearly the average number of new affordable homes created citywide each year since 2007.

By committing that a portion of those units are set aside for foster children aging out of the system, the Giants are helping to provide a safety net for one of the most vulnerable populations in the city.

Vote YES on Proposition D to give foster youth and other lower- and middle-income San Franciscans the help they need to lead healthy and productive lives right here in San Francisco.

John Burton

*Founder and Board Chair, John Burton Foundation for Children Without Homes**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Taxpayers Association Says Vote Yes on Proposition D!

As the only nonpartisan taxpayer association left in San Francisco, we like to keep residents informed regarding how their taxes are spent, and on a grass-roots level, expose waste, corruption and risky spending plans.

We've analyzed the Mission Rock project, and can report it carefully balances economic uses with significant public improvements that will dramatically alter an empty City property now used as a parking lot.

Proposition D will turn that empty parking lot – into a revenue generating property without taxpayer money and fulfill the requirements of voter approved Proposition B requiring buildings which exceed the current waterfront to limit to secure voter confirmation.

Proposition D provides San Francisco taxpayers guaranteed protections based upon a competitive proposal process, which underwent vigorous public review, and not a campaign contribution influenced Board of Supervisors imposition.

Mission Rock will pay more than an estimated \$100 million in development fees to build housing and

provide at least \$25 million a year in taxes to the City, in addition to tax receipts obtained from new businesses, parking, temporary construction jobs, and new permanent jobs.

Proposition D contains the necessary ingredients for unmistakable financial taxpayer benefit.

VOTE YES ON D!

Judge Quentin Kopp (ret.)

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

Proposition D is Right for San Francisco Families

San Francisco is in short supply of spaces where children and families can enjoy themselves with opportunities for recreation and relaxation.

Proposition D includes eight acres of parks and open space, with a major waterfront park that will feature family-oriented activities and space for community festivals and gatherings in a beautiful setting.

The safe and comfortable outdoor space will be open to all families, individuals and communities and will be easily accessible by public transit.

Proposition D presents a host of special opportunities for San Francisco's families.

Vote YES on Proposition D!

*Todd David, Co-Founder, Parents Political Action Committee**

*Tiffany Loewenberg, Co-Founder, Parents Political Action Committee**

*Michelle Parker, Parents Political Action Committee Member**

*Chris Wright, Steering Committee Member, Parents Political Action Committee Member**

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The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.



Paid Argument IN FAVOR of Proposition D

Non-Profit Partners: Mission Rock Is Good for San Francisco

Like many of you, we enjoy cheering for the Giants on the field. But we know the Giants have brought so much more to our community than championships.

Our organizations represent some of the countless nonprofits throughout the Bay Area who have partnered with the Giants to make our community better. They play a major role in our efforts.

We know the Giants as good citizens and good neighbors. In fact, the Giants' mission statement focuses on their dedication to enriching our community on and off the field. They are about more than just baseball.

That's why the Giants have set aside office space in the Mission Rock project that will be earmarked for struggling nonprofits and diverse community-based organizations that are getting priced out of the city.

The Giants aren't just another developer – they are an important part of our community. They have a long-term interest in the quality of life in the area around AT&T Park and all of San Francisco, and the Mission Rock project is a part of that vision.

Please join us in supporting Proposition D.

*Martha Ryan, Executive Director, Homeless Prenatal Program**

Esta Soler, President, Futures Without Violence
St. Anthony Foundation*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

Paid Argument IN FAVOR of Proposition D

San Francisco Giants Ask Your Support for Proposition D

Mission Rock – Proposition D – is the culmination of eight years of extensive neighborhood outreach and planning to transform a surface parking lot into a significant community asset. We are proud to present our community-driven vision that includes new waterfront parks, jobs, neighborhood-serving retail and an unprecedented level of affordable housing.

Mission Rock will be uniquely San Francisco. Featuring eight acres of public parks and open space, local shops and cafes, Mission Rock will serve as a gathering point for the entire community. We have dedicated space to local manufacturing, including an expanded home for Anchor Brewing in historic Pier 48 and a local "Maker's Row" for small San Francisco businesses.

And Mission Rock will represent the diversity that is San Francisco. That's why the Giants will dedicate 40% of the approximately 1500 rental units as affordable housing.

While we are proud of our accomplishments on the field, we are even more proud of our partnership with the community and our deep roots in San Francisco.

We ask you to join us and vote YES on Proposition D.

Laurence M. Baer, President & CEO, San Francisco Giants

The true source(s) of funds for the printing fee of this argument: San Franciscans for Affordable Housing, Jobs, & Parks.

The sole contributor to the true source recipient committee is San Francisco Giants.

End of Paid Arguments IN FAVOR of Proposition D

Paid Argument AGAINST Proposition D

San Francisco Tomorrow supports good waterfront planning. This proposal tries to do too much, with the result that buildings up to 240 feet in height encroach directly on open space, and 13-story buildings line Terry Francois Boulevard.

This proposal needs to be trimmed to fit this important public site.

Vote No on D!

San Francisco Tomorrow

The true source(s) of funds for the printing fee of this argument: San Francisco Tomorrow.



E

Requirements for Public Meetings

Shall the City broadcast all City meetings live on the Internet; allow members of the public to submit electronically during the meeting live, written, video, or audio comments from any location and require those comments be played; require pre-recorded video testimony to be played during a meeting; and allow the public or board, commission, or committee members to request that discussion of a particular agenda item begin at a specific time?

YES ←  
NO ←  

Digest by the Ballot Simplification Committee

The Way It Is Now: State law and the Sunshine Ordinance approved by San Francisco voters set rules and procedures for public access to City meetings. These meetings include City boards, commissions, their committees and task forces, advisory bodies, and any other group created by City Charter, ordinance, or resolution.

Members of the public must have an opportunity to testify on any matter discussed at a public meeting. Every person must have an equal opportunity to speak. The public cannot testify from remote locations. If a member of the public submits pre-recorded video testimony, the video is made available before the meeting but does not need to be played during the meeting.

An agenda for every City meeting must be published at least 72 hours in advance. The agenda must include a meaningful description of each item of business. The agenda must state the time that a meeting will start, but it need not state the time a specific item will be discussed.

The City broadcasts live on the Internet and on its television channel meetings of the Board of Supervisors and its committees, and some other City boards, commissions, and committees. Meetings are generally audio recorded and stored.

The San Francisco Unified School District Board of Education (School Board) and the San Francisco Community College District Governing Board (Community College Board) are under the jurisdiction of State public meeting laws but not the City's Sunshine Ordinance.

The Proposal: Proposition E would amend the Sunshine Ordinance to require the City to broadcast all City meetings live on the Internet.

This measure would also allow members of the public to submit electronically during the meeting live, written, video, or audio comments from any location. If the testimony is not in English, the City would be required to translate it, either with subtitles or a voice-over.

Proposition E would require that pre-recorded video testimony submitted 48 hours or more before a meeting be played during the period for public comment.

Proposition E also would allow a board, commission, or committee member, or a group of 50 or more members of the public, to request that discussion of a particular agenda item begin at a certain time, and that public comment on an item be allotted a designated amount of time. The request must be made in writing at least 48 hours before a meeting. The item must be discussed at the requested time unless it is unreasonable or would interfere with the proper conduct of the meeting.

Proposition E states that it would also apply to all meetings of the School Board and the Community College Board.

Proposition E would be implemented within six months of passage.

Proposition E may be amended to further its purposes by an ordinance passed by a two-thirds vote of the Board of Supervisors and signed by the Mayor.

A "YES" Vote Means: If you vote "yes," you want to amend the Sunshine Ordinance to require the City to broadcast all City meetings live on the Internet; allow

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



members of the public to submit electronically during the meeting live, written, video, or audio comments from any location and requiring those comments to be played; require pre-recorded video testimony to be played during a meeting; and allow the public or board, commission, or committee members to request that discussion of a particular agenda item begin at a specific time.

A “NO” Vote Means: If you vote “no,” you do not want to make these changes.

Controller’s Statement on “E”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition E:

Should the proposed ordinance be approved by the voters, in my opinion, the cost to government would increase by an estimated ongoing annual staff cost of \$750,000 at a minimum. There would be new one-time costs of approximately \$1.7 million at minimum to upgrade and expand the City’s sites and equipment for live-streaming. In general, the ordinance includes new required elements in public meeting processes that are likely to incur significant costs over and above these amounts but which cannot be estimated at this time. Costs would range widely depending on many factors such as the demand for remote participation, translation and related services for public meetings and on how the City provides the staff and technical support required.

The proposed ordinance requires that the City live-stream all public meetings by City policy bodies via the internet. San Francisco local government currently has more than 120 standing policy bodies including Commissions, Boards, and Oversight and Advisory Committees, plus sub-committees. While many meetings are already live-streamed, there are hundreds of meetings which are not and many are held in facilities that are not currently equipped for this purpose. A minimum of 20 added meeting locations would need equipment installation, and the City would need to expand control room capacity for a one-time cost of approximately \$1.7 million. Ongoing technical production costs for meetings not currently being live-streamed are estimated at approximately \$300,000 per year.

The proposed ordinance includes several new public access elements. It requires that individuals be able to offer public comment from anywhere via the internet, either in advance or live-streamed during the meeting. It allows individuals to request that particular items of

an agenda be heard at a specific time. It requires that translation services be available at all meetings, including for any video or live-streaming testimony. There are tools available that may be adaptable for these purposes; however, integration of them into the existing City video streaming system would be needed. Video and live-streamed testimony would require screening and/or live moderation by City staff and would likely extend public meeting times overall. New noticing, translation and validation work would have to be performed by City staff for many meetings. Overall these elements will mean significant added staff time, new systems and added equipment. Clerical staff and translation costs are estimated at a minimum of \$450,000 per year. Additional staff, systems and equipment costs would range widely depending on demand and on how the City implements the requirements and cannot be estimated at this time.

How “E” Got on the Ballot

On July 9, 2015, the Department of Elections certified that the initiative petition calling for Proposition E to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,711 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2011. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 6, 2015, submission deadline showed that the total number of valid signatures was greater than the number required.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition E

Students, caregivers, small business owners and working people are effectively shut out of City Government. Proposition E will let us get involved by:

- Requiring the City, the Community College Board and the School Board stream all their meetings online.
- Allow for virtual public testimony at public meetings.
- Allow 50 members of the public to petition a policy body to begin discussion on an agenda item at a specific time.

Right now, at least 70 policy bodies in San Francisco, including the Rent Board Commission, the Sunshine Task Force and the Youth Commission, are not broadcast on the City's cable channel or website. Collectively, these policy bodies help decide how more than \$6 billion is spent in San Francisco, two-thirds of the City's budget.

Just because a meeting is broadcast does not mean you can have an impact. The Board of Supervisors and Planning Commission meet in the middle of the day. Working people and students need to take time off just to express their opinions at City Hall.

If you do have time to make it to a meeting, you may wait hours before your issue is heard. Meanwhile, the 138 professional lobbyists in San Francisco can hang around government hearings all day.

Proposition E has built in safe guards and rules to protect individuals and make sure the system can't be abused.

More than 150 students at San Francisco State University helped to develop this proposition and put it on the ballot. Because we know that Democracy is not a spectator sport, please help us to open up City government.

Vote Yes on Proposition E.

David Lee, San Francisco State Political Science Instructor

Caitlin Turner, Junior, San Francisco State

Michelle Marcaida, Senior, San Francisco State

Rebuttal to Proponent's Argument in Favor of Proposition E

This well-intentioned proposition is extremely flawed. It would:

- Open the floodgates to non-San Franciscans who will drown out the voices of our residents in debates on local policies;
- Create confusion and delays in the meetings of our Boards and Commissions; and
- Cost millions of dollars to implement.

Let's enforce existing regulations and work with the Sunshine Ordinance Task Force and Board of Supervisors to increase access to the public process. Join us in voting **No on Proposition E**.

*San Francisco Democratic Party
Service Employees International Union (SEIU) 1021
President, Board of Supervisors, Supervisor London Breed
Supervisor John Avalos
Supervisor Katy Tang
Supervisor Eric Mar
Supervisor David Campos*

*Vice Chair, Local Agency Formation Commission,
Cynthia Crews**

*Sunshine Ordinance Task Force Member Lee Hepner**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Opponent's Argument Against Proposition E

Please join good government advocates, ethics experts and authors of the City's open government Sunshine Ordinance, and VOTE NO ON PROPOSITION E.

Proposition E is billed as a "good government" measure. In fact, it is not. Under the guise of good government, this proposal will *reduce* participation of San Franciscans in the policies that affect us.

By requiring all Boards and Commissions to take pre-recorded and live remote comment for *every meeting*, Proposition E exposes them to influence by interest groups and individuals from across, and even outside, the country. The measure's "privacy policy" shields lobbyists from identifying their clients or themselves as paid representatives. The voices of San Franciscans who provide public in-person comment will be deprioritized in favor of those outside San Francisco.

Proposition E will force Boards and Commissions to interrupt discussion and defer important actions in order to hear rigid time-set agenda items. Additionally, they will have to stop their meetings until time-set agenda items begin, creating lengthy delays.

Proposition E requires full implementation in six months, without new funds to do so. It will compel the City to quadruple its capacity to live-stream meetings

and hire clerical, technology and translation staff for the City's 100+ Boards and Commissions. The City would be forced to pay for this from the general fund, risking cuts to other services.

We want open, transparent government and greater public participation, but Proposition E creates far more problems than it solves. **Vote NO On E.**

Former Ethics Commissioners Bob Dockendorff, Eileen Hansen, Paul Melbostad, Bob Planthold,* and Sharyn Saslafsky**

Principal Author of the Sunshine Ordinance Bruce B. Brugmann

*Former Civil Grand Jury Member Larry Bush**

Former Sunshine Ordinance Task Force Member Richard Knee

*Sunshine Ordinance Task Force Member Lee Hepner**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Opponent's Argument Against Proposition E

Proposition E is an innovative civic participation measure flexible enough to overcome any challenges in its implementation.

The legislation does not prioritize live remote commentary over in-person testimony. Though live remote commentary must be heard at the same time as in-person testimony, it can be limited to 30 minutes, while live testimony cannot be restrained.

Current rules allow people giving public testimony only three minutes to speak.

Those who do give live remote testimony will be protected by the same privacy rules outlined in the City's privacy policy. They won't be given any special treatment.

The boards and committees impacted by Proposition E will not lose control of their agendas. The policy bodies can determine their own guidelines for time-certain agenda items, including the criteria for determining the start time and duration of those items.

Proposition E gives the City broad authority over its implementation. The City can determine the rules for executing it and the technology needed to implement it. As technology improves, costs will drop.

The City currently spends \$3.2 million annually to broadcast 30 of its 120 policy bodies, while the City Controller estimates Proposition E, which will require all policy bodies be broadcast, will only add an additional \$750,000 to those costs. The City has an \$8.9 billion budget.

Leading privacy protection groups support Proposition E.

Go to www.sfopengovernment.com to find out more.

Vote Yes on E!

David Lee

San Francisco State Instructor

Fiona Ma

Board of Equalization Member

Former Member of the Board of Supervisors



Paid Argument IN FAVOR of Proposition E

The opponents of Proposition E argue that the SF Open Government initiative will be too costly and too difficult for the City of San Francisco to implement. Based on our experience helping people live stream various meetings, public happenings and youth sporting events for years, we believe this is simply not true.

Our San Francisco based company, The Cube, has allowed millions of spectators to view and interact with events they otherwise would miss, all for free and from the comfort of anywhere with an internet connection. If we can easily live stream countless events globally, there is no reason why the City Government, which has plenty of wi-fi connections and cameras at City Hall already, can't allow the public to see all of its meetings and provide virtual testimony.

In fact, with rapidly improving technology and adoption, replacing television broadcasts with live streaming will only become more cost effective and reach larger audiences over time. The SF Open Government initiative can give all citizens of San Francisco the opportunity to be part of city's decision-making process without being expensive or difficult to implement.

The Cube

The true source(s) of funds for the printing fee of this argument: The Cube.

Paid Argument IN FAVOR of Proposition E

Proposition E will help San Franciscans participate in government.

During my time on our Board of Supervisors, I saw the real impact when citizens took an active role in our democracy and gave feedback on important City Hall decisions.

Unfortunately, for San Franciscans who work, have family obligations or can't otherwise travel to City Hall, attending midday public meetings is very challenging.

With technology, Prop E will give a voice to more San Franciscans by allowing them to watch and comment on public meetings with a simple internet connection.

*Assemblymember David Chiu
Former President, SF Board of Supervisors*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Open Government 2015 Yes on E.

The three largest contributors to the true source recipient committee: 1. Chinese American Voters Education Committee, 2. Douglas Chan, 3. ThinkTank Learning.

Paid Argument IN FAVOR of Proposition E

The ability of parents and students to participate in the decisions made about their education is fundamental to the success of San Francisco's schools and city college. No one should be prohibited in participating in school or college board meetings because of class schedules, work, family, or other personal commitments. Proposition E is a solid measure that will help ensure the public has a say in how their education dollars are spent.

*Shamann Walton, School Board Commissioner
Alex Randolph, Community College Board Trustee*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Open Government 2015. Yes on E.

The three largest contributors to the true source recipient committee: 1. Chinese American Voters Education Committee, 2. Douglas Chan, 3. ThinkTank Learning.

End of Paid Arguments IN FAVOR of Proposition E

Paid Argument AGAINST Proposition E

NON RESIDENTS WILL BE ABLE TO FLOOD PUBLIC DIALOGUE

This is a well-intended, but seriously flawed ballot measure. It does not identify how the required technology will be funded and our board and commission hearings could be hijacked by outside advocates who would stream public comment from areas beyond our city. City leaders can implement this technology more thoughtfully without a ballot measure.

Vote No on E - It's not ready to launch.

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument AGAINST Proposition E

This well-meaning but poorly written measure will open the flood gates for out of town interests and paid lobbyists to swamp public meetings with virtual public comments. Let's instead work through the Sunshine



Task Force to address these issues and create a workable plan to increase local access to Government.

No on E

San Francisco Tomorrow

The true source(s) of funds for the printing fee of this argument: San Francisco Tomorrow.

Paid Argument AGAINST Proposition E

Many San Franciscans believe the public process at City Hall is venal, can be bought for money, and needs reform.

Prop. E doesn't cure the problem. It worsens it.

Skeptics believe that public hearings are "Kabuki Theater"-- a pro-forma gesture to show that the public has a voice, when in reality the members of the Board of Supervisors or City Commissions, "Advisory" Committees, and Task Forces have already made up their minds before hearing any public testimony.

Others point to the employment by special interests (corporations, organizations, and individuals) of "community organizers" to recruit members of the public to pack hearings and parrot two or three talking points ad nauseam. As a result, hearings on controversial items last four to nine hours. Those who came to testify with legitimate concerns about the effect of the proposed legislation or action and how it can be improved are typically displaced or drowned out.

Under Prop. K, individuals would henceforth be able to provide testimony from any location in or out of the City, and the testimony would have to be read or presented at the hearing. This will add to the length of already overly long hearings, and is neither fair to those who took time to attend the hearing, nor to the members of the public body who must delay debate and their vote on the proposal under consideration. The costs to taxpayers will soar. (See the City Controller's report in this voter handbook.)

As a state senator, I sponsored the law allowing public comment at each meeting of a city governmental body. That's been effective and economical.

Prop. E would be a time-waster and expensive.

VOTE NO ON E!

San Francisco Taxpayers Association
Judge Quentin L. Kopp (Ret.), President

The true source(s) of funds for the printing fee of this argument: San Francisco Taxpayers Association.



F

Short-Term Residential Rentals

Shall the City limit short-term rentals of a housing unit to 75 days per year regardless of whether the rental is hosted or unhosted; require owners to provide proof that they authorize the unit as a short-term rental; require residents who offer short-term rentals to submit quarterly reports on the number of days they live in the unit and the number of days the unit is rented; prohibit short-term rentals of in-law units; allow interested parties to sue hosting platforms; and make it a misdemeanor for a hosting platform to unlawfully list a unit as a short-term rental?

YES ←  
NO ←  

Digest by the Ballot Simplification Committee

The Way It Is Now: In an effort to prevent converting residential units to tourist use, San Francisco limits short-term rentals of residential units. A short-term rental lasts less than 30 days.

These limits, set forth in San Francisco's short-term residential rental law, require that:

- Only permanent residents may offer a residential unit for short-term rental. A permanent resident is someone who has occupied the unit for at least 60 consecutive days. Before offering a unit for short-term rental, permanent residents must register the unit with the City's Office of Short-Term Residential Rental Administration and Enforcement.
- A permanent resident may not rent a residential unit on a short-term basis for more than 90 days per year if the resident does not live there during the rental period (unhosted rentals). There is no limit on the number of days per year for short-term rentals if the resident lives in the unit during the rental period (hosted rentals).
- Hosting platforms, which provide a means for a person to advertise a residential unit for short-term rental, must notify users of the City's regulations on short-term rentals.

Short-term rentals are subject to the City's hotel tax.

It is a misdemeanor for an owner or tenant to unlawfully rent a unit as a short-term rental.

In addition, interested parties may sue violators. Interested parties are defined as residents of the building where the residential unit is located, the owner of

the unit, people who live within 100 feet of the unit, and certain housing nonprofit organizations. The City may sue any violator at any time, but only the City may sue hosting platforms for violating the short-term rental law.

The Proposal: Proposition F would limit short-term rentals of a unit to 75 days per year, regardless of whether the rental is hosted or unhosted. Hosting platforms would have to stop listing a unit for short-term rental once that unit has been rented on a short-term basis for more than 75 days in a calendar year.

Proposition F would require proof that the unit's owner authorizes using the unit as a short-term rental. After including a unit on its short-term rental registry, the City would be required to post a notice on the building stating that a unit has been approved for use as a short-term rental.

The City would also be required to mail a notice to the owners, neighbors of the unit and interested neighborhood organizations.

Proposition F would require residents who offer short-term rentals to submit quarterly reports on the number of days they live in the unit and the number of days the unit is rented.

Proposition F also would:

- prohibit short-term rental of an in-law unit even by a permanent resident of that unit.
- allow interested parties to sue permanent residents and hosting platforms.
- make it a misdemeanor for a hosting platform to unlawfully list a unit as a short-term rental.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



A “YES” Vote Means: If you vote “yes,” you want to:

- limit short-term rentals of a unit to 75 days per year regardless of whether the rental is hosted or unhosted;
- require owners to provide proof that they authorize the unit as a short-term rental;
- require residents who offer short-term rentals to submit quarterly reports on the number of days they live in the unit and the number of days the unit is rented;
- prohibit short-term rentals of in-law units;
- allow interested parties to sue hosting platforms; and
- make it a misdemeanor for a hosting platform to unlawfully list a unit as a short-term rental.

A “NO” Vote Means: If you vote “no,” you do not want to make these changes to City law.

Controller’s Statement on “F”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition F:

Should the proposed ordinance be approved by the voters, in my opinion, the cost to government would increase by \$20,000 to \$200,000 annually for the cost of required notifications to residents informing them that nearby units have been registered as short-term residential rentals. Registration fees paid by hosts to the City can be adjusted to recover this cost. In addition, the City may lose some future hotel tax revenue, though the exact amount cannot be estimated with the data available.

Current City regulations regarding short-term residential rentals include a cap of 90 days that entire units (“non-hosted” rentals) may be rented in a calendar year. The proposed ordinance would lower this cap to 75 days, and also apply it to shared rooms within a unit (“hosted” rentals). The ordinance would further specify that “in-law” units may not be used for short-term rentals. The ordinance would require posting and notification to neighbors by the City when a unit is registered for short-term rental use. The ordinance also includes new requirements for internet platforms to stop listing units after they reach the 75 day cap and to report quarterly on the rentals advertised on their sites.

As of July 2015 the City budget includes a new Office of Short-Term Rental within the Planning Department,

with staff to administer local law in this area. Provided that the requirements of the proposed ordinance could be administered by this office, no new staff costs are estimated. The new registration and notification requirements are estimated to incur mailing costs ranging from \$20,000 to \$200,000 annually, which can be recovered through user fees.

San Francisco’s 14% hotel tax must be paid and collected for short-term residential rentals. Existing data does not allow an exact analysis of the amount of hotel tax the City may lose if the measure is enacted. The City currently budgets for receipt of between \$10 million and \$15 million annually in hotel taxes paid for short-term rental residential rentals. The City can expect that this amount could be reduced or shifted with a lower cap of allowed rental days and a reduction in the number of housing units eligible for short-term rentals. If at least some rentals are currently used more than 75 days a year, or take place in “in-law” units, the ordinance would reduce those hosts’ short-term rental activity and their hotel tax payments to the City. Hotel tax revenues could be further affected if the ordinance generally discourages future use of units for short-term rentals.

Note that this statement does not analyze or estimate the impact of the measure on the private economy.

How “F” Got on the Ballot

On July 13, 2015, the Department of Elections certified that the initiative petition calling for Proposition F to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,711 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2011. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 6, 2015, submission deadline showed that the total number of valid signatures was greater than the number required.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition F

City Hall let us down.

It claims it's protecting neighborhoods from short-term residential rentals to tourists, like those offered by Airbnb. It claims it's protecting the availability and affordability of scarce housing.

In fact, City Hall handed over the keys to the City to Airbnb and other companies, gutting the integrity of zoning and incentivizing illegal conversion of residences to de facto hotel rooms.

City Hall passed legislation that is so weak that every independent analysis reached the same conclusion: the current law is unworkable and unenforceable.

Proposition F closes loopholes and provides effective enforcement tools that will truly protect our homes and neighborhoods.

It sets fair, reasonable rules for those wishing to rent out an extra room from time-to-time, or their entire house when on vacation.

It holds corporations like Airbnb accountable by limiting 'hosting platforms' to listing only housing units that are properly registered with the City.

It requires a property owner's approval before an apartment is offered to short-term tourists.

It provides notice to neighbors and other building residents when a short-term rental is approved.

And it allows other building tenants and neighbors to go to court to protect their rights to privacy and the quiet enjoyment of their homes and neighborhoods if the City fails to address a serious problem.

These are common sense changes that City Hall should have accepted – drafted by San Franciscans, not lobbyists. Proposition F is a San Francisco solution to a San Francisco problem: it's fair, reasonable and effective.

Vote Yes on F.

Dianne Feinstein

Rebuttal to Proponent's Argument in Favor of Proposition F

Democrats Say NO to Prop. F!

For two years, short-term rentals were discussed in dozens of hearings. Last year, the City passed a landmark law balancing thoughtful regulation that allows people to open up their homes to visitors for brief stays while still protecting San Francisco's housing supply.

The existing regulations achieve those aims by:

- Requiring "hosts" to register their rental with the City
- Limiting some short-term rentals to 90 days per year
- Mandating that hosts pay hotel taxes
- Banning short-term rentals on any units subject to an Ellis Act Eviction in the past five years

In July, the City opened the Office of Short Term Rental Administration and Enforcement to make sure the rules are followed.

These are reasonable regulations. Prop. F is not reasonable.

Under Prop. F

- Hosts will have to report to the City how often they've slept at home in the past three months
- Neighbors will be able to sue each other over perceived violations, even if the city found no issue
- Ban the short-term rental of every in-law unit

Prop. F is a step backwards for San Francisco. Please vote NO.

*San Francisco Democratic Council Central Committee
Alliance For Jobs and Sustainable Growth
Asian Pacific Democratic Club*



Opponent's Argument Against Proposition F

Proposition F Is Too Extreme, Makes our City Less Affordable for Many Residents

San Franciscans are allowed to rent out a room in their home as long as they follow a strict set of existing regulations. This helps people pay their bills, brings new business to local merchants and allows visitors to see the best part of our city - our neighborhoods. Unfortunately, short-term rentals will become much more difficult if Proposition F is approved.

Proposition F will pit neighbor against neighbor by encouraging petty lawsuits. Proposition F will compel people to turn over private data about their own homes to City Government. Proposition F will make it more difficult for people to make ends meet by severely limiting their ability to rent out a room in their own home and would outlaw short-term rental of in-law units everywhere in San Francisco.

Worst of all, this measure is entirely unnecessary.

San Francisco passed common sense short-term rental regulations last year. We already limit the rental of an entire home or apartment to no more than 90 days a year to protect local housing.

Short-term rentals currently pay the same taxes as hotels and contribute \$1 million per month in revenue to our city's budget.

In July, the city opened the nation's first office dedicated to regulating and enforcing laws for short-term rentals. They are already enforcing against dozens of bad actors across the City.

Let's give these efforts a chance to work. Let's keep our City affordable for many residents who occasionally rent out their home or spare bedroom to help make ends meet.

VOTE NO ON PROPOSITION F. It's just too extreme for San Francisco.

Mayor Edwin Lee

Assemblymember David Chiu

Supervisor Scott Wiener

Supervisor Mark Farrell

Board of Equalization Member Fiona Ma, CPA

Rebuttal to Opponent's Argument Against Proposition F

Here are the facts about Prop F:

While some people rent an extra room in their home, 80% of residences offered to tourists are entire units illegally converted to hotel rooms.

There are more than 10,000 residential listings on Airbnb and 60 other websites in San Francisco. At the end of July, fewer than 600 were legally registered as short-term rentals.

There are no "strict set of existing regulations" governing short-term rentals. Every independent analysis of the existing law declared it unworkable and unenforceable.

Analysts told City Hall that a regular report on the number of nights a unit is rented is essential for effective enforcement. Prop F requires quarterly reports listing the unit's address and nights rented. That's hardly intrusive.

Analysts said Airbnb and other sites should be limited to listing only units properly registered as short-term rentals. Prop F sets that limit.

Airbnb claims its "typical host" rents a spare room 73 nights per year. Under Prop F, people can rent a spare room or their entire home for 75.

The existing law makes enforcement a complaint-driven process and makes neighbors the source of complaints. "Pitting neighbor against neighbor" is City Hall's design, not Proposition F.

City Hall failed to stop unfettered short-term rentals. It allowed lobbyists to write a weak law that's led to evictions, illegal conversions and the commercialization of residential neighborhoods.

It's our turn to fix the mess City Hall created. Vote Yes.

Tom Ammiano

Mark Leno



Paid Argument IN FAVOR of Proposition F

VOTE YES ON PROPOSITION F--DON'T BE FOOLED!

Vote yes on Proposition F and join 20 homeowners' and neighborhood groups and thousands and thousands of San Franciscans who signed this citizen initiative to preserve our family-friendly neighborhoods and enforce long-established residential zoning laws.

City Hall continues to promote the proliferation of short-term rentals, turning our residential neighborhoods into commercial corridors, in direct defiance of our zoning laws.

Reduced safety, increased noise and traffic congestion, and general deterioration of neighborhood quality of life, are just a few of the adverse impacts caused by Airbnb and other home-renting groups--which go far beyond occasionally renting a spare room to make ends meet, or to provide a student, tourist or acquaintance with a roof over their heads.

Proposition F is a *modest measure offering safeguards*, such as:

- Limiting short-term rentals to 75 nights per year, hosted and unhosted;
- Allowing "hosting platforms" to list only housing units registered with the City;
- Providing notice to neighbors and neighborhood associations when a unit is registered;
- Ensuring legal rights for neighbors and neighborhood associations to protect their property if the quiet enjoyment and privacy of their homes are violated; and
- Prohibiting short-term rentals of in-law units intended for family and friends, not tourists.

Protect our residential neighborhoods--VOTE YES ON F !

West of Twin Peaks Central Council

The true source(s) of funds for the printing fee of this argument: WEST OF TWIN PEAKS CENTRAL COUNCIL.

Paid Argument IN FAVOR of Proposition F

UNITE HERE Local 2 represents 13,000 hotel and restaurant workers. Our union has struggled to raise the quality of hospitality jobs in our city. Yet - like hundreds of thousands of working people - we face the most severe affordability crisis San Francisco has ever seen.

Unregulated short term rentals threaten hotel workers' jobs and threaten our ability to continue living in the

city we call home. City Hall let lobbyists and multi-billion dollar corporations write the laws. Now it's time to fix their mistakes.

Please vote **YES** on Proposition F.

UNITE HERE Local 2

The true source(s) of funds for the printing fee of this argument: UNITE HERE Local 2.

Paid Argument IN FAVOR of Proposition F

Seniors and Disabled People Say YES on F

As permanent rental units get taken over for short-term tourist rentals, rents rise dramatically, pushing out seniors and people with disabilities. Limit the number of nights for short-term rentals. Preserve affordable housing and save our communities! Yes on F.

*Senior and Disability Action
Gray Panthers*

The true source(s) of funds for the printing fee of this argument: Senior and Disability Action, Gray Panthers, Bob Planthold.

Paid Argument IN FAVOR of Proposition F

Help Save our Threatened Affordable Housing and Protect our Neighborhoods By Joining Current and Former City Planning Commissioners and Voting YES ON F

Current City Planning Commissioners (For Identification Purposes Only):

Cindy Wu
Dennis Richards*
Kathrin Moore**

Former City Planning Commissioners:

*Dennis Antenore
Doug Engmann
Esther Marks
Wayne Hu
Bill Sugaya*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Dennis Antenore.

**Paid Argument IN FAVOR of Proposition F**

The San Francisco Labor Council, representing over 100 unions in our city, has **unanimously** endorsed Proposition F. Working families need common-sense laws like this to reduce evictions and make housing more affordable.

Vote YES.

San Francisco Labor Council

The true source(s) of funds for the printing fee of this argument: San Francisco Labor Council.

Paid Argument IN FAVOR of Proposition F**District 5 Neighbors urge you to vote YES on Proposition F – Short Term Residential Rentals**

This proposition allows registered residents to rent their homes or apartments up to 75 days a year, requires notices to neighbors, and requires internet platforms like Airbnb to follow the law. Like many, we are concerned about the evictions of our friends and neighbors, the loss of affordable rental housing, and the huge losses to the city's economy of each full-time short-term rental that replaces a long-term rental/home. This measure is a reasonable solution to City Hall's failure to protect affordable housing and to enact enforceable legislation.

Vote YES! On Proposition F !

*Haight Ashbury Neighborhood Council
Hayes Valley Neighborhood Association's
Transportation and Planning Committee
D5 Action
Christin Evans, The Booksmith
Dean Preston, Tenant Activist
Tes Welborn, Community Activist
Calvin Welch, Affordable Housing Activist*

The true source(s) of funds for the printing fee of this argument: Haight Ashbury Neighborhood Council.

Paid Argument IN FAVOR of Proposition F

San Francisco's tourist industry is an important part of our economy, and zoning rules have been enacted over the years to ensure the health of the industry while protecting residential housing. Proposition F restores this balance by allowing short-term rentals with appropriate limits and safeguards.

Vote Yes on F!

San Francisco Tomorrow

The true source(s) of funds for the printing fee of this argument: San Francisco Tomorrow.

Paid Argument IN FAVOR of Proposition F**FIX THE LOOPHOLES. VOTE YES ON F.**

City Hall let us down.

While San Franciscans struggle with the worst housing crisis in a century, City Hall let Airbnb essentially write their own regulations, which benefit the \$25.5 billion corporation but leave the rest of San Francisco unprotected.

The current short-term rental legislation is so weak that every independent analysis reached the same conclusion: the law is unworkable and unenforceable.

Proposition F, written by citizens instead of lobbyists, strikes a fair and reasonable balance. It protects the rights of law-abiding hosts to earn extra dollars with short-term rentals, while providing the common sense regulation the city needs:

- **Reasonable limits.** Allows short-term rentals up to 75 nights per year.
- **Regular reports.** Requires quarterly reports on the number of nights a unit is rented short-term.
- **Corporate responsibility.** Holds corporations like Airbnb accountable, limiting their listings to only units that are properly registered with the City.
- **Neighborhood, property owner and tenant protections.** Provides notice to fellow building tenants, neighbors and neighborhood associations when a unit is registered as a short-term rental, and requires building owners to approve that use.
- **Right to take action.** Allows other building tenants and neighbors to go to court to protect their own rights to privacy and the quiet enjoyment of their homes if the city fails to address a serious problem.

These are common sense changes that City Hall should have accepted. Yes on F is a San Francisco solution to a San Francisco problem: it's fair, reasonable and effective. Please join us in voting **Yes on Proposition F**.

*Coalition for San Francisco Neighborhoods
San Francisco Apartment Association
San Francisco Tenants Union
Sierra Club
San Francisco Labor Council
ShareBetter San Francisco*



The true source(s) of funds for the printing fee of this argument: ShareBetter SF.

The three largest contributors to the true source recipient committee: 1. UNITE HERE, 2. San Francisco Apartment Association PAC, 3. Yerba Buena Consortium.

Paid Argument IN FAVOR of Proposition F

As San Francisco real estate agents, we know that rampant short-term tourist rentals deplete badly needed housing for renters and buyers. The “anything goes” attitude of converting homes into de facto hotels undermines the integrity of our neighborhoods. Proposition F is a reasonable way to protect homes and neighborhoods.

*Meagan Levitan
Paula Pagano
Sandra Bagnatori
Jane Ivory
Victoria Kornblum
Marc Christopher Calderon*

The true source(s) of funds for the printing fee of this argument: Meagan Levitan.

Paid Argument IN FAVOR of Proposition F

Proposition F is **not** a ban on homesharing or short term rental services like Airbnb.

Proposition F is a set of sensible regulations carefully crafted by a unique coalition of tenants and landlords, affordable housing advocates and neighborhood groups, labor unions and elected officials, seeking to fairly regulate a \$20 billion corporation that is pinching an already tight housing market.

Fundamentally, what Airbnb and similar vacation rental sites do is turn residential rent-controlled apartments into nightly hotel rooms fetching over \$225 nightly. Citywide, this has the effect of taking desperately-needed housing out of the hands of San Franciscans who live and work here, and instead giving it tourists and vacationers.

The status quo is not working. The current short-term rental law is so unenforceable that it contradicts Objectives Two and Three in the City’s Housing Element, which seeks to “retain existing housing units” and “protect the affordability of the existing housing stock.”

The City’s own economist stated that the loss of even one housing unit via tourist rentals would outweigh any potential benefit short term rentals could bring to the City. A recent City-commissioned report showed that under the current law, San Francisco has already

lost hundreds of rental housing units which are now operated as full time hotels.

Short term rentals offered by websites like Airbnb and other online platforms are not going away anytime soon. In the midst of an unprecedented housing shortage and an affordability crisis, fair regulation of the short term rental economy is absolutely necessary.

San Francisco should say “Yes” to F and to fair regulation of Airbnb.

San Francisco Apartment Association

The true source(s) of funds for the printing fee of this argument: San Francisco Apartment Association PAC.

The three largest contributors to the true source recipient committee: 1. West Coast Property Management, 2. Essex Property Trust, 3. Malta and Company Inc.

Paid Argument IN FAVOR of Proposition F

Supervisors Avalos, Campos and Mar Say to Yes to Home Sharing and Yes on F!

We all support home sharing. We all support people renting an extra room in their home from time-to-time, or the entire unit when they’re out-of-town.

Prop F allows home sharing 75 nights a year. For those wanting to rent to tourists more often, they really ought to be licensed as a Bed & Breakfast.

But folks like that represent a small minority of the short-term residential rental phenomenon.

It’s the wholesale, illegal conversion of thousands of residential units to tourist accommodations needs to end, and that’s why we’re supporting Prop F.

*Supervisor John Avalos
Supervisor David Campos
Supervisor Eric Mar*

The true source(s) of funds for the printing fee of this argument: SHARE BETTER SF.

The three largest contributors to the true source recipient committee: 1. UNITE HERE, 2. SF APARTMENT ASSOC PAC, 3. YERBA BUENA CONSORTIUM.

Paid Argument IN FAVOR of Proposition F

Vote YES on F for common sense regulation to save LGBTQ housing

The facts are clear - 29% of those who have lost their homes are LGBTQ and the Castro has had more evictions in the last five years than any other neighborhood.



Airbnb is responsible for removing up to 2,000 units from the city's housing stock as the LGBT community continues to face evictions and skyrocketing rents.

We are losing vital housing that's being used for tourists instead of San Francisco residents. Prop F is our chance to regulate short-term rentals. VOTE Yes on F!

Harvey Milk LGBT Democratic Club

The true source(s) of funds for the printing fee of this argument: SHARE BETTER SF.

The three largest contributors to the true source recipient committee: 1. UNITE HERE, 2. SF APARTMENT ASSOC. OF SF, 3. YERBA BUENA CONSORTIUM.

Paid Argument IN FAVOR of Proposition F

Affordable Housing

San Francisco needs more affordable housing and more solutions for broad housing affordability. We do not need AirBnB and other "hosting companies" preying on our city's existing precious housing stock and driving up rents and fueling evictions. This measure will ensure strong enforcement of the City's regulations on vacation rentals to protect our rental housing from hotelization.

Vote Yes on F

San Francisco Council of Community Housing Organizations

The true source(s) of funds for the printing fee of this argument: The author.

Paid Argument IN FAVOR of Proposition F

"The citywide economic harms associated with higher housing costs are fairly severe. According to the REMI model, removing a single housing unit from the market would have a total economic impact on the city's economy of approximately -\$250,000 to -\$300,000 per year. This exceeds the annual total economic benefit from visitor spending, host income, and hotel tax, given prevailing short-term rental rates.

On a net basis, then, a housing unit withdrawn from the market to be used for short-term rentals produces a negative economic impact on the city, even if the unit generates host income, visitor spending, and hotel tax every day of the year".

From: Amending the Regulation of Short Term Residential Rentals:
Economic Impact Report
Office of the Controller, City and County of San Francisco
Page 8 dated May 18, 2015

F is for FACTS

Vote Yes on F

ShareBetter San Francisco

The true source(s) of funds for the printing fee of this argument: Douglas J. Engmann.

Paid Argument IN FAVOR of Proposition F

The proliferation of illegal rentals to tourists of entire homes and apartments in our neighborhoods is exacerbating our housing crisis and undermining the safety and quiet enjoyment of our residential areas.

Proposition F will stop this illegal activity while allowing San Franciscans to occasionally rent out a spare room to a visitor. Join me to vote YES ON F to preserve our scarce housing and protect the integrity of our neighborhoods.

Former Mayor Art Agnos

The true source(s) of funds for the printing fee of this argument: Mayor Art Agnos and Doug Engmann.

Paid Argument IN FAVOR of Proposition F

VOTE YES ON F – IT'S FOR FAIRNESS

Prop F is a citizen initiative by concerned San Franciscans about the runaway illegal use of family residences as hotels, thus jeopardizing neighborhood character and removing rental housing from the market.

Prop F is a modest measure to require City Hall to enforce our City's zoning and tax laws.

Prop F became necessary because of the stranglehold of Airbnb on Mayor Lee and the Board of Supervisors complete with special interest enforcement legislation written by the Airbnb lobbyists.

But for this civic-minded measure, Airbnb would still try to withhold hotel taxes it's owed for several years.

Airbnb still refuses to offer basic information on the number of nights, or location or its hotel operations in direct defiance of the city's hotel tax reporting requirements.

VOTE YES ON F – make City Hall and Airbnb to play by fair rules, which protect our neighborhoods and public treasury.

*San Francisco Taxpayers Association
Judge Quentin L. Kopp (Ret.), President*

The true source(s) of funds for the printing fee of this argument: San Francisco Taxpayers Association.



Paid Argument IN FAVOR of Proposition F

UNREGULATED SHORT TERM RENTALS CREATE LONG TERM PROBLEMS

Neighbors, homeowners, and tenants deserve stable neighborhoods and secure buildings. In many cases, unregulated rentals turn homes into hotels, with parades of strangers entering buildings while neighbors have no say in the matter.

Worse than that, tenants have been evicted so that entire apartments can be listed year round as vacation rentals, despite this being illegal. Tenants remaining in these buildings fear retaliation from their landlords if they complain.

With San Francisco's extreme housing shortage, permanent residents should not have to compete for housing with tourists paying triple market rents for short stays. San Francisco's Budget and Legislative Analyst found that in Haight-Ashbury, 32 percent of available vacant homes were listed as vacation rentals.

Proposition **F** still allows people to share the homes that they live in with sensible limits. It can stop illegal hotels and will hold corporations accountable for ill-gotten profits.

Preserve our precious rental stock. Protect tenants before corporate profits.
Vote YES on F!

*San Francisco Tenants Union
Housing Rights Committee
Causa Justa Just Case
Eviction Defense Collaborative
Anti-Eviction Mapping Project
AIDS Housing Alliance SF
Bill Hirsh, Executive Director - AIDS Legal Referral Panel**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Sharebetter SF.

The three largest contributors to the true source recipient committee: 1. UNITE HERE, 2. San Francisco Apartment Association PAC, 3. Yerba Buena Consortium.

Paid Argument IN FAVOR of Proposition F

Asian Community Says "Yes" on F

Tenants, owners, community organizations agree! We need reasonable rules for Airbnb. We don't want tourist hotels to take over our apartments or neighbor-

hoods. Vote for safe neighborhoods and affordable housing.

Vote "Yes" on F.

*Rev. Norman Fong, Chinatown Community Development Center
Bill Quan, SF Apartment Association*
Wing Hoo Leung, Community Tenants Association*
Pam Tau Lee, Chinese Progressive Association*
Katherine Chu, Asian Americans Advancing Justice-Asian Law Caucus*
Supervisor Norman Yee*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SHARE BETTER SF.

The three largest contributors to the true source recipient committee: 1. UNITE HERE, 2. SF Apartment ASSOC, 3. Yerba Buena Consortium.

Paid Argument IN FAVOR of Proposition F

For over 30 years I have been on the board of Consumer Action, **a San Francisco-based** national consumer advocacy and education membership organization. We work with working people to ensure their rights as consumers.

City Hall failed to address the problems short-term rentals are causing across San Francisco. Limits are needed to curb their adverse impacts on housing and neighborhoods.

Any limitation on the nights a residence can be rented to tourists is unenforceable without regular rental reports from those offering these accommodations.

Airbnb complains that sharing its data with enforcement agencies would be a "breach of privacy."

Proposition F simply asks for quarterly reports on the address of each unit and the number of nights it was rented. There's nothing sensitive about that information. Airbnb's protests are groundless fear-mongering.

In fact, the company's terms of service (which all its hosts and guests accept) specifically allow Airbnb to report data to governments for enforcement of local laws.

Airbnb is taking desperately need housing off the market. There's no excuse for granting them special favors and exemptions. **Vote Yes on F.**

*Sue Hestor
Board Member, Consumer Action**



*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Sue Hestor and ShareBetter SF.

The three largest contributors to the true source recipient committee: 1. UNITE HERE, 2. San Francisco Apartment Association PAC, 3. Yerba Buena Consortium.

End of Paid Arguments IN FAVOR of Proposition F

Paid Argument AGAINST Proposition F

"F" GETS A FAILING GRADE

San Francisco is an expensive place to live and visit. Sharing a room in private homes can make coming here more affordable and is an economic lifeline for residents trying to make ends meet.

Home-sharing brings visitors to neighborhoods, not just downtown, boosting spending in shops and restaurants and supporting jobs throughout San Francisco. Studies show Airbnb guests contribute \$469 million to our economy, helping businesses in every neighborhood. And home-sharing guests support City services, paying \$6 million in occupancy taxes.

The Mayor and Board of Supervisors passed common sense laws to better regulate home-sharing. Let's give those laws a chance to work before putting straitjackets on innovation and banning our neighbors from earning extra income needed to stay in San Francisco.

VOTE NO on F.

San Francisco Chamber of Commerce and our 1,500 local businesses.

The true source(s) of funds for the printing fee of this argument: San Francisco Chamber of Commerce.

Paid Argument AGAINST Proposition F

Homesharing is part of our new economy and is being used responsibly by hosts all over San Francisco. This measure will place extreme restrictions on this new economy, hurting middle class and low income residents who are homesharing to help stay in San Francisco. It also allows neighbors the right to sue one another and creates serious privacy issues.

Vote NO on F - It's too extreme and divides neighbors.

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument AGAINST Proposition F

No on F! Our homes are our financial future.

Prop. F dictates what we can do with our own houses. It says how frequently we can rent out a room, bans short term rental of inlaw units, and encourages disgruntled neighbors to sue each over petty issues. This is not right.

Our homes are our biggest investments. They are the center of generations of family life. They are our safety net in retirement. They are our legacy for our children. Prop. F puts all of this in jeopardy.

Vote NO on Prop. F.

Asian Pacific Democratic Club

Mary Jung, President, SFDCCC

Jason Chan Vice President, Asian Pacific Democratic Club

Linlin Wills, Noe Valley

Hao Zheng, Mission

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Prop F Discourages Tourism - San Francisco's Largest Industry

Our city relies on tourism to fund local parks, libraries, firefighters and more. Those visitors you see shivering on the Golden Gate Bridge are a vital financial lifeline that helps keep San Francisco busy and prosperous.

Home sharing rentals are an important piece of our tourism industry. Last year, 290,000 visitors stayed in short term rentals here, generating more than \$450 million for our local small businesses. Taxes on these rentals generate more than \$1 million each month to fund city services. In fact, Prop F could cost the City more than \$58 million in tax revenue.

That's right, people sharing their homes with out-of-town guests pay the same tax as hotels. These visitors patronize our neighborhood restaurants and merchants, and bring attention and tourist dollars to areas of the city long, and unfairly, overlooked by more mainstream travelers. In fact, more than 70% of these visitors stay in private homes outside of the downtown hotel district. This is good for our city, our residents and our neighborhoods.



Prop. F takes us in the opposite direction and will harm neighborhood small businesses.

Vote NO on F!

*Alliance for Jobs
Hispanic Chambers of Commerce of San Francisco
San Francisco Bar Owners Alliance*

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Prop F Hurts Small Business

Where do you send visiting friends when they come to San Francisco? You send them to your favorite neighborhood brunch spot and suggest a walk up to a favorite local store for some browsing. Or maybe you go together to grab a beer and then onto a meal at the quiet Thai restaurant around the corner.

Tourists staying in our neighborhoods are doing the same thing. They are eschewing hotels in favor of private rooms in a local's home, also known as home sharing. They are discovering our small, beloved cafes and spending money in our community's businesses.

The dollars spent in our neighborhoods aren't going to a giant corporation to line the pockets of some distant stockholder. This money is staying here in our city with our local merchants and helping to keep them open and busy.

Prop. F puts all of this in jeopardy by further limiting the number of days a room can be rented and encouraging neighbors to sue each other. In other words, Prop. F will take money out of local restaurants and businesses and create more lawsuits for our courts. That's the wrong direction for San Francisco.

NO on F. It's bad for neighborhood merchants and restaurants.

*David Heller
President, Greater Geary Boulevard Merchant & Property Owners Association*

*Dani Sheehan-Meyer
Owner, Cliché Noe Gifts & Home**

*Ike Shehadeh
Owner, Ike's Place*

*Jesse Woodward
Owner, HiTops & Hecho*

*Nelson Zhao
Chopsticks**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

San Francisco is a place for everyone.

We chose to come here because San Francisco is a welcoming place where people of all backgrounds and with all types of dreams are encouraged to be themselves and thrive. Many new San Franciscans arrive here without much money, but with a desire to make this great city their home. Many who arrived decades ago are finding it hard to continue to afford to live here and need supplemental income they can receive offering up a spare room in their home.

San Francisco now has the highest hotel prices of any city in the world. Home sharing enables visitors and families who can't afford these prices to experience our incredible city. \$400 per night hotel rooms are inaccessible to many visitors, and home sharing provides a low cost alternative that benefits San Francisco residents and supports local small businesses in our neighborhoods.

Without home sharing, a lesbian from Russia may never be able to afford to visit San Francisco. A young same sex couple may not experience the joy and freedom of dancing in our Pride parade or walking down the street in any of our neighborhoods, openly holding hands. A gay man on disability may have to move out of the city without the income from sharing his home.

San Francisco is a beacon of hope and inspiration to people around the world. Let's make sure they can still afford to come experience our city, and continue to live here!

Vote No on Prop F.

*Zoe Dunning
First Vice Chair, SFDCCC**

*Joel Engardio
Board Member, Alice B Toklas LGBT Democratic Club**

*Ken Cleveland
Board Member, Alice B Toklas LGBT Democratic Club**



Gregg De Meza, Bernal Heights
Steven Holland, Glen Park
Tim Jones, Castro
Natasha Khoruzhenko, Twin Peaks
Delilah Lewis, Mission
Bob Marshall, Castro

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF For Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Don't Take Away Our Ability to Make Ends Meet

I've worked my entire life to pay off a mortgage on a working class home, and still struggle to remain in San Francisco while living on Social Security. I follow the rules, I pay hotel taxes, and my neighbors have never raised a single concern about my guests. Please don't punish us for finding a way to hold on in this expensive city.

As a working mother, this measure will have devastating impacts on my family. Home sharing is a lifeline that allows us to earn extra money to pay our bills and stay in our City. Prop F is an extreme measure that cuts a financial lifeline for thousands of long-time residents amidst an affordable housing crisis. Please vote NO. Don't take away our ability to survive in San Francisco.

Prop F's wealthy authors may not understand the challenge many San Franciscans have making ends meet. Renting out a room in our home for short stays keeps us in San Francisco and allows us flexibility to welcome visiting family throughout the year. I'm asking you to vote NO on F.

Our neighborhood is our home. We host short-term visitors to pay Sandor's health care bills. It thrills us to introduce our visitors to everything we love about San Francisco and our neighborhood. If Prop F passes, our neighbors can easily sue us for hosting these visitors. That's not the San Francisco we love.

Lisa Fromer-Valenzuela, The Mission
Esther San Miguel, Sunset
*Ivan Abehaus, The Mission**
Sandor & Giuliana Halasz, Marina

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF For Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

PROPOSITION "F" IS TOO RIDGID, UNNECESSARY & BLOCKS CAREFUL REGULATION OF HOME SHARING

Throughout its history, San Francisco has birthed many innovative industries and concepts. Denim garments, television, and branch banking all had their origin in Our City. San Francisco should carefully regulate, not alienate, the many innovative industries being born here in the 21st Century.

Over the past two-and-one-half years, City officials worked tirelessly to adopt balanced solutions to challenges raised by the emerging sharing economy. We heard from many stakeholders, including home sharers, landlords, tenants, hotel owners and workers, neighborhood activists, housing advocates, and small business leaders. Their testimony helped craft a plan to best meet the needs of all San Franciscans.

Under current law, San Francisco retains the flexibility to modify and strengthen short term rental laws at any time by actions of the Planning Commission, the Board of Supervisors, and the Mayor. However, if Proposition "F" passes, the City loses its ability to carefully adjust existing legislation to protect the needs of parties involved as well as all residents of San Francisco.

With "F" in place, only another ballot measure can change any of its provisions in the future. Among its many flaws, Proposition "F" restricts home sharing, under any circumstances, to 75 days per calendar year. This brief period of time that will generate too little income for the many home sharers that depend on sufficient revenue from hosted sharing to remain in their San Francisco homes.

Let's give current regulations a chance to work and give ourselves the flexibility to modify them in the future to increase their effectiveness.

PROPOSITION "F" IS FLAWED, LACKING FLEXIBILITY AND FAIRNESS. VOTE "NO" ON "F"

*Michael J. Antonini, Planning Commissioner City and County of San Francisco**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.



The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Prop F Will Turn Neighbors Against Each Other

Other cities look to San Francisco as a leader for innovative policies that put our residents first. Prop F sends the wrong message to cities everywhere, enacting extreme regulation for home sharing that creates financial incentive for neighbors to spy on neighbors.

We all know somebody who's been through a dispute with their neighbor. Prop F creates new ways for a nosy neighbor to drag these fights into court. First, it allows people to personally gain from suing neighbors over this complex new law, while in the past the city was the beneficiary for such lawsuits; this creates a financial incentive for spying. Second, it eliminates the requirement that the City even find any wrongdoing before someone can drag the neighbor into court. And finally, people don't even need to demonstrate personal harm or suffering or provide concrete proof before initiating a lawsuit.

Prop F sets the bar far too low for lawsuits and will result in neighbors spying on each other by creating large financial incentives for neighbors to file baseless lawsuits against each other. Prop F, therefore, will make San Francisco the first city in the nation to turn communities against each other, circumventing the common sense processes already set in place to prevent abuse.

Prop F is bad for our neighborhoods. Vote No on Prop F.

*Leah Pimentel, Concerned Bayview Resident**
Derek Remski, Concerned District 5 Resident

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Prop F Completely Bans Home Sharing in In-Law Units

One of the most egregious components of Prop F is that it completely bans home sharing in in-law units.

We all own San Francisco homes that contain in-law units. We believe we should have the same rights as all other San Francisco homeowners.

Prop F is written to unfairly target the residents of in law units. Prop F prohibits residents of "accessory dwelling units" otherwise known as "in-law units" from sharing their homes on a short-term basis, even for just one day!

This distinction is unwarranted and unnecessary, and creates a two tiered system for San Francisco homeowners. It is unfair to have different rules for different neighborhoods. Why should a single family home in Noe Valley or Bernal Heights be treated differently than one in the Outer Sunset or the Excelsior?

We all agree that home sharing needs to be regulated, but totally banning home sharing in in-law units is not fair and it's just too extreme.

Vote No on Prop F.

Toby Klayman & Joe Branchcomb, Bernal Heights
Doug Neilson, Noe Valley
Kevin Krejci, Sunset

The true source(s) of funds for the printing fee of this argument: SF For Everyone / No on Proposition F.

The sole contributor to the true source recipient committee: AIRBNB.

Paid Argument AGAINST Proposition F

NO ON F - The City Doesn't Need To Know Who Is Sleeping In MY House

Proposition F requires short-term rental hosts to provide quarterly reports to the City documenting the number of times they slept in their house in the past three months and whether they had any guests.

That's right, Prop. F gives the City the right to know how often I sleep at home. That's wrong and just plain creepy. And, according to a recent ruling by the Supreme Court, it's likely unconstitutional.

NO on F. Where I'm sleeping is nobody's business but mine.

JP Leddy, LGBT Community Activist

The true source(s) of funds for the printing fee of this argument: SF For Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Who wins with Prop F?

Proposition F allows neighbors to sue each other over short-term rental disputes even if the City finds no



issue. In fact, Proposition F mandates that the City twice notify people of their right to sue and even allows anonymous witnesses to give testimony in City complaints. Do we really want to pit neighbors against neighbors and encourage lawsuits?

With over a year in legislative process and legislation having already been passed, we believe it needs to run its course before we can even see how it works. Under that newly enacted law, caps are in place, hosts can only use primary residences, and a new registry and permitting office have been established.

Proposition F requires people renting out a room for less than 30 days at a time to file quarterly reports documenting where they slept for the previous three months. These reports would be public information available to anyone wishing to peek into people's private lives. Do we really want people to have to report where they sleep at night? Is this information the City should be collecting?

Proposition F makes short-term rental of in-law units illegal. Many families, especially on the Westside, have been renting these rooms out to friends and travelers for decades. Do we really want to make it more difficult for families to stay in San Francisco?

There's no question that our high cost of living and lack of affordable housing is a serious issue. As a City, we're working hard to build new homes and protect those feeling squeezed. But Proposition F is not the solution to these challenges. Neighbors suing neighbors, reporting where you sleep, making it harder for people to gain additional income - this is not the solution.

Vote NO on F. It goes too far.

sf.citi

The true source(s) of funds for the printing fee of this argument: San Francisco Citizens Initiative for Technology and Innovation (sf.citi).

Paid Argument AGAINST Proposition F

Proposition F Fails San Francisco

Our organization, Home Sharers of San Francisco, is a diverse group of citizens -- your friends and neighbors -- who rent rooms in our homes to help make San Francisco more affordable. This vital income allows many of us to support aging parents, to serve local non-profits, to send our kids to college, and to make ends meet.

Proposition F is flawed and too extreme, especially because San Francisco passed a new Short Term

Rental Ordinance, in effect since February 2015. We support the current law, pay the required 14% taxes (same as hotels), abide by the restriction of 90 days per year of unhosted stays, and support enforcement against abusers, especially landlords who evict tenants.

While many of our guests are tourists looking for a more affordable and genuine experience of our beautiful city, we also host friends and family of San Francisco residents -- for example, grandparents meeting new babies and people visiting loved ones in the hospital. Our guests bring added economic activity and vitality to our neighborhoods.

Proposition F would make short-term rentals impossible for us. In addition to a severe 80% reduction in our ability to host when we are present in our homes, Prop. F financially incentivizes neighbors to sue anyone they think could be short term renting, even if they are not actually breaking the law! This measure will divide our neighborhoods and introduce a culture of spying and litigation.

Please vote NO on Prop. F so that we can continue to afford to live in San Francisco.

Thank you

Home Sharers of San Francisco

Peter Kwan, Founder & Executive Director

The true source(s) of funds for the printing fee of this argument: Home Sharers of San Francisco.

Paid Argument AGAINST Proposition F

San Francisco's newly enacted "Short-term Residential Rental Law" takes this year's Golden Garrote award for city government doing what it does best – inventing new forms of regulation, new crimes, and new ways of controlling us.

Think you might like to rent a room to a tourist? Think your family might like to stay in a neighborhood home when they visit you? Think again. As with Uber and other people-to-people alternatives, city government is determined to stop a successful trend in order to protect vested economic interests. But home rentals don't replace hotels; they just give people new alternatives.

The ballot measure before you is death by a thousand cuts. The basic regulatory regime, complete with a new government agency to implement it, was created by stealth in May of this year. This ballot measure will be one of an endless series of tweaks designed to strangle individual initiative. It reduces from 90 to 75



the number of days per year the rentals are permitted. It adds more burdensome red tape, including notice posting and widespread mailings. It expands the number of people who can sue to enforce the law to include any neighbor living within a certain distance, thereby creating a new weapon for ordinary neighbor disputes.

This regulation needs repeal, not expansion.

VOTE NO ON F!

Libertarian Party of San Francisco

The true source(s) of funds for the printing fee of this argument: Libertarian Party of San Francisco.

Paid Argument AGAINST Proposition F

NO ON PROPOSITION F

Proposition F mistakenly asks San Franciscans to ballot-box legislate a complicated issue that city officials are already working to solve. Instead of giving the existing rules a chance to function, its proponents would rather create an Orwellian data-collection program, pit neighbor against neighbor to turn each other in, and make homeowners vulnerable to frivolous lawsuits from vindictive neighbors. Furthermore, the measure doesn't address the real problems with short-term rentals, such as tenants who defy their rental agreements or skirt the city's rent-control laws.

Vote NO on F.

*Christine Hughes, Chairwoman
San Francisco Republican Party*

*Members, 17th AD: Alisa Farenzena, Barry Graynor,
Sarah Storelli.*

*Members, 19th AD: John Dennis, Howard Epstein,
Terence Faulkner, Hilary Hagenbuch, Stephanie Jeong,
Johnny Knadler, Thomas Moyer, and Richard Worner.*

Alternates: Jamie Fisfis, Kenneth Loo, Christina Miller.

The true source(s) of funds for the printing fee of this argument: San Francisco Republican Party.

The three largest contributors to the true source recipient committee: 1. Bill Bowen, 2. David Blumberg, 3. Barry Graynor.

Paid Argument AGAINST Proposition F

Police and Fire Say: No on F

On behalf of the men and women of San Francisco's Police and Firefighters, your first responders who get up each and every morning to make certain everyone

in our City is safe, we ask you to **vote No on F** this November.

Prop F is a solution in search of a problem. After thoughtful debate and reaching legislative compromise within the past year, a law has already been put on the books to regulate short-term rentals with new caps, a new registry, permitting process and limiting hosts to primary residences. Before we pull the rug out from under it, we believe this law should be given the chance to do what it is designed to do as a regulatory framework that also catches bad actors.

Prop F encourages more lawsuits pitting neighbors against neighbors. Prop F allows anonymous witnesses to testify on City complaints, and even requires people renting out a room for less than 30 days to report publicly where they've slept previously.

Arguably the biggest challenge of our day is addressing the high cost of living and ensuring everyone has enough affordable housing to live, work and raise a family in a diverse City. San Francisco has come together to protect people feeling the crunch of getting priced out, so that we can continue welcoming new residents as we've always done with connected communities where everyone has opportunity and no one's left behind.

Prop F is not the solution to our challenges. **Vote No on F.**

*San Francisco Police Officers Association
San Francisco Firefighters Local 79*

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Bay Area Council Says Vote No on F

Home sharing platforms such as those operated by Airbnb are prime examples of new dynamic business models that have emerged in recent years which are challenging standard practices and procedures. Regulations that have been developed over decades to ensure the safe, fair and legal operation of traditional businesses are not always a good fit for these mold-breaking newcomers. All sides agree that some regulation is necessary; there need to be protections for consumers, for homeowners and for cities, the question is how best to do that?

The Bay Area Council believes that through the legislative process, in any of our region's distinct cities or



counties, where bills are analyzed, debated, and amended in full public view is by far the best way to regulate all important and complicated issues including these home sharing platforms.

Last year, following considerable debate the San Francisco Board of Supervisors passed a slate of new home sharing restrictions which were signed into law by Mayor Lee. Before we even had a chance to see if they were working appropriately or not, and if any necessary fixes need to be made, opponents of home sharing began gathering signatures for a ballot measure that was drafted without public input and which can never be amended or improved to fix unintended consequences without another vote of the people.

Please Vote NO on F.

Bay Area Council

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.

Paid Argument AGAINST Proposition F

Prop F Turns Your Private Data Into Public Information

Do you want City bureaucrats knowing where you sleep at night?

Prop. F requires people who rent rooms in their homes for less than 30 days to file quarterly reports with the City documenting the number of nights they spent at home and tracking who else slept in their house or apartment.

Equally troubling, as public information held by the government, this information is subject to California's sunshine ordinances and could fall into anyone's hands.

Keep the government out of our bedrooms.

*San Francisco Young Democrats**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: SF for Everyone, No on Proposition F.

The sole contributor to the true source recipient committee: Airbnb.



G

Disclosures Regarding Renewable Energy

Shall the City define “renewable, greenhouse-gas free electricity” to mean electricity derived exclusively from certain renewable resources located within or adjacent to the California border or electricity derived from Hetch Hetchy, except for electricity from other types of resources such as rooftop solar and other large hydroelectric facilities; require CleanPowerSF to inform customers and potential customers of the planned percentage of “renewable, greenhouse-gas free electricity” to be provided; and prohibit CleanPowerSF from marketing, advertising or making any public statement that its electricity is “clean” or “green” unless the electricity is “renewable, greenhouse gas-free electricity” as defined in this measure?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: San Francisco and other local governments are allowed by state law to purchase and generate electricity to sell to residential and business customers.

San Francisco has created CleanPowerSF, a program to purchase, generate and sell electricity. CleanPowerSF has not yet begun to sell electricity to customers, so most San Francisco residents and businesses currently purchase their electricity from Pacific Gas & Electric (PG&E), a private company. San Francisco residents and businesses will be able to choose whether to purchase electricity from PG&E or CleanPowerSF.

The City generates hydroelectric power at its Hetch Hetchy facilities in Tuolumne County and uses this power to meet most of its municipal power needs. The City does not sell this electricity to most San Francisco residents or businesses.

State law requires all retail electricity suppliers to disclose to customers the sources of power being provided, including renewable energy resources. Renewable resources include biomass, solar thermal, photovoltaic, wind, geothermal, solid waste conversion, landfill gas, ocean wave, ocean thermal, and tidal current.

Current City law does not define “renewable, greenhouse-gas free electricity.”

The State requires that a certain percentage of the electricity provided to customers must come from “eligible renewable energy resources,” which include renewable resources located in the Western United States, Canada, and Mexico. San Francisco is allowed to use power from its Hetch Hetchy facilities to meet its required renewable resource percentage.

Under State law, “eligible renewable energy resources” are classified into three different categories, depending primarily on when and where the electricity is generated.

The Proposal: Proposition G would define “renewable, greenhouse-gas free electricity” as electricity from only one of the three categories of “eligible renewable energy resources.” “Renewable, greenhouse-gas free electricity” would be:

- electricity obtained exclusively from renewable resources located within or adjacent to the California border, with the exception of certain resources such as rooftop solar panels in San Francisco; or
- electricity generated by The City’s Hetch Hetchy facilities, but not electricity generated from other large hydroelectric facilities.

This definition would apply only to San Francisco’s CleanPowerSF program; other sellers of electricity in San Francisco would continue to follow the State definition.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proposition G would require the City to inform customers and potential customers of CleanPowerSF of the planned percentage of types of “renewable, greenhouse-gas free electricity” to be provided in every communication sent to customers and potential customers.

CleanPowerSF would not be allowed to market, advertise or make any public statement that its electricity is “clean” or “green” unless the electricity is “renewable, greenhouse gas-free electricity” as defined in this measure.

A “YES” Vote Means: If you vote “yes,” you want to:

- define “renewable, greenhouse-gas free electricity” to mean electricity derived exclusively from certain renewable resources located within or adjacent to the California border or electricity derived from Hetch Hetchy, with the exception of electricity from other types of resources such as rooftop solar and other large hydroelectric facilities;
- require CleanPowerSF to inform customers and potential customers of the planned percentage of “renewable, greenhouse-gas free electricity” to be provided; and
- prohibit CleanPowerSF from marketing, advertising or making any public statement that its electricity is “clean” or “green” unless the electricity is “renewable, greenhouse gas-free electricity” as defined in this measure.

A “NO” Vote Means: If you vote “no,” you do not want to impose these regulations.

Controller’s Statement on “G”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition G:

Should the proposed measure be approved by the voters, in my opinion, it would increase the cost of government by up to \$385,000 annually. This increase in cost is contingent upon future development of a Community Choice Aggregation (CCA) program, wherein the City provides electricity to residents who choose to enroll.

The proposed ordinance requires that the City, upon implementation of a CCA, notify potential customers in writing on at least three occasions of the actual percentage of renewable, greenhouse gas-free energy provided through that program.

There are various means by which the City could implement this requirement, such as by including the notice within other mailings to potential customers, which could potentially lower the cost to the City. However, if the City sends an independent mailing, the first notification would cost approximately \$135,000 and subsequent mailings would cost \$125,000 each for postage, materials and staff time.

How “G” Got on the Ballot

On July 22, 2015, the Department of Elections certified that the initiative petition calling for Proposition G to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,711 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2011. A review of all signatures submitted by the proponents of the initiative petition prior to the July 6, 2015, submission deadline showed that the total number of valid signatures was greater than the number required.

Propositions G and H concern the same subject matter. If both measures are adopted by the voters, and if there is a conflict between provisions of the two measures, then some or all of the measure approved by fewer votes would not go into effect.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition G

This argument has been withdrawn.

Opponent's Argument Against Proposition G

No one supports Proposition G, not even the PG&E employees who wrote it.

Prop H is the consensus measure, supported unanimously by both the Board of Supervisors and the SF Democratic Party, as well as Mayor Ed Lee, neighborhood groups, environmentalists, workers, and even the authors of Prop G.

PLEASE VOTE: NO ON G and YES ON H.

PG&E employees wrote Prop G to protect their company's energy monopoly and hurt San Francisco's new clean energy program, called CleanPowerSF.

Prop G would create a new definition for the terms "clean" and "green" electricity that would ONLY apply to CleanPowerSF—but not any of the other 57 counties in the state or even PG&E itself.

And shockingly that new definition would prohibit San Francisco from calling rooftop solar panels "clean," even while PG&E could go on calling its NUCLEAR power "clean."

Prop G's authors talk about Renewable Energy Certificates, or RECs, but Prop G would only impact CleanPowerSF, while allowing PG&E to continue calling the very same RECs "green"!

Prop G is a terrible idea, and Board of Supervisors President London Breed wrote Prop H to stop it. President Breed, Supervisor Avalos, Mayor Lee, and a broad coalition built consensus support for Prop H. For cleaner, more affordable energy and a level playing field for San Francisco, Proposition H is the best choice.

PLEASE VOTE: NO ON G and YES ON H.

And to become a CleanPowerSF customer, please visit www.CleanPowerSF.org.

President of the Board of Supervisors, London Breed
Supervisor John Avalos
Supervisor Julie Christensen
Supervisor Scott Wiener
Supervisor Malia Cohen
Supervisor David Campos
Supervisor Jane Kim
Supervisor Eric Mar



No Paid Arguments IN FAVOR OF Proposition G Were Submitted

Paid Argument AGAINST Proposition G

SIERRA CLUB URGES NO ON PROP G

This deceptive ballot measure is an attack on solar power and renewable energy in San Francisco.

CleanPowerSF will be one of the greenest providers of electricity in the state when it starts up next year, with rates at or below PG&E's. But Prop G would apply unnecessary restrictions to CleanPowerSF that don't apply to PG&E, limiting CleanPowerSF's ability to sell solar power. By referring to technicalities, Prop G would even define rooftop solar as not "renewable"

Prop G would enable PG&E to deceive energy customers and claim its dirty fossil fuel and nuclear power is just as clean and green as the far more renewable CleanPowerSF program.

And, the SF Public Utilities Commission has said that Prop G would drive up costs without any environmental benefit.

Prop G is not about the "right to know." It is about maintaining PG&E's monopoly.

Save solar power in San Francisco. Vote no on Prop G.

Sierra Club

The true source(s) of funds for the printing fee of this argument: Sierra Club.

Paid Argument AGAINST Proposition G

Proposition G is a power grab by PG&E to undermine free-market competition and protect its monopoly dirty energy profits.

Proposition G would allow PG&E to pretend its dirtier fossil and nuclear-based energy is 'greener' than San Francisco's far more clean, renewable, community-based CleanPowerSF program.

CleanPowerSF will provide 33% to 50% renewable electricity at the same or lower rates than PG&E. (PG&E sells only 25% renewable electricity.)

Proposition G's restrictions would prohibit CleanPowerSF from calling rooftop solar clean energy!

To support REAL clean energy, vote NO on Proposition G!

*San Francisco Green Party
San Francisco Latino Democratic Club
Haight Ashbury Neighborhood Council
350 San Francisco*

The true source(s) of funds for the printing fee of this argument: Sierra Club, Our City San Francisco.

Paid Argument AGAINST Proposition G

Vote NO ON G for the ENVIRONMENT!!!

CleanPowerSF will bring San Franciscans true clean, green energy to fight climate change and decrease pollution! Don't fall for PG&E's attempt to stop it.

San Francisco League of Conservation Voters

The true source(s) of funds for the printing fee of this argument: San Francisco League of Conservation Vote.



H

Defining Clean, Green, and Renewable Energy

Shall the City use the State definition of “eligible renewable energy resources” when referring to terms such as “clean energy,” “green energy,” and “renewable Greenhouse Gas-free Energy”; and shall CleanPowerSF be urged to inform customers and potential customers of the planned percentage of types of renewable energy to be supplied in each communication; and shall it be City policy for CleanPowerSF to use electricity generated within California and San Francisco when possible?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: San Francisco and other local governments are allowed by state law to purchase and generate electricity to sell to residential and business customers.

San Francisco has created CleanPowerSF, a program to purchase, generate and sell electricity. CleanPowerSF has not yet begun to sell electricity to customers, so most San Francisco residents and businesses currently purchase their electricity from Pacific Gas & Electric (PG&E), a private company. San Francisco residents and businesses will be able to choose whether to purchase electricity from PG&E or CleanPowerSF.

The City generates hydroelectric power at its Hetch Hetchy facilities in Tuolumne County and uses this power to meet most of its municipal power needs. The City does not sell this electricity to most San Francisco residents or businesses.

State law requires all retail electricity suppliers to disclose to customers the sources of power being provided, including renewable energy resources. Renewable resources include biomass, solar thermal, photovoltaic, wind, geothermal, solid waste conversion, landfill gas, ocean wave, ocean thermal, and tidal current.

Current City law does not define “Clean Energy,” “Green Energy,” “Renewable Greenhouse Gas-free Energy,” or similar terms.

The State requires that a certain percentage of the electricity provided to customers must come from “eligible renewable energy resources,” which include renewable resources located in the Western United

States, Canada, and Mexico. San Francisco is allowed to use power from its Hetch Hetchy facilities to meet its required renewable resource percentage.

Under State law, “eligible renewable energy resources” are classified into three different categories, depending primarily on when and where the electricity is generated.

The Proposal: Under Proposition H, San Francisco would use the State definition of “eligible renewable energy resources” when referring to terms such as “Clean Energy,” “Green Energy,” and “Renewable Greenhouse Gas-free Energy.” Included in this definition is electricity from large hydroelectric facilities such as Hetch Hetchy.

This definition would apply to all City programs and expenditures.

Proposition H would urge CleanPowerSF to inform customers and potential customers of the planned percentage of “Clean Energy,” “Green Energy,” and “Renewable Greenhouse Gas-free Energy” to be supplied in each communication required by law.

Proposition H would make it City policy for CleanPowerSF to use electricity generated within California and San Francisco when possible.

A “YES” Vote Means: If you vote “yes,” you want San Francisco to use the State definition of “eligible renewable energy resources” when referring to terms such as “Clean Energy,” “Green Energy,” and “Renewable Greenhouse Gas-free Energy.” You also want to urge CleanPowerSF to inform customers and potential customers of the planned percentage of types of renewable energy to be supplied in each communication and to make it City policy for CleanPowerSF to use

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



electricity generated within California and San Francisco when possible.

A “NO” Vote Means: If you vote “no,” you do not want to establish these definitions.

Controller’s Statement on “H”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition H:

Should the proposed measure be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The proposed ordinance clarifies certain definitions of clean and renewable energy under local law and sets policies for the types of energy that would be used by the proposed CleanPowerSF Community Choice Aggregation program. The ordinance urges the Public Utilities Commission to inform potential customers of the planned percentage of clean, green and renewable energy sources in any required mailings. Given that the noticing of customers would occur within existing mailings, this measure would not increase the cost of government.

How “H” Got on the Ballot

On July 31, 2015, the Board of Supervisors voted 8 to 0 to place Proposition H on the ballot. The Supervisors voted as follows:

Yes: Avalos, Breed, Campos, Christensen, Cohen, Kim, Mar, Wiener.

No: None.

Excused: Farrell, Tang, Yee.

Propositions G and H concern the same subject matter. If both measures are adopted by the voters, and if there is a conflict between provisions of the two measures, then some or all of the measure approved by fewer votes would not go into effect.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition H

Proposition H is the consensus energy measure, supported unanimously by both the Board of Supervisors and the SF Democratic Party, as well as Mayor Ed Lee, neighborhood groups, environmentalists, workers, and even the authors of Prop G—who have withdrawn support for their own measure and are now backing Prop H.

PLEASE VOTE: NO ON G and YES ON H.

Board of Supervisors President London Breed wrote Prop H to stop the dirty tricks in PG&E's Prop G, and ensure San Francisco has clean, affordable energy options.

Prop H guarantees that San Francisco will follow state law in how it defines clean energy, just like every other county and PG&E itself.

Prop H creates a level playing field for PG&E and the City's clean energy program, CleanPowerSF, offering San Franciscans consistent, accurate information about their electrical power.

Prop H ensures that PG&E can't call its dirty fossil fuel and nuclear power cleaner than San Francisco's actual clean power.

Prop H ensures that rooftop solar panels will be considered "clean" energy, something Prop G would prohibit.

And Prop H will help CleanPowerSF create good local jobs, building new clean energy right here in San Francisco.

Please help us start a clean energy future. To become a CleanPowerSF customer, please visit www.CleanPowerSF.org.

And for a level playing field, a healthier climate, and cleaner, more affordable energy...

PLEASE VOTE: NO ON G and YES ON H.

President of the Board of Supervisors, London Breed
Supervisor John Avalos
Supervisor Julie Christensen
Supervisor Scott Wiener
Supervisor Malia Cohen
Supervisor David Campos
Supervisor Jane Kim
Supervisor Eric Mar

Rebuttal to Proponent's Argument in Favor of Proposition H

PROPOSITION H OPENLY SEEKS TO COST SAN FRANCISCO ELECTRIC RATE PAYERS A LOT OF MONEY:

Supporters of Proposition H **want to cost you money**.

Proposition H backers seek to prevent future San Francisco electrical suppliers the right to use the environmental credits currently being used in Marin County here in the City.

They openly want to increase San Francisco utility bills for their own selfish reasons.

What is **good** for them is **bad** for you.

Needless to say, passing Proposition H would also hurt local businesses and industries, damaging jobs, most unions, and helping to drive companies out of San Francisco. Don't slow City employment.

Individual electrical bill payers would also see major increases in their rates.

Proposition H is **bad news** for San Francisco.

Vote "**NO!**" on expensive and selfish Proposition H—which openly hopes to increase your electric bills. Keep utility costs down. Lower is better.

Dr. Terence Faulkner, J.D.
*Former Member of the San Francisco City Government's Cable Television Task Force**

Patrick C. Fitzgerald
*Past Secretary of San Francisco Democratic Party**

Denis J. Norrington
*Past Secretary of the San Francisco Republican County Central Committee**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Opponent's Argument Against Proposition H

PROPOSITION H CHANGES THE DEFINITIONS OF "CLEAN ENERGY, GREEN ENERGY, OR RENEWABLE GREENHOUSE GAS-FREE ENERGY" WHICH MAY WELL INCREASE THE COST OF ELECTRICAL POWER FOR THE PEOPLE AND BUSINESSES OF SAN FRANCISCO:

Proposition H's authors freely admit: "There is no uniform standard for what constitutes Clean Energy, Green Energy or Renewable Greenhouse Gas-free Energy."

They then propose a potentially very expensive definition that could well seriously increase the costs for electrical power for San Francisco residents.

These definition changes are likely to increase the expenses for electricity charged to local businesses and industries, while lowering the costs to non-San Francisco firms.

This action will of course hurt local jobs, some unions, and employment.

These definition changes are also likely to increase the expenses charged for electricity on the bills of individual City residents, thus costing them more money.

The changing of San Francisco's definitions for "Clean Energy, Green Energy, or Renewable Greenhouse Gas-free Energy" will in no way change the day to day operations of Pacific Gas and Electric ("PG & E").

Long term, Proposition H may deny the use of certain energy-saving credits, thus increasing local San Francisco electrical power costs.

Vote "**NO!**" on economically wasteful Proposition H!

Dr. Terence Faulkner, J.D.

*United States President's Federal Executive Awards Committeeman (1988)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Opponent's Argument Against Proposition H

Prop H does not change the definitions of "clean" or "green." It ensures San Francisco follows the existing definitions in state law, just like every other county.

Prop H does not increase the cost of electricity. In fact, the City's clean energy program, CleanPowerSF, has already set rates that are equal or lower than current electrical rates.

Ironically, Proposition G—NOT Prop H—would create new definitions for "clean" and "green" and could increase energy costs. Prop G is also projected to cost taxpayers up to \$385,000 per year, whereas the City's Controller confirms that Prop H will not cost a dime.

Prop H guarantees a level playing field; gives San Franciscans accurate information about their electricity; encourages local clean energy projects; creates good jobs; and promotes clean, affordable energy.

That is why Prop H is supported by such a broad coalition, including: the Board of Supervisors, Mayor Lee, the SF Democratic Party, the International Brotherhood of Electrical Workers (who actually wrote Prop G), environmentalists, small businesses, and workers.

Prop H is the consensus choice for better energy.

Prop H is a reflection of the new spirit in City Hall—of collaboration and consensus, of getting things done to make San Francisco a better city for everyone. Voters now have the opportunity to affirm this new spirit, with Prop H and in other races. Please vote for progress.

PLEASE VOTE: NO ON G and YES ON H.

*President of the Board of Supervisors, London Breed
Mayor Edwin Lee*



Paid Argument IN FAVOR of Proposition H

DEMOCRATS SUPPORT CLEAN, GREEN POWER!

Prop H will create good local jobs while building new, clean energy in San Francisco.

Vote Yes on Prop H for a clean energy future.

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument IN FAVOR of Proposition H

Prop H ensures that PG&E and San Francisco's community-based CleanPowerSF program compete on a fair playing field.

Prop H is the consensus proposition to replace Prop G. The sponsors of Prop G now oppose Prop G and support Prop H. (Prop G would prohibit CleanPowerSF from calling rooftop solar clean!)

Prop H allows CleanPowerSF to properly label rooftop solar as clean energy.

CleanPowerSF will provide 33% to 50% renewable electricity at the same or lower rates. (PG&E sells only 25% renewable electricity.)

To protect real clean energy competition, Vote YES on Prop H!

San Francisco Green Party

San Francisco Latino Democratic Club

Haight Ashbury Neighborhood Council

350 San Francisco

The true source(s) of funds for the printing fee of this argument: Haight Ashbury Neighborhood Council, Our City San Francisco.

Paid Argument IN FAVOR of Proposition H

The International Brotherhood of Electrical Workers, Local 1245, supports Prop. H because it will help reduce the use of phony "RECs" in the power supply of the City's new electric utility system.

In a few months San Franciscans will be automatically enrolled in a new power system (without their

consent). While you can "opt-out," the fact that politicians have chosen to force you into their new system makes it all the more important to hold them accountable.

In recent years San Francisco politicians and the San Francisco Public Utilities Commission, which will oversee the new system, have tried to cut deals with polluters like Shell Oil to buy electricity. They planned to call that dirty power "green" by buying worthless credits.

Prop. H will help stop that fraud. It states clearly that these credits are a problem and commits the City to limit them.

Our union originally proposed and wrote Prop G, which was placed on the ballot with the support of 17,000+ San Franciscans. We worry that San Francisco's plan to buy power from dirty sources will destroy middle-class jobs and damage our environment.

After it qualified, we negotiated a compromise approach, which is on the ballot as Prop H. IBEW supports Prop H.

We continue to work to hold politicians accountable to the truth – which is why we urge you to vote YES on H.

These same politicians who support a new City-run electricity plan have just changed San Francisco law to allow them to sidestep basic good government protections. They exempted SFPUC power contracts from competitive bidding, local hire and other important rules that support the local economy.

Visit www.StoptheShellShock.com to stay informed on the City's plan to automatically enroll you in a new energy program without your consent.

Please vote YES on Prop H. Don't let San Francisco call dirty brown power "green" by buying worthless credits.

By Truth In Energy, Yes on H.

The true source(s) of funds for the printing fee of this argument: Truth in Energy, Yes on H.

The sole contributor to the true source recipient committee: IBEW Local 1245.

End of Paid Arguments IN FAVOR of Proposition H

No Paid Arguments AGAINST Proposition H Were Submitted

Arguments are the opinions of the authors and have not been checked for accuracy by any official agency. Arguments are printed as submitted. Spelling and grammatical errors have not been corrected.



Suspension of Market-Rate Development in the Mission District

Shall the City suspend the issuance of permits on certain types of housing and business development projects in the Mission District for at least 18 months; and develop a Neighborhood Stabilization Plan for the Mission District by January 31, 2017?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: Persons seeking to build new housing, renovate or demolish existing housing, or change the use of a property in San Francisco must obtain permits from the City.

The Proposal: Proposition I would suspend the issuance of City permits on certain types of housing and business development projects in the Mission District for 18 months. San Francisco's Mission District is a neighborhood roughly bounded to the west by Guerrero Street, to the south by Cesar Chavez Street, to the east by Potrero Avenue, and to the north by U.S. Route 101. Other neighborhoods would not be subject to suspension.

Proposition I also would authorize a possible extension of this suspension for an additional 12 months by a majority of the Board of Supervisors.

Proposition I would cover these types of developments:

- the demolition, substantial renovation, conversion, or new construction of any housing development containing five or more units; and
- the demolition, substantial renovation, conversion, or elimination of buildings used for Production, Distribution and Repair (PDR). Under City law, PDR uses include a variety of business-related uses such as industrial, automotive, storage and wholesale. This also includes small businesses such as furniture makers, recording studios, auto repair shops, plumbing supply stores, art studios and lumber yards.

These prohibitions would not apply to the issuance of permits for housing developments where all units are defined as affordable to low- and moderate-income households.

Proposition I would require the City to develop a Neighborhood Stabilization Plan by January 31, 2017. The goal of this plan would be to propose legislation, policies, programs, funding, and zoning controls so that at least 50% of all new housing would be affordable to low-, moderate-, and middle-income households and available to residents of the Mission.

A "YES" Vote Means: If you vote "yes," you want to suspend the issuance of City permits on certain types of housing and business development projects in the Mission District for at least 18 months. You also want the City to develop a Neighborhood Stabilization Plan for the Mission District by January 31, 2017.

A "NO" Vote Means: If you vote "no," you do not want to make these changes.

Controller's Statement on "I"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition I:

Should the proposed ordinance be approved, in my opinion, it would have a moderate impact on the cost of government. The City could expect a marginal short-term loss in tax revenue depending on a wide variety of factors including project status, projected completion time, and assessed value of housing units.

The proposed ordinance would require the Planning Department to temporarily withhold approval of building projects within specified Mission District boundaries. Analysis by the Planning Department and the Controller's Office estimates that there are currently 24 projects at various stages of the planning and permitting processes, representing up to 1,220 units of housing within the area designated by the ordinance. It is not possible to determine with certainty how many units' completion might be delayed by the moratorium but estimates are that up to 85 units could be delayed by 18 months or more. Using market prices to estimate the assessed value of the new units at sale, the

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



loss in property tax and related revenues over the 18-month moratorium could range up to \$1 million.

If the Board of Supervisors chooses to extend the moratorium by an additional 12 months, as is allowed by the ordinance, this would further extend the period during which the City would not collect increased property tax on new developments and would increase the overall revenue loss.

The Planning Department collects various types of fees, including permitting fees, impact fees and fees developers pay in lieu of providing affordable housing. These fees are used to support other housing development projects. The moratorium could also delay fee collection and therefore delay implementation of certain housing projects in the pipeline. However the City would be able to collect these fees once the moratorium is ended.

There may be additional costs associated with developing the Affordable Housing Strategy and Neighborhood Stabilization Strategy called for in the ordinance if this work cannot be conducted within existing strategy development efforts being carried out by Planning Department staff and stakeholders.

Note that this statement does not analyze or estimate the impact of the measure on the private economy.

How “I” Got on the Ballot

On July 14, 2015, the Department of Elections certified that the initiative petition calling for Proposition I to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,711 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2011. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 6, 2015, submission deadline showed that the total number of valid signatures was greater than the number required.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition I

San Franciscans say Yes to Proposition I

The Mission is ground zero of San Francisco's housing affordability crisis. Like many of San Francisco's distinct neighborhoods, the Mission is unique, diverse and noted for its arts and culture. The recent glut of luxury development is rapidly changing that character by displacing mom and pop businesses, artists, and longtime residents, including almost a third of its Latino population.

We have overbuilt luxury housing. Only 12% of all housing built over the past eight years has been affordable to the average San Franciscan. Only one out of ten of all units currently proposed are affordable to a family of four earning \$122,000 a year. The rest are luxury, costing well beyond the reach of most San Franciscans. San Francisco has failed to meet our housing needs.

Preserve the Mission's Special Character. Pause for a Plan.

Proposition I will:

- Put an 18 month hold on luxury development in the Mission and help stop displacement

- Help preserve light industrial, small business and artist live/work uses.
- Require that the City work with community organizations and labor to develop a Neighborhood Stabilization Plan that will protect existing residents and businesses.
- Develop a plan to promote construction of housing affordable to low, moderate, and middle income residents.

City Hall has set us in the wrong direction. We need community based solutions to build the housing we need. Proposition I is a blueprint to take control of our neighborhoods. That's why labor, civic, housing, arts, cultural, and neighborhood organizations throughout the City have endorsed Proposition I

Save the Mission. Vote YES on Proposition I.

Visit our website at www.PropIlovetheMission.org

Committee to Save the Mission

San Francisco Labor Council

Coalition for San Francisco Neighborhoods

Rebuttal to Proponent's Argument in Favor of Proposition I

Prop I will mean **less affordable housing**.

That is a simple fact. It immediately stops funding for nearly 200 affordable homes.

Prop I will mean **more displacement**.

The math is clear, if we stop building homes for the new workers coming into San Francisco it doesn't mean these new workers will stop coming here. They will still come, and simply bid up the price of existing homes and apartments creating more displacements.

We already have a comprehensive neighborhood plan shaped by many supporters of Prop I.

The Eastern Neighborhoods Area Plans, which includes the Mission District, was debated, shaped and improved for nearly a decade. One of the reasons we have a housing shortage in the neighborhood is that it took so long to finish that plan. Now the supporters want to start again and delay needed housing, including affordable housing.

The \$1 Billion Price Tag.

Right now city law forces developers to fund and build affordable housing. But if we only build "affordable" housing, the city will need to fund the units lost by Prop I. That will cost taxpayers up to \$1 billion. Prop I was funded by a housing group that spends these "affordable" funds. They will win if Prop I passes, but we will be stuck with the tab.

No on Prop I – the last thing we need is a moratorium on housing.

Supervisor Scott Wiener

Supervisor Mark Farrell



Opponent's Argument Against Proposition I

We need more affordable housing in San Francisco, but Prop I will not provide one more affordable unit. Instead, a “yes” vote on Prop I will immediately halt the creation of hundreds of new affordable homes.

The facts show Proposition I **will not stop evictions**—it will increase them.

It will not create more affordable housing—it will **reduce the number of affordable homes**.

It won't protect the Mission—it will **make problem worse** there, and in every other neighborhood.

What the proponents didn't consider in their **rush to the ballot** is if we don't create new homes at all income levels, the city's problem of displacement will worsen. Thousands of people will still move to San Francisco, and if Prop I limits the supply of housing, they will bid up prices of existing homes, increasing displacement.

This measure will **stop the creation of 1,495 new homes**, including hundreds of below market rate units. In San Francisco, almost every new development must include affordable homes or developers must contribute to affordable housing. The creation of new homes

not only helps prevent displacement, it funds the construction of affordable homes at no taxpayer expense.

Prop I proponents say all units should be “affordable.” But they don't say that under Prop I, taxpayers will have to fund those units, rather than the developers. Simply replacing the housing lost under this measure could **cost taxpayers more than \$1 billion dollars**.

This measure was thrown together at the last minute, and it shows—**violating numerous state laws**.

No on Prop I. We need more affordable housing—not a poorly drafted measure that will stop the creation of new affordable housing.

Please join us in voting **NO on I**.

U.S. Senator Dianne Feinstein

Mayor Ed Lee

Board of Equalization Member Fiona Ma

Supervisor Scott Wiener

Supervisor Mark Farrell

Supervisor Katy Tang

Rebuttal to Opponent's Argument Against Proposition I

Luxury development won't solve the Housing Crisis.

Our opponents will say anything to protect their luxury development policy; even though it hasn't come close to meeting our housing needs. The *status quo* brings developers huge profits, and **they will continue to build luxury unless we create incentives and disincentives that will direct resources and efforts towards meeting everybody's housing needs**.

Our opponents know that Proposition I does not **stop** development, but that it only **pauses market rate development** for 18 months. Affordable projects will continue to be built during this time. Our opponents also know that the proposed “new units” that will be paused constitute only 4% of all the housing being built in the City, and that any affordable units paused are in the tens, not the hundreds, as our opponents claim.

We know that luxury development is displacing residents and businesses and transforming the Mission's unique character. We know that proposed projects such as the 351 unit, 10 story “Monster in the Mission” will further change the Mission unless we create alter-

natives. **Projects like the monster threaten all of our neighborhoods.**

What our opponents really fear is a **community plan** that builds housing that most of us can afford. A plan that would require that a developer provide 30% - 40% or more affordable housing, instead of the current, insufficient 12%. **This change alone would save the taxpayers billions of dollars.**

We need to pause, reset, and plan. Vote Yes on Prop I

Committee to Save the Mission.



Paid Argument IN FAVOR of Proposition I

Tenants Rights Advocates Say Yes on I

Every day dozens of tenants come to our offices, worried about evictions and afraid that they will be forced to move out of the City. This trend is especially noticeable in the Mission District where luxury development is rapidly displacing long-time residents and businesses.

We see two bedroom apartments in the heart of the Mission renting for \$6,000 to \$9,800 per month, and two bedroom condos selling for \$1,500,000 to \$2,500,000. This luxury housing fuels speculation and causes the eviction pressures that we are seeing in the Mission

We need to **Pause for a Plan** and make the Mission affordable again.

Vote yes on Proposition I

San Francisco Tenants Union
Causa Justa: Just Cause
Housing Rights Committee of San Francisco
Community Tenants Association
AIDS Housing Alliance

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

Labor Supports Proposition I

Working families support Proposition I. Let's build housing we can afford.

Jobs With Justice San Francisco
San Francisco Labor Council
Unite Here Local 2
United Educators of San Francisco
SEIU Local 1021
Teamsters local 856
SEIU United Service Workers West

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

San Francisco Neighborhoods say " Give us a break and support Prop I! "

The unique culture of the Mission is threatened by out-of-control development that has decimated the Latino population, pushed out the middle class and turned artist studios and mom & pop businesses into tech offices and exclusive shopping areas.

Let's Pause for 18 months, except to build housing that is 100% affordable to low and middle income San Franciscans. Then develop a Neighborhood Stabilization Plan!

San Francisco is a city of neighborhoods. Each has the right to preserve its unique heritage and have real input and impact on what gets built and for whom.

If the distinct SF Mission District is lost, other neighborhoods are potentially the next target of market forces.

Stand together with the Mission so there is less likelihood our communities will be threatened by developers, realtors, politicians, and the SF Planning Department drawing up blueprints for our obliteration.

Vote YES on Prop I!

Coalition for San Francisco Neighborhoods
Sunset Parkside Education and Action Committee
(SPEAK)

The true source(s) of funds for the printing fee of this argument: Coalition for San Francisco Neighborhoods, Yes on Prop I.

Paid Argument IN FAVOR of Proposition I

San Francisco Supervisors Support Proposition I

Building housing that most of us can't afford will not solve the housing crisis. 90% of the housing built in the Mission is not affordable to most San Franciscans. We need to temporarily slow down development of luxury units and build the type of housing that most San Franciscans can afford.

Vote Yes on Proposition I

Supervisor David Campos
Supervisor Eric Mar
Supervisor John Avalos
Supervisor Jane Kim
Supervisor Norman Yee

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.



The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

Realtors, developers and speculators are evicting long-term Mission District tenants from this transit rich and walkable neighborhood – and from San Francisco. Our public transportation and highways are bursting with low- to middle-income commuters traveling ever longer distances to get back to their San Francisco jobs because they cannot afford to live here. This is not sustainable.

The Mission District is the Bay Area hot spot for development of luxury, market-rate housing. Only a few undeveloped parcels remain. Mission District residents are asking for an 18 month time out from permitting luxury housing in their neighborhood. Give the community time to develop a plan for those remaining parcels and to create a sustainable and economically and socially diverse community.

Please join us in voting to save and enhance a diverse, environmental community. We love the Mission. Yes on I.

*Sierra Club
San Francisco Tomorrow
San Francisco Green Party*

The true source(s) of funds for the printing fee of this argument: Sierra Club, "The Committee to Save the Mission*."

The three largest contributors to the true source recipient committee*: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

AFFORDABLE HOUSING DEVELOPERS SUPPORT PROP I

Last year voters overwhelmingly passed a Housing Balance mandate to build at minimum 50% housing affordable from low to middle-income San Franciscans. Market-rate development is affordable to only 10% of San Franciscans yet is the vast bulk of the housing produced. The Mission has been especially hard hit.

We support a **Pause for a Plan** that allows the City and community a chance to develop a Housing Balance that provides housing for all.

Council of Community Housing Organizations

The true source(s) of funds for the printing fee of this argument: San Francisco information clearing house.

Paid Argument IN FAVOR of Proposition I

San Francisco Leaders Say Vote for Prop I

Over the past decade, we have witnessed a proliferation of market-rate/luxury housing throughout San Francisco creating an imbalance between housing we can afford and housing we cannot. The Mission has been especially hit hard.

Prop I will help stabilize a neighborhood that has lost 8,000 Latinos in just a few years and help the City balance luxury development with housing that our teachers, government workers, cooks, and laborers can afford.

Yes on Prop I for a City we can all live in.

Gordon Mar, Jobs with Justice
Tom Ammiano
Louise Renne
David Talbot
Jane Morrison
Douglas Engman
Sue Hester
Calvin Welch*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

The Mission is Under Attack

Many of us have lived or worked in the Mission for decades, some for generations. We are afraid of losing our neighborhood and its unique character. Over 8,000 Latinos have been displaced in the last fifteen years and this trend of displacement will continue unless something is done.

Proposition I will help set our future in a different direction by delaying the luxury development that has ravaged our neighborhood and allowing the community to participate in a planning process that will set us in a better direction.

Vote Yes on Proposition I.

*Mission Economic Development Agency
Mission Neighborhood Centers
Jamestown Community Center
PODER, Oscar Grande*



Mission Peace Collaborative

Rita Alviar

Our Mission No Eviction, Roberto Hernandez

Brava! For Women in the Arts; Anastacia Powers Cuellar

San Francisco Latino Democratic Club, Gabriel Medina

Chicano Latino Caucus, California Democratic Party

Gladys Soto

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

LGBT Community says Yes on Prop I

As LGBT citizens and organizations, we stand in support of Prop I. This pause on luxury development in the Mission is important to the LGBT community because we know that when working class people are deprived of housing, so too are LGBT people. Despite advances for some in our community, LGBT individuals remain vulnerable to displacement. Prop I simply asks for a pause on luxury development and requires the city to work with community members to develop a neighborhood stabilization plan that prioritizes affordability, diversity, and community.

We wholeheartedly support Prop I.

Harvey Milk LGBT Democratic Club

Tom Ammiano

*Tom Temprano, Immediate Past President, Harvey Milk LGBT Democratic Club**

Cleve Jones

*E. Lito Sandoval, VP of Communications, SF Latino Democratic Club**

TAJA's Coalition

*Stephany Ashley, Past President, Harvey Milk LGBT Democratic Club**

AIDS Housing Alliance SF, Brian Bassinger

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

Educators Say Pause for a Plan and Vote Yes on I

As Educators, we have seen luxury housing driving many of our families out of their homes and out of the City. One out of every 25 San Francisco school children are homeless while others live in overcrowded conditions.

A sustainable long term solution requires a brief **pause** in luxury development so that we can build housing that most of us can afford.

Vote Yes On Prop I.

*Ken Tray, United Educators of San Francisco**

*Rafael Mandelman, Pres. City College Board of Trustees**

John Rizzo, City College Board of Trustees

Brigitte Davila, City College Board of Trustees

Nancy Obregon, Teacher

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

Seniors and Disabled Support Proposition I

While the City has provided plenty of housing for above-average income earners, it has left the rest of us struggling to find and maintain housing we can afford. Seniors and disabled are especially impacted by the overproduction of luxury housing and the lack of production of affordable housing.

It's time for a change. Let's **Pause for a Plan** and build housing we can all afford.

Vote Yes on Proposition I

Senior Disability Action

Gray Panthers of San Francisco

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.



Paid Argument IN FAVOR of Proposition I

The Filipino Community Supports Prop I.

The Filipino community knows very well the effects of displacement and gentrification. From the real estate development that fueled dismantling of Manilatown, to the evictions of Filipino families in SOMA, we have seen the threats to the fabric of our community. Unchecked development has led to a lack of affordable housing and the flight of thousands of Latino families from the Mission. Prop I would allow the community to develop a comprehensive plan for growth that will strike a balance between affordable and market rate developments.

Vote yes on I.

*South of Market Community Action Network
Manilatown Heritage Foundation*

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

Paid Argument IN FAVOR of Proposition I

Artists Support Proposition I

Pacific Felt Factory artists are profoundly concerned with the loss of studio, performance, workshop, gallery spaces and cultural venues in the Mission District to uncontrolled development.

We have a chance to balance preservation of the Arts with planned development to accommodate new residential growth.

We urgently need to pass Proposition I before San Francisco loses its diversity and rich culture.

Protect the Arts in San Francisco. Yes on Proposition I!
Preserve the Mission! Save the City!

www.pacificfeltfactory.com

Pacific Felt Factory

The true source(s) of funds for the printing fee of this argument: Linda Kahn's personal funds.

Paid Argument IN FAVOR of Proposition I

It's time for each of the neighborhoods of San Francisco to take control of their futures. And Proposition I is the first step towards the Mission District remaining a vibrant center of art and culture.

Currently, big developers are in control, driving out our city's world-famous culture along with many long time residents. We do need more housing, but housing that serves the needs of our diverse population, and particularly those hardest hit by the rental-eviction crisis.

Proposition I ensures development is more strongly inclusive by requiring the City to create a serious plan for the Mission's future. Passing Proposition I sends a strong message to City leaders and developers that San Franciscans stand united in supporting people over profits, and protecting art and culture as rich resources for all.

No rush to build without community-directed planning!

No displacement without replacement!

Let the Mission remain the Mission!

Cultural Action Network (CAN) www.cansf.org

The true source(s) of funds for the printing fee of this argument: Cultural Action Network funds.

Paid Argument IN FAVOR of Proposition I

Mission Small Businesses Support Proposition I

Luxury housing in the Mission has increased rents, caused evictions, and destroyed many of the small businesses that have served this community for decades. Our customer base has been reduced by nearly one half and if the current trend continues, our neighborhood will be totally transformed.

We need a **Pause** to relieve the pressure, and a **Plan** to preserve our residents and businesses and to build housing that we can all afford. Proposition I will help save residents and businesses of the Mission.

Vote Yes on Prop I

*Calle 24 Latino Cultural District
Hispanic Chamber of Commerce of San Francisco*

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.



Paid Argument IN FAVOR of Proposition I

Tenant Advocates for Legislative Action Supports Prop. I.

We are attorneys who, on a daily basis, represent tenants facing evictions. We are now witnessing rapidly rising rents and speculative pressures which are generated by the glut of new market-rate/luxury housing that is being built. This upward spiral leads many landlords to do whatever they think they can get away with to get higher rents through displacement of rent controlled tenant.

Landlords and realtors are opposing this measure because the status quo is working for them. They say that Proposition I increases rents, but If they really thought Proposition I would increase rents they would support it?

Don't believe the lies. Vote Yes on I.

Tenant Advocates for Legislative Action

The true source(s) of funds for the printing fee of this argument: Committee to Save the Mission, Yes on Prop. I.

The three largest contributors to the true source recipient committee: 1. Yerba Buena Consortium, 2. Mission Economic Development Association, 3. Mission Neighborhood Centers.

End of Paid Arguments IN FAVOR of Proposition I

Paid Argument AGAINST Proposition I

SAN FRANCISCO NEEDS HOUSING - NO ON I

Stopping housing construction in the Mission **does nothing to save or build affordable housing.** Just the opposite.

Construction of market rate housing creates affordable housing through developer fees paid to the City's Office of Housing. New market rate housing must include affordable units on or off-site. Therefore, when housing construction stops, even temporarily, affordable housing stops too.

A moratorium will stop ALL new housing construction in the Mission while increasing existing housing costs, putting home prices further out of reach.

SAVE AFFORDABLE HOUSING! VOTE NO ON PROP II

San Francisco Chamber of Commerce and our 1,500 local businesses.

The true source(s) of funds for the printing fee of this argument: San Francisco Chamber of Commerce.

Paid Argument AGAINST Proposition I

OPPOSE the Moratorium in the Mission

The Mission District in San Francisco is experiencing a housing affordability crisis that concerns many residents. However, it is vitally important that in our efforts to fix the problem, we do NOT make the problem worse.

The supporters of Proposition I, the Housing Moratorium, may be well-intentioned, but are misguided, as the proposal violates modern economics and common sense. Hauling the construction of new housing will only lead to further increasing housing costs and worsen displacement.

Yes, we need to produce more affordable housing, especially in the Mission, for all income levels. However, San Francisco, like many other US cities, faces declining federal and state funding for affordable housing. New, market-rate housing is a significant source of funding for city-funded affordable housing. In fact, the city's Inclusionary Housing Requirement, which requires housing developers to pay an Affordable Housing Fee to the city, is the largest single funding source available to the Mayors Office of Housing and Community Development, the city agency tasked with financing new affordable housing.

Prop I will halt the productive of about 1,500 new homes, including hundreds of permanently affordable homes. Based on analysis of recent city-funded affordable housing developments, it could cost San Francisco taxpayers as much as \$1 billion to build all of these units as affordable housing. Prop I threatens a key source of funding for the city's affordable housing projects, in addition to limiting available new homes.

As San Francisco continues to grow by over 10,000 residents annually, we need to work toward real solutions for the city's housing challenges. Prop I, which will limit funding for affordable housing and the supply of new housing, is not that solution.

Vote NO on Prop I, NO on the housing moratorium!

San Francisco Housing Action Coalition

The true source(s) of funds for the printing fee of this argument: San Francisco Housing Action Coalition.

Paid Argument AGAINST Proposition I

The solution to a housing shortage is more housing-not 1,500 fewer homes, which is exactly what would happen if the so-called "non-profit" housing developers backing Prop I get their way.



The Mission Moratorium would stop the production of already approved market-rate housing, and with it stop hundreds of affordable housing units from being built.

Prop I's proponents say that all new housing should be affordable, but they neglect to mention who will pay for this affordable housing.

If Prop I passes, taxpayers could be on the hook to replace the affordable housing it will prevent, and the "non-profit" groups that build it will benefit. The "affordable" units constructed by these housing groups cost more than \$800,000 per unit to build. That means that replacing just the housing lost if Prop I passes could cost taxpayers more than \$1 billion.

Currently, housing developers are required to provide affordable housing when they build market rate housing. By stopping market rate housing, we cut off our main source of affordable housing and force taxpayers to pick up the tab.

Stopping housing in the midst of a housing shortage is the last thing we need. San Franciscans deserve real solutions to the city's housing challenges --not poorly conceived measures like Prop I.

Vote NO on Prop I.

Professional Property Management Association of San Francisco

The true source(s) of funds for the printing fee of this argument: Professional Property Management Association of San Francisco.

Paid Argument AGAINST Proposition I

While the proponents of Prop I say they want to provide affordable housing, the measure will only stop the creation of new homes --nearly 1,500 units of housing, including hundreds of affordable housing units. San Franciscans need more housing, not less.

Not only will Prop I halt the development of new housing, it will severely limit funding for the city's new affordable housing projects. Developers are required to either include affordable housing units within their projects or contribute to the city's affordable housing projects. Without new construction, the city will lose much-needed revenue and support for these new affordable homes

Based on recent city-funded affordable housing projects, if the city were to replace the affordable housing lost under Prop I, it could cost more than \$800,000 per unit. That means just the housing lost if Prop I passes could cost taxpayers more than \$1 billion.

In addition to stopping both market rate and affordable housing, Prop I would even prevent major renovations from taking place if a fire were to occur.

No on Prop I. San Franciscans deserve real solutions to our housing challenges.

San Francisco Apartment Association

The true source(s) of funds for the printing fee of this argument: San Francisco Apartment Association PAC.

The three largest contributors to the true source recipient committee: 1. West Coast Property Management, 2. Essex Property Trust, 3. Malta and Company Inc.

Paid Argument AGAINST Proposition I

I have lived in the Mission for many years --this neighborhood, with its tremendous diversity, is my home.

We understand more people want to live in San Francisco. We just want to make sure they have a place to live too. That's why I strongly oppose Prop. I.

To preserve our neighborhood's diversity we need more housing in San Francisco --not less.

But Prop I would halt the construction of nearly 1,500 new homes, including hundreds of affordable units. That will only make the problem of displacement worse.

Let's call for meaningful housing policy in San Francisco, not poorly conceived measures, like Prop I.

Vote NO on Prop I.

Marina Franco, longtime Mission District resident

The true source(s) of funds for the printing fee of this argument: San Francisco Apartment Association PAC.

The three largest contributors to the true source recipient committee: 1. West Coast Property Management, 2. Essex Property Trust, 3. Malta and Company Inc.

Paid Argument AGAINST Proposition I

I am a native San Franciscan and I urge you to oppose Prop I

We have many affordability challenges, but a moratorium on housing does nothing more than exacerbate the problem. A moratorium does not stop evictions nor create any affordable housing. Ultimately, we know it heightens pressure on a limited supply.

Vote No on this moratorium. Instead, let's work together to agree upon goals, clearly understand the current situation, and start real solutions. Together, we can find common ground and a reasonable path forward



for the good of all current and future San Franciscans.

Please vote NO on Prop I.

Bruce Agid, Long-time San Francisco Resident

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on I, 2. San Francisco Apartment Association PAC, 3. RRTI, Inc. Coin Libraries.

Paid Argument AGAINST Proposition I

Don't close the door on opportunities for San Franciscans – Vote NO on Prop I

My first apartment in San Francisco was in the Mission in 1976. Rents were inexpensive and young people with small incomes found places to live in that vibrant neighborhood. Today, the Mission has some of the highest rents in the nation and many young San Franciscans cannot afford to live there. A moratorium on home building will make the situation worse. It is important that people moving to our great city are welcomed and have the same opportunities I had. We need to be building housing for all income levels and not putting a HALT to the construction of homes.

*Ann Belden, Long-time San Franciscan and small business owner**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI Inc. Coin Laundries.

Paid Argument AGAINST Proposition I

San Franciscans need more housing—not a moratorium on new housing.

Prop I will stop the creation of 1,495 new homes and hundreds of affordable housing units. We need to build these new homes, so that our nurses, librarians, construction workers, firefighters, teachers and many others can continue to call San Francisco home. Vote No on Prop I.

Prop I will mean fewer high wage jobs, less tax revenue to support a better city, and fewer affordable homes.

And what's worse is that if we don't build new homes, long-time residents and new residents will be left to compete for a handful of available, affordable homes, driving up prices and making the problems of displacement worse for low- and middle-income families across the entire city.

Vote No on Prop I.

Vince Courtney Sr.

*Union Member, Laborers' Local 261**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI, Inc. Coin Laundries.

Paid Argument AGAINST Proposition I

The last thing we need is a moratorium on new housing—including desperately needed new affordable housing. Please join us in voting NO on I!

San Francisco is growing. And if we don't build new homes for the people moving here, the new residents will displace existing residents. Prop I means more displacement. NO on I.

We need more housing, not less, for these new residents. But Prop I would halt the development of 1,495 units and hundreds of affordable housing units. Ted Egan, the city's chief economist, has called for 100,000 new units to meet current demand and help to stabilize prices. We should be working to build these new homes, not preventing the development of new homes, so our teachers, construction workers, firefighters and so many others, can also continue to call San Francisco home.

Prop I is not a solution to San Francisco's housing challenges. Prop I promises to only make it harder and more expensive to live in San Francisco. Vote NO on Prop I.

UA Local 38, Plumbers and Pipefitters

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on I, 2. San Francisco Apartment Association PAC, 3. RRTI Inc. Coin Laundries.



Paid Argument AGAINST Proposition I

Please join San Francisco Young Democrats in voting NO on I.

We need more affordable housing. And Prop I will not create a single unit of affordable housing.

Prop I, the Housing Moratorium, will stop the construction of nearly 1,500 homes—which will include hundreds of affordable units. Without new housing, people moving to San Francisco are left to scramble for the few available homes—driving prices up, increasing evictions and making the problem of displacement worse for the entire city.

San Francisco is a place of opportunity. We need to construct new housing for all income levels—and Prop I, a measure that was rushed to the ballot, will only make the problem worse.

Prop I is not a real solution. Vote NO on Prop I.

San Francisco Young Democrats

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI, Inc., Coin Laundries.

Paid Argument AGAINST Proposition I

No on I—It will make the city more expensive AND more dangerous.

Prop I will immediately eliminate the nearly 1,500 new homes we need to house vital workers like police, firefighters, teachers, nurses and so many others.

It will eliminate the new funds generated from these new homes—funds that go to support police, fire, schools, health, parks and other services.

And what many people don't know is that it will prevent the rehabilitation of damaged or abandoned buildings in the Mission, which our members know are magnets for crime.

Please join the San Francisco Police Officers Association in voting NO on I.

SF Police Officers Association

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI, Inc. Coin Laundries.

Paid Argument AGAINST Proposition I

We need more middle class housing.

We need more middle class jobs.

The last thing we need is the misguided Prop I, which will mean less affordable housing and fewer high-wage jobs for working people without a college degree.

Ted Egan, San Francisco's Chief Economist, calculated that San Francisco needs 100,000 new units of housing to meet market demand, and thus, stabilize prices. And there has been significant progress in recent years, with over 50,000 new units now in the construction pipeline as of the end of 2014.

But Prop I will stop the construction of up to 1,500 new homes, including hundreds of below market rate units.

Prop I not only means a loss of new and affordable housing, but it also means job loss in the city. The Planning Department estimates that the measure would withhold approval of 24 projects in the Mission. Those who are working to build those developments, including many from the Mission District, will lose their high-wage jobs.

San Franciscans deserve real solutions to the housing crisis—not politically-motivated measures, like Prop I, that will backfire and make the current situation worse.

Vote No on Prop I.

Residential Builders Association

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI, INC COIN Laundries.

Paid Argument AGAINST Proposition I

San Francisco is thriving in many ways. The booming local economy—about 400,000 new jobs in the past 4 years—makes San Francisco an even more desirable place to live and work. It also means that with the influx of new residents, about 10,000 per year now, San Francisco is facing a serious housing shortage.



Proponents of Prop I propose limiting the supply of housing—stopping the creation of 1,495 new homes, including hundreds of below market rate units. This will only exacerbate the housing crisis by creating no new units and increase displacements, as the prices of existing homes will rise.

Ted Egan, the City's Chief Economist, estimates that San Francisco needs 100,000 new units of housing to meet demand. That's why Prop I is such a giant step backward.

Proponents of Prop I have buried their heads in the sand as they demand all units be "affordable"—but under Prop I, we will see a loss in affordable units. Developers are either required to include affordable units in their developments or contribute up to 20 percent of the development to the city for funding affordable housing projects. Without development, the city will see a drop in funding and will likely not be able to keep pace with proposed affordable housing projects.

Prop I was rushed, it is misguided and the consequence will either be less housing for San Franciscans or a massive new tax bill to fund the housing we are losing.

We need more housing, not less.

VOTE NO on Prop I.

San Francisco Alliance for Jobs and Sustainable Growth

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI Inc. Coin Laundries.

Paid Argument AGAINST Proposition I

The answer to the housing crisis is more housing of all types, including more affordable housing. But Prop. I would immediately stop the construction of both new and affordable homes in the Mission District as well as the rehabilitation of any damaged homes.

According to the City of San Francisco's Planning Department, Prop I would halt the construction of 1,495 housing units, including hundreds of below market rate units.

The measure is so poorly drafted it would also stop safety upgrades and rehabilitation of damaged homes,

like units recently lost by fires. And in the rush to put Prop. I on the ballot it at violates numerous state and local laws.

Prop I is funded by a "non-profit" housing group that gets paid to build and manage subsidized housing.

They say they want all housing built in the Mission to be "affordable." But they are not saying how much that will cost.

Based on estimates from recent city-funded affordable housing projects, it could cost taxpayers at least \$1 billion to replace the housing units lost under Prop I in the Mission District alone. The current total budget for all of the city's affordable housing needs would barely cover the losses in housing in merely one neighborhood under Prop I.

San Francisco needs more housing for all San Franciscans—San Francisco does not an irresponsible, political measure that would halt the construction of housing.

No on Prop I.

Coalition for Better Housing

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI, Inc Coin Laundries.

Paid Argument AGAINST Proposition I

Our core mission is to help people find homes and apartments they can afford. As real estate professionals working to help San Franciscans find an affordable place to live, we know just how damaging Prop I will be if it passes.

This measure stops the creation of nearly 1,500 new homes—and perhaps many more. It stops the rehabilitation of homes damaged by fire or in need of major repair. And it takes money we need away from affordable housing, since the creation of new market rate homes helps fund affordable housing in San Francisco.

Our clients need more affordable choices, not fewer homes.

Please Vote NO on I and find out more at sfreal housingsolutions.com.



San Francisco Association of Realtors

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI, Inc Coin Laundries.

Paid Argument AGAINST Proposition I

NO ON I – It is a Moratorium on New Housing! It will hurt the Asian Pacific community particularly hard – but it will hurt every single San Francisco community and neighborhood.

Prop I will halt the creation of nearly 1,500 new homes, including hundreds of affordable homes. Prop I will mean less available housing, higher housing prices and more evictions that drive long-time residents from their homes. Prop I will make the problem of displacement worse for the entire city.

Prop I not only stops the creation of new homes, but it threatens the key funding source for the city's affordable housing projects. Fees from developers constructing new homes support the city's affordable housing projects, and without those new projects, the city will lose much-needed revenue to support these new affordable homes.

Prop I will cost jobs. It will lower tax revenue needed for everything from police to parks to fixing our streets and mass transit. And that's just the beginning. If we have to use taxpayer funds to replace the housing we lose, it will cost more than \$1 billion!

We need real solutions for more affordable, available housing—not a political measure that rushed to the ballot and that will only make the housing crisis worse in San Francisco.

Vote No on Prop I.

Asian Pacific Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI, Inc. Coin Laundries.

Paid Argument AGAINST Proposition I

San Francisco is a tremendously vibrant and diverse city, and the Mission District is no exception. Because of this, more and more people want to live in the Mission—and San Francisco—leading to an increasing demand for housing.

Proposition I, the Mission Moratorium, proposes halting the construction of 1,495 new housing in the Mission District. Halting the construction of new housing will only leave the growing number of San Franciscans to scramble for a finite number of available units, driving housing costs up even further and exacerbating the problem of displacement—in the Mission and for the entire city.

Not only does Prop I constrict the supply of housing, it also severely limits the funds available for the city's affordable housing projects. Developers typically contribute up to 20 percent of their developments for the construction of the city's affordable housing projects. Mayor Ed Lee's goal of constructing and rehabilitating 30,000 housing units by 2020, with at least a third of those units zoned to be permanently affordable for low- and moderate-income families, depends on these fees.

Under Prop I, the city would have to rely increasingly on taxpayers to compensate for the loss in funding for affordable housing projects.

San Franciscans deserve meaningful, policy-driven solutions to our housing challenges—not rushed, political measures that will only exacerbate the situation. Prop I is not the solution for San Francisco's housing challenges. No on Prop I.

GrowSF

Advocates for San Francisco Housing

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI Inc, Coin Laundries.

Paid Argument AGAINST Proposition I

Like so many immigrant communities before us, the Asian and Pacific Islander communities understand that building deep roots in our community means finding homes we can afford.

That's why we so strongly oppose Prop I which will



make San Francisco even less affordable for our community and every resident.

Prop. I will not provide a single new affordable unit. Instead, a “yes” vote on Prop I will halt the creation of 1,495 new homes, including hundreds of new affordable homes.

By restricting the housing supply, Prop I does not stop evictions—it will increase evictions by driving up prices, putting more of us at risk of losing our homes.

No on Prop I. We need more housing and more affordable housing—not a poorly drafted measure that makes the problem worse.

Chong Liang Guo, BetterHousingPolicies.org

The true source(s) of funds for the printing fee of this argument: BetterHousingPolicies.org.

Paid Argument AGAINST Proposition I

DOES NOT STOP EVICTIONS--DOES NOT BUILD MORE HOUSING

This measure to stop the construction of housing in the Mission neighborhood is a misguided idea. It will only make matters worse for working families as the cost of construction rises with each passing day, making affordability harder. Say “No” to the Mission Moratorium. We need to build affordable housing at all income levels.

Vote No on I - Build affordable housing now!

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument AGAINST Proposition I

NO ON PROPOSITION I

San Francisco continues its tradition of welcoming newcomers. Today, many of those newcomers are attracted to the Mission for its vibrant, culturally-rich, urban experience, its sunshine, its access to transportation and the opportunity to network and develop lasting friendships.

If Proposition I passes, and people who want to live in the Mission can’t find new housing, they will compete with current residents for an existing, capped, limited stock of housing. This will increase prices for every-

one, and create an incentive for landlords to use the Ellis Act to evict tenants.

Proposition I will most harm current residents of the Mission, the very people its proponents want to help. The measure’s intention is good; its unintended consequences will hurt the community and put the Mission district under a cloud of housing uncertainty for years.

Vote NO on Proposition I.

*Christine Hughes, Chairwoman
San Francisco Republican Party*

*Members, 17th AD: Charles Cagnon, Alisa Farenzena,
Barry Graynor, Laura Peter, Lisa Remmer, and Dana Walsh.*

*Members, 19th AD: Rudy Asercion, John Dennis,
Howard Epstein, Gil Gonzales, Hilary Hagenbuch,
Stephanie Jeong, Johnny Knadler, Joan Leone,
Rodney Leong, and Richard Worner.*

*Alternates: Conchita Applegate, Christopher L.
Bowman, Brian DiCrocco, Jamie Fisfis, and Kenneth Loo.*

The true source(s) of funds for the printing fee of this argument: San Francisco Republican Party.

The three largest contributors to the true source recipient committee: 1. Bill Bowen, 2. David Blumberg, 3. Barry Graynor.

Paid Argument AGAINST Proposition I

Prop I will make our City’s housing problems worse by stopping the development of all new market rate housing in the Mission District—limiting the supply of housing and jeopardizing the city’s funding for new affordable housing.

There is already not enough affordable housing for everyone who lives or wants to live in San Francisco. Proposition I, or the Mission Moratorium, will only raise housing costs and make the problem of displacement worse for San Franciscans.

Quite simply, this is about the laws of supply and demand. In the past four years, the Bay Area has seen an increase of 400,000 new jobs. As the local economy grows, making the Bay Area a more attractive place to live, demand for housing will continue to grow, housing prices and rents will continue to rise, and the current situation will only worsen.

Prop I will stop the construction of nearly 1,500 new housing units, including hundreds of affordable units, making it even harder to find available, affordable



housing. Because developers are typically required to contribute 10 to 20 percent of the costs of the development to the city's affordable housing projects, Prop I will mean a dramatic loss of funds for affordable housing projects.

Not only will Prop I make matters worse by preventing the construction of new housing, but it also prevents the renovation of existing housing after an event like a fire. If a resident's home catches on fire, the owner will not be able to receive the necessary permits to repair their residences—an additional loss of available housing in the city.

San Franciscans deserve real solutions to our housing challenges—not last-minute, politically-motivated proposals that will only make the situation worse, like Prop I.

No on Prop I.

San Francisco Bay Area Renters Federation

The true source(s) of funds for the printing fee of this argument: San Franciscans for Real Housing Solutions, No on I.

The three largest contributors to the true source recipient committee: 1. Stop the Housing Tax, No on G, 2. San Francisco Apartment Association PAC, 3. RRTI Inc., Coin Laundries.

Paid Argument AGAINST Proposition I

Measures like this are the reason San Francisco is too expensive.

VOTE NO ON PROP I.

San Francisco's housing crisis is the result of not having enough housing for the people who want to live here.

Prop I would make the problem even worse. By not allowing new housing construction, Prop I will drive prices of existing homes even higher and encourage more displacement.

Adding to the housing supply at all income levels is the only way to relieve the extreme pressures San Francisco is currently experiencing. Prop I's moratorium would have the opposite effect of what its supporters intend by making housing opportunities more scarce for everyone.

Vote NO on Prop I.

For the full SPUR voter guide go to www.spur.org

SPUR

The true source(s) of funds for the printing fee of this argument: SPUR.



J

Legacy Business Historic Preservation Fund

Shall the City establish a Legacy Business Historic Preservation Fund, which would give grants to Legacy Businesses and to building owners who lease space to those businesses for terms of at least 10 years; and expand the definition of a Legacy Business to include those that have operated in San Francisco for more than 20 years, are at risk of displacement and meet the other requirements of the Registry?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: San Francisco is establishing a registry of legacy businesses (the Registry). To be considered for the Legacy Business Registry, a business or nonprofit must meet three criteria:

- It has operated in San Francisco for 30 or more years, and either was founded or currently has its headquarters in San Francisco;
- It has contributed to the neighborhood's history or identity; and
- It is committed to maintaining the physical features or traditions that define the business or nonprofit.

A business or nonprofit must first be nominated by a member of the Board of Supervisors or the Mayor. The Small Business Commission then conducts a hearing to determine the business's eligibility.

The Proposal: Proposition J would create a Legacy Business Historic Preservation Fund, which would give grants to businesses listed in the Registry and to building owners who lease property to those businesses for at least 10 years.

Legacy Businesses could receive an annual grant of up to \$500 per full-time equivalent employee in San Francisco.

Building owners who lease space in San Francisco buildings to Legacy Businesses for terms of at least 10 years could receive an annual grant of up to \$4.50 per square foot of leased space.

Proposition J would also expand the definition of Legacy Business to include businesses and nonprofits that have operated in San Francisco for more than 20 years, have significantly contributed to the history or

identity of a neighborhood and, if not included in the Registry, would face a significant risk of displacement because of increased rents or lease terminations.

A "YES" Vote Means: If you vote "yes," you want to establish a Legacy Business Historic Preservation Fund, which would give grants to Legacy Businesses and to building owners who lease space to those businesses for terms of at least 10 years. You also want to expand the definition of a Legacy Business to include those that have operated in San Francisco for more than 20 years, are at risk of displacement and meet the other requirements of the Registry.

A "NO" Vote Means: If you vote "no," you do not want to establish a Legacy Business Historic Preservation Fund and you do not want to expand the definition of a Legacy Business.

Controller's Statement on "J"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition J:

Should the proposed ordinance be approved by the voters, in my opinion, the cost to government would be significant if the Mayor and Board of Supervisors chose to fully fund the program. The cost would grow by \$2.1 million to \$3.7 million annually beginning in fiscal year 2015–2016, ultimately reaching a cost of between \$51 million and \$94 million annually once all qualifying legacy businesses are enrolled in approximately 25 years. However, these costs would depend on decisions made through the budget process, as an ordinance cannot bind future Mayors and Boards of Supervisors to provide funding for this or any other purposes.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



The proposed ordinance authorizes a grant to registered “legacy” businesses in the amount of \$500 per full-time employee. The registry can grow by 300 businesses per year. There are approximately 7,500 businesses in the City that would meet the definitions and criteria, with an average employment of eight employees. The cost of this portion of the program is estimated to grow by approximately \$1.2 million annually until reaching an ultimate cost of approximately \$30 million in 25 years, should all legacy businesses be accepted into the program.

The proposed ordinance also creates a grant program to landlords of legacy businesses on the registry, provided that their leases to legacy businesses meet certain conditions. Approximately 75% of legacy businesses rent their property, with an average facility size of 3,400 square feet. The proposed ordinance awards landlords a grant of \$4.50 per square foot for each qualifying lease. Costs of this portion of the program would likely grow by between \$850,000 and \$2.5 million per year depending on how many leases meet the terms required in the ordinance and other factors. Should all legacy businesses be accepted into the program in approximately 25 years, costs for this portion of the program would likely range between \$21 million and \$63 million annually.

As stated above, an ordinance cannot bind future Mayors and Boards of Supervisors to provide funding for this or any other purpose. Under the City Charter, the ultimate cost of this proposal depends on decisions made in the City’s annual budget process. Costs stated above are expressed in current dollars and assume implementation of the program created in the proposed ordinance.

How “J” Got on the Ballot

On June 9, 2015, the Department of Elections received a proposed ordinance signed by the following Supervisors: Avalos, Campos, Kim, Mar.

The City Elections Code allows four or more Supervisors to place an ordinance on the ballot in this manner.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition J

Keep San Francisco, San Francisco: Vote Yes on J

San Francisco is a world-class city known for independent and historic small businesses. Our legacy restaurants, bars, retail stores, galleries, and nonprofits are what make our neighborhoods so famously unique, attracting people from around the world to visit our City.

What would North Beach be without its literary cafés, Chinatown without its thriving markets, or The Mission without its famous galleries?

San Francisco just wouldn't be San Francisco without our Legacy Businesses.

Unfortunately, historic, long-term businesses have never been more at risk. Commercial rents in most neighborhoods have risen significantly, with some area rents doubling and tripling. There are currently no programs in place that incentivize the preservation of Legacy Businesses. Otherwise healthy businesses that act as anchors for our commercial corridors are being closed down for good.

Prop J creates the Legacy Business Historic Preservation Fund: a first in the nation program that recognizes 30+ year old small businesses as historic assets. By creating incentives for business and property owners who prioritize the preservation of Legacy Businesses, Prop J will save hundreds of historic businesses every year.

Help preserve the character of San Francisco!

Please join Supervisor Campos and our broad coalition of neighborhood leaders, historic preservationists, small business owners, nonprofit workers, and neighborhood merchant associations.

VOTE YES ON PROP J.

Supervisor John Avalos
Supervisor London Breed
Supervisor David Campos
Supervisor Julie Christensen
Supervisor Malia Cohen
Supervisor Mark Farrell
Supervisor Jane Kim
Supervisor Eric Mar
Supervisor Katy Tang
Supervisor Scott Wiener
Supervisor Norman Yee
San Francisco Heritage
National Trust for Historic Preservation
California Music and Culture Association
San Francisco Beautiful
Coalition for San Francisco Neighborhoods
San Francisco Council of District Merchants Associations
San Francisco African American Chamber of Commerce
Chinese Chamber of Commerce
Hispanic Chambers of Commerce of San Francisco
Golden Gate Restaurant Association

Rebuttal to Proponent's Argument in Favor of Proposition J

VOTE NO ON PROPOSITION J – IT'S JIVE LOGIC!

"Legacy Business" is a contrived term to disguise a characteristic City Hall stunt, ***always with taxpayer money***, to thwart the inevitable flow of successful businesses and no longer successful businesses.

Fatuous supervisors (with one exception) and non-profit organizations that never have been in private business want another handout from taxpayers using a guise of saving "hundreds of historic businesses" every year.

Businesses like the "Fly Trap", "Domino Club", "L Triannon", "Ernie's", "Jack's", "City of Paris", "W.J. Sloane", "Postrio", "Capp's Corner" and "Hungry Eye" come and go.

If an enterprise is *truly* a "healthy" business (see City Hall's argument) it will exist.

Since when are taxpayers mandated to subsidize failing businesses?

That's all this is, masquerading as a romantic notion to combat mayoral subsidies to favored businesses and industries which supine supervisors agreed to do.

VOTE NO ON J – another giveaway on our dime, not City Hall's.

San Francisco Taxpayer's Association
Judge Quentin L. Kopp (Ret.), President



Opponent's Argument Against Proposition J

Proposition J is a purported solution in search of a problem.

Even if one believes that government should subsidize private businesses thereby pick winners and losers, this expensive and misbegotten proposal insults voter intelligence.

Most businesses fail during their first three to five years of operations, but most established businesses are doing just fine, notwithstanding over-regulation and excessive taxation and fees imposed by the City. They go out of business when the owner(s) choose to retire and their family members decide not to stay in the business.

Prop. J could cost San Francisco taxpayers more than \$1,000,000,000 over the next 25 years.

If Prop. J passes, the Controller's Office estimates 300 "Legacy" businesses would be eligible to receive annual giveaways from the City for as much as \$50,000 each year, regardless of their financial need, hardship, or likelihood of being evicted. Indeed, under Prop. J, even huge corporations such as Levi Strauss

and PG&E could receive up to \$50,000 in taxpayer subsidies annually.

Prop J. would also provide for a gift of up to \$22,500 a year to each commercial landlord who negotiates a ten-year lease with a so-called "Legacy Business"

The Controller estimates that taxpayer costs would be between \$2.1 and \$3.7 million in Fiscal Year 2015-2016, which by 2040 could rise to \$51 and \$94 million in current dollars.

There are better solutions to provide for City businesses in need. The City, similar to what the Federal Small Business Administration does could provide revolving loans to businesses so they can purchase the property where they are located, or the City even enforce existing commercial zoning codes to prevent conversion of commercial, wholesale, and retail space to office use.

Vote No on J.

Judge Quentin L. Kopp (Ret.)

President, San Francisco Taxpayers Association

Rebuttal to Opponent's Argument Against Proposition J

Don't be fooled - Prop J does not raise taxes and will utilize less than 1% of the City's current budget. In fact, the City's Chief Economist reported that the economic benefits of supporting our historic businesses offset the costs. Mom-and-pop businesses together hire more workers and pay more taxes than any other large industry.

There are currently zero programs in place that incentivize the preservation of Legacy Businesses or in any way protect these important historic and economic assets. We are losing the historic character of our city one business at a time.

A recent report by the Budget and Legislative Analyst Office shows that San Francisco's historic small businesses are in crisis. In 1991, the first year of the study, San Francisco lost fewer than 500 small businesses. In 2014, San Francisco had a shocking 4,000 businesses shutdown or evicted. Real estate speculation and evictions are at an all time high, commercial rents have risen by 256%, and the closure of long-term businesses has risen by 883%.

Prop J is a non-punitive, incentive based solution to the rapidly growing problem of historic business displacement.

Join us in preserving what we all love about San Francisco: Vote Yes on Prop J.

The San Francisco Democratic Party

*President, Small Business Commission, Mark Dwight**

Small Business Commissioner, William Ortiz-

*Cartagena**

Supervisor John Avalos

Supervisor London Breed

Supervisor David Campos

Supervisor Julie Christensen

Supervisor Malia Cohen

Supervisor Mark Farrell

Supervisor Jane Kim

Supervisor Eric Mar

Supervisor Katy Tang

Supervisor Scott Wiener

Supervisor Norman Yee

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Paid Argument IN FAVOR of Proposition J

DEMOCRATS SUPPORT LOCAL, LEGACY BUSINESSES!

Proposition J protects some of San Francisco's oldest legacy businesses by providing grants to help them remain as part of the City's fabric.

Vote Yes on J to maintain legacy businesses!

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument IN FAVOR of Proposition J

VOTE YES ON J

HONOR OUR LEGACY OF DIVERSITY, COLOR, JOY, AND CARING PEOPLE. WITHOUT OUR HISTORY WE WILL BE A COMMUNITY OF ZOMBIES DISTRACTED BY HANDHELD DEVICES. THOSE WHO DO NOT HEAR, SEE OR SPEAK FOR THE COMMUNITY, BUT ARE LOOKING FOR THE NEXT HIGH-END RESTAURANT.

DENISE D'ANNE

The true source(s) of funds for the printing fee of this argument: Denise D'Anne.

Paid Argument IN FAVOR of Proposition J

We Saved The Flower Mart -- Now Let's Save More San Francisco Legacy Businesses

Last year, a large out-of-town developer threatened to demolish San Francisco's venerable Flower Mart, putting at risk scores of small businesses and hundreds of jobs.

They could have been just another casualty of San Francisco's crazy real estate market. Instead, we were proud to forge a diverse coalition of vendors, workers, and neighbors to achieve a strong compromise agreement and save the Flower Mart.

We strongly support Proposition J because it will assist hundreds more legacy businesses – the small, family-owned businesses and beloved institutions that are the heart and soul of our neighborhoods and our city.

As a city, we need to show support for our non-profits, artists, small businesses, workers and tenants. We can do that many ways this election, including voting YES on J.

Aaron Peskin

Art Agnos

The true source(s) of funds for the printing fee of this argument: Aaron Peskin.

Paid Argument IN FAVOR of Proposition J

San Francisco Historic Preservation Commissioners Support Prop J

Vote Yes On Prop J

San Francisco's history was written in our Legacy Businesses.

Etta James, Janis Joplin and Jerry Garcia played their first gigs on our stages. Mark Twain, Jack London, and Jack Kerouac wrote their masterpieces in our cafes and restaurants. And political movements that have changed the world were born in our bars and in the halls of our nonprofits.

Prop J will extend preservation measures to our historic small businesses and help preserve this legacy for future generations of San Franciscans.

Please join us in voting Yes on Prop J.

*President, Historic Preservation Commission, Andrew Wolfram**

*Vice President, Historic Preservation Commission, Aaron Jon Hyland**

*Historic Preservation Commissioner, Diane Miyeko Matsuda**

*Historic Preservation Commissioner, Jonathan Pearlman**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Francisco Architectural Heritage.

Paid Argument IN FAVOR of Proposition J

Legacy Business Owners Support Prop J

Legacy Businesses have served the people of San Francisco through earthquakes, the great depression, and two world wars.

We are the place where you celebrated your birthday, where you got engaged, where you fell in love with our amazing city.

We have thrived through the decades because just like you, we are San Franciscans.



Prop J is a modest measure that prioritizes the protection of our city's Legacy Businesses by providing incentives to business and building owners who preserve historic businesses.

We've been in this together since the beginning. Thank you San Francisco for your years of support. We hope to continue serving you for many more years to come.

Please Vote Yes on Prop J

Janet Clyde, Co-owner of Vesuvio Café
Andrea Cochran, Co-owner of Hotel Utah Saloon
Erica Perry Cooper, Owner of Two Jacks Seafood
Isabel Fondevila, Executive Director of Roxie Theater
Lou Giraudo, Owner of Boudin Bakery
Anthony Huerta, Co-owner of Lone Star Saloon
Lila Thirkield, Owner of The Lexington Club
Pete Mulvihill, Co-owner of Green Apple Books
Peter Quartaroli, Managing Partner of Sam's Grill & Seafood
Martha Sanchez, Co-owner of Casa Sanchez
Nancy Tom Chan, Manager of Golden Gate Fortune Cookie Factory

The true source(s) of funds for the printing fee of this argument: Harvey Milk LGBT Democratic Club PAC.

End of Paid Arguments IN FAVOR of Proposition J

Paid Argument AGAINST Proposition J

Vote No on Proposition J. The Legacy Business Grants under this proposal have serious drawbacks.

Legacy businesses and their landlords that make a lot of money on their own are eligible to receive annual grants. Taxpayers, including struggling newer businesses, foot the bill.

The Mayor and any member of the Board of Supervisors can make unlimited nominations to the Legacy Registry. Each year a new batch of 300 businesses on the Registry could become eligible to receive annual grants.

These grants carry the risk of becoming tax-payer funded gifts awarded for benefits received.

This measure attempts to conserve business. Since when did progressive San Francisco become Conservative?

Vote No.

Libertarian Party of San Francisco

The true source(s) of funds for the printing fee of this argument: Libertarian Party of San Francisco.

Paid Argument AGAINST Proposition J

NO ON PROPOSITION J

We support all legitimate businesses in San Francisco without favor. Under Proposition J the elected politicians would pick winners and losers by directing hundreds of millions of taxpayer dollars to their preferred "legacy" businesses and commercial landlords irrespective of need or objective criteria for benefit to the community. Promote government integrity; protect an even playing field for all businesses to compete

Vote NO on Proposition J.

Christine Hughes, Chairwoman
San Francisco Republican Party

Members, 17th AD: Alisa Farenzena, Barry Graynor, and Lisa Remmer.

Members, 19th AD: John Dennis, Howard Epstein, Gil Gonzales, Stephanie Jeong, and Rodney Leong.

Alternates: Christopher L. Bowman, Jamie Fisfis, Kenneth Loo.

The true source(s) of funds for the printing fee of this argument: San Francisco Republican Party.

The three largest contributors to the true source recipient committee: 1. Bill Bowen, 2. David Blumberg, 3. Barry Graynor.



K

Surplus Public Lands

Shall the City expand the allowable uses of surplus property to include building affordable housing for a range of households from those who are homeless or those with very low income to those with incomes up to 120% of the area median income; and, for projects of more than 200 units, make some housing available for households earning up to 150% or more of the area median income?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: San Francisco has a policy of using real property the City does not need (surplus property) to build affordable housing. If the property is not suitable for housing, it can be sold and the proceeds used to build affordable housing elsewhere in the City. Under the City's policy, affordable housing is housing that is affordable to households earning up to 60% of the area median income.

Every year, City departments are required to identify surplus property. The City transfers the surplus property to the Mayor's Office of Housing and Community Development, which then determines if the property is suitable for affordable housing. If so, the City solicits applications from nonprofit organizations serving the homeless to build affordable housing on the property. City property controlled by the Recreation and Parks Commission, the Port, the Airport, the Public Utilities Commission, and the Municipal Transportation Agency is exempt from the sale requirements.

The Proposal: Proposition K would:

- expand the allowable uses of surplus property to include building affordable housing for a range of households from those with very low income (homeless and those earning under 20% of the area median income) to those with incomes up to 120% of the area median income;
- in surplus property developments with 200 or more units, allow mixed-income projects that include affordable housing for households earning up to 120% of the area median income, housing for middle-income households earning up to 150% of the area median income and housing with no income limitations;

- expand the annual process for identifying surplus property with specific reporting dates, public hearings and oversight by the Board of Supervisors;
- prohibit the City, without prior approval of the Board of Supervisors, from taking any actions to sell surplus property for 120 days if the Board of Supervisors is considering developing this property for affordable housing;
- require that at least 33% of the total housing units developed on surplus property sold by the City be affordable—with at least 15% of rental units affordable to people earning up to 55% of the area median income and 18% affordable to people earning up to 120% of the area median income;
- maintain exemptions for City property controlled by the Recreation and Parks Commission, the Port, the Airport, the Public Utilities Commission, and the Municipal Transportation Agency; and
- make it City policy to ask all other local agencies, such as school districts, to notify the City before selling property in San Francisco and give the City the opportunity to buy it for affordable housing.

Proposition K would allow the Board of Supervisors to waive the requirements of this law for other public purposes, such as creating facilities for health care, child care, education, open space, public safety, transit and infrastructure.

A "YES" Vote Means: If you vote "yes," you want the City to expand the allowable uses of surplus property to include building affordable housing for a range of households from those who are homeless or those with very low income to those with incomes up to 120% of the area median income. For projects of more than 200 units, some housing would be available for

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



households earning up to 150% or more of the area median income.

A “NO” Vote Means: If you vote “no,” you do not want to make these changes.

Controller’s Statement on “K”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition K:

Should the proposed ordinance be approved by the voters, in my opinion, it would have no impact on the cost of government.

The proposed ordinance expands the affordability criteria for housing developed through the process established by the existing City surplus property ordinance and creates a waiting period of 120 days before property can be used for any purpose other than affordable housing. Additionally, the ordinance clarifies policy priorities for how the City should develop surplus properties and the intended recipients of the resulting affordable housing. Barring these administrative changes, the essential components of the current ordinance, and their associated costs, remain the same.

How “K” Got on the Ballot

On July 28, 2015, the Board of Supervisors voted 11 to 0 to place Proposition K on the ballot. The Supervisors voted as follows:

Yes: Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener, Yee.

No: None.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 156. Some of the words used in the ballot digest are explained starting on page 41.



Proponent's Argument in Favor of Proposition K

San Francisco is in the midst of an affordable housing crisis. The demand for housing has driven up the cost of land, making it extremely expensive to build any kind of housing which in turn limits our ability to add new supply. Many San Francisco residents cannot afford to live in the market rate units currently being built. Meanwhile the City and nonprofits are forced to compete on the open market to purchase land for affordable housing.

But the City and County of San Francisco owns land that is surplus or underutilized.

Let's rethink how our City land is used and put it to better use.

Let's use excess City land to build housing for a broad range of residents, from homeless individuals to middle income families.

And for sites where housing doesn't make financial sense, let's make sure we can use that public land for public purposes like open space, child care, transit and infrastructure.

Join Mayor Ed Lee, the entire Board of Supervisors and affordable housing advocates in voting Yes on Proposition K.

Mayor Ed Lee

Supervisor Jane Kim

Supervisor John Avalos

Supervisor David Campos

Supervisor Eric Mar

Supervisor London Breed

Supervisor Julie Christensen

Supervisor Malia Cohen

Supervisor Mark Farrell

Supervisor Katy Tang

Supervisor Scott Wiener

Supervisor Norman Yee

Rebuttal to Proponent's Argument in Favor of Proposition K

VOTE NO ON PROP K!

With a record breaking \$8.9 billion (!) dollar budget, exceeding the Los Angeles (population about 4,000,000) annual budget by several million dollars, our City Hall, led by a mayor who's been on a public payroll for the past 25 years, wants to sell "excess" City land to build "housing for... homeless individuals".

What's that mean? Whose favorite "pork barrel" project will be enriched? It surely doesn't mean getting market value for taxpayers' assets which excess land constitutes. It means giveaways to the clamoring subsidized housing parasites that feast on taxpayer funds.

Our elected representatives, starting with the mayor, owe us the duty of managing our real estate as if it were their own.

Have you seen Mayor Lee or any supervisor offer his or her land for homeless housing? We haven't!

Let unneeded taxpayer-owned land be sold, as appropriate, for market value.

God forbid City Hall ever gives us a reduction in taxes –that'd be Un-American!

VOTE NO ON PROP K!

San Francisco Taxpayers Association

Judge Quentin L. Kopp , (ret.) , President



Opponent's Argument Against Proposition K

The City's Surplus City Property Ordinance became law in 2002 without the Mayor's approval or voter approval. It was fatally flawed from its inception.

The sole purposes of the Ordinance were to identify and use surplus and underutilized taxpayer owned property suitable for development to 1) provide housing, shelter, and other services for the homeless, 2) provide low or no cost facilities for agencies serving the homeless, and 3) in exceptional cases develop affordable housing for persons earning less than 60% of the Average Median Income in San Francisco.

The proponents of Proposition K have "sweetened" the current law by promising to develop affordable housing for lower, moderate, and middle income individuals, but in reality what they offer is "**false hope**" to the thousands of San Franciscans suffering under the current affordable housing crunch.

The Mayor's Office of Economic and Workforce Development reported last July that there is an unmet need for affordable housing of 5,471 units for moderate income families and 6,343 units for low income families. Yet, Proposition K does not prioritize the development of affordable housing on public proper-

ties to reflect those needs. Rather, it declares that the purpose of the Ordinance is to "Establish policy that the **first priority** use of surplus City-owned property shall be for the purpose of providing housing, shelter, and other services for people who are homeless"

The City has a limited supply of "Surplus and Underutilized Public Lands" owned by taxpayers. If all that land suitable for development is devoted to achieving the first priority in Proposition K, there will be no land left for developing workforce housing for middle class San Franciscans.

Vote No on Prop. K, and send this malignant, flawed legislation back to the Board of Supervisors to address the real affordable housing needs of the City properly.

Judge Quentin L. Kopp (Ret.)

President, San Francisco Taxpayers Association

Rebuttal to Opponent's Argument Against Proposition K

The Taxpayers Association is right to point out the need for thousands of units of affordable housing. Indeed there is a big gap between what most San Francisco residents can afford and what is being built on the market. Public policies and funding is one key strategy to help create the affordable housing needed for low, moderate and even middle income San Franciscans, but these new buildings require one very critical element to build on – land.

Land to build affordable housing doesn't have to be expensive – in fact, it can be free. The City has property that can be used to build affordable housing and to address other public use needs, like parks.

Proposition K will ensure the public knows what surplus and underutilized property our City has and will create the opportunity to use such land to build a range of affordable housing. Prop K benefits people like teachers, nurses, construction workers, first-responders, retail workers and restaurant workers, and it benefits our City's homeless families and others struggling to find housing in the country's most expensive city.

And where building affordable housing on a City surplus property may not make sense, Proposition K ensures that we can build parks, child care facilities, transit infrastructure and other needed public uses.

Proposition K is a logical step to build the mixed-income housing San Francisco needs. Please join us in voting YES ON K!

Supervisor Jane Kim

Supervisor John Avalos

Supervisor David Campos

Supervisor Eric Mar



Paid Argument IN FAVOR of Proposition K

In this unprecedented and widespread affordable housing crisis, 75% of us all are shut out of the housing market--from extremely low income, low, moderate and even middle-income San Franciscans.

This Surplus Public Lands measure will ensure that the city follows the voters' will and makes permanently affordable housing a top priority when deciding what to do with surplus sites it no longer needs.

Yes on Proposition K for Affordable Housing

San Francisco Council of Community Housing Organizations

Affordable Housing Alliance

Nonprofit Housing Association of Northern California

The true source(s) of funds for the printing fee of this argument: San Francisco Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition K

Surplus Lands in Community Hands!

Vote YES on Prop K

Asian Neighborhood Design

PODER

Chinatown Community Development Center

Mercy Housing

TODCO

South of Market Community Action Network

San Francisco Housing Development

The true source(s) of funds for the printing fee of this argument: Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition K

WORKING FAMILIES SAY YES ON K

Prop K will provide sites for much-needed affordable and workforce housing for our communities, and will create local jobs in construction, services and property management.

San Francisco Labor Council

Service Employees Union Local 1021

Jobs with Justice San Francisco

*Lita Blanc, United Educators of San Francisco**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Francisco Labor Council, Jobs with Justice

San Francisco, Service Employees Union Local 1021, Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition K

HEALTH & HUMAN SERVICES SAY YES ON K

Good public health starts with safe, decent, and affordable housing! Vote Yes on Proposition K to dedicate surplus public lands for affordable housing!

San Francisco Human Services Network

The true source(s) of funds for the printing fee of this argument: San Francisco Human Services Network.

Paid Argument IN FAVOR of Proposition K

San Francisco Neighborhoods support Prop K!

Vote Yes on Surplus Land for Public Use

We have an affordable housing crisis!

We need to lease unused/underused city property and build homes for needy low income middle class families!

Don't drive out those who this measure helps.

VOTE YES ON K!!!

Coalition for San Francisco Neighborhoods

The true source(s) of funds for the printing fee of this argument: Surplus Lands for Public Use.

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition K

TENANTS SAY YES ON K

As community-based organizations, we know that affordable housing is essential for retaining inclusivity, cultural vibrancy and rich diversity of our communities. We need Prop K to preserve the city we love.

Senior & Disability Action

Community Tenants Association

San Francisco Tenants Union

Harvey Milk LGBT Democratic Club

AIDS Housing Alliance/SF

The true source(s) of funds for the printing fee of this argument: Surplus Lands for Public Use.

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Council of Community Housing Organizations.



Paid Argument IN FAVOR of Proposition K

We need to increase housing opportunities for San Franciscans.

Vote Yes on Proposition K.

*Homeownership San Francisco
Mission Economic Development Agency
San Francisco Community Land Trust*

The true source(s) of funds for the printing fee of this argument: Surplus Lands for Public Use*; San Francisco Community Land Trust.

The two contributors to the true source recipient committee*: Yerba Buena Consortium LLC, Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition K

AFFORDABLE HOUSING IS THE SOLUTION TO HOMELESSNESS.

San Francisco's housing crisis affects all of us, especially our children. Let's invest in our future - today.

Vote Yes on Proposition K

*Community Housing Partnership
Coalition on Homelessness
Hospitality House
Faithful Fools
Tenderloin Neighborhood Development*

The true source(s) of funds for the printing fee of this argument: Surplus Lands for Public Use.

The two contributors to the true source recipient committee: Yerba Buena Consortium, Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition K

Prop K encourages the building of affordable housing on surplus city-owned land for low- and middle-income families.

Vote YES on K for affordable homes!

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Francisco Democratic County Central Committee.

The three largest contributors to the true source recipient committee: 1. TMG Partners, 2. SFPOA, 3. PG&E.

Paid Argument IN FAVOR of Proposition K

The state surplus lands act will be further strengthened at the local level by this measure. Ensuring that local agencies prioritize public land as one key strategy for meeting our affordable housing crisis is at the top of everyone's mind across the state, and once again it is great to see San Francisco be a leader in setting the bar. Yes on Prop K.

*Senator Mark Leno
Assemblymember Phil Ting
Assemblymember David Chiu*

The true source(s) of funds for the printing fee of this argument: Surplus Lands for Public Use.

The two contributors to the true source recipient committee: Yerba Buena Consortium, Council of Community Housing Organizations.

Paid Argument IN FAVOR of Proposition K

PROP K PRESERVES PUBLIC LANDS FOR PUBLIC USES

Public agencies should prioritize public land for the needs of our neighborhoods, including affordable housing to help keep people living and working in San Francisco. Prop K will help build affordable and diverse neighborhoods, balanced with open space and neighborhood amenities needed for truly transit-oriented and walkable communities. Prop K is a creative solution for expanding the supply of truly affordable housing for current and future generations, and a smart investment in the city's sustainable future.

*Sierra Club
San Francisco Tomorrow
San Francisco Green Party*

The true source(s) of funds for the printing fee of this argument: The authors.

Paid Argument IN FAVOR of Proposition K

Vote Yes on Proposition K

Let's make sure San Francisco remains an affordable city and that we keep serving families who served.

Swords to Plowshares

The true source(s) of funds for the printing fee of this argument: Swords to Plowshares.

End of Paid Arguments IN FAVOR of Proposition K



Paid Argument AGAINST Proposition K

NO ON PROPOSITION K

Lower, moderate, and middle income housing should be a paramount priority in San Francisco.

While acknowledging this need, Proposition K actually would direct that the limited supply of surplus public lands in San Francisco be prioritized for housing and services for the homeless.

Proposition K needs to be defeated so housing developed on the City's surplus public lands would reflect the unmet needs as specified in the Mayor's Office of Economic and Workforce Development report last July. Moderate income families constitute nearly half of that need.

Additionally, any housing developed on surplus public lands should reflect the character, density, and zoning of surrounding neighborhoods.

Vote NO on Proposition K

*Christine Hughes, Chairwoman
San Francisco Republican Party*

*Members, 17th AD: Charles Cagnon, Alisa Farenzena,
Laura Peter, and Dana Walsh.*

*Members, 19th AD: John Dennis, Howard Epstein,
Terence Faulkner, Gil Gonzales, Hilary Hagenbuch,
Stephanie Jeong, and Richard Worner.*

*Alternates: Conchita Applegate, Christopher L.
Bowman, Jamie Fisfis, Kenneth Loo.*

The true source(s) of funds for the printing fee of this argument: San Francisco Republican Party.

The three largest contributors to the true source recipient committee: 1. Bill Bowen, 2. David Blumberg, 3. Barry Graynor.



Proposition A

Ordinance calling and providing for a special election to be held in the City and County of San Francisco (City) on Tuesday, November 3, 2015, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded indebtedness (Bonds) of the City: not to exceed \$310,000,000 to finance the construction, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements, and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating the provisions of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of the Bonds; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

Note: Additions are *single-underline italics Times New Roman*; deletions are *strikethrough italics Times New Roman*.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

- A. The City has the highest median rent in the country with a one-bedroom asking rent of \$3,460, according to rental listing site Zumper.
- B. The City continues to be one of the highest-priced ownership markets in the country with a median home sales price of \$1.1 million, a 19.4% increase from the previous year, according to the real estate website Trulia.
- C. The Mayor's Office of Housing and Community Development continues to see a widening affordability gap for low to moderate income households for both rental and homeownership.
- D. Limited state and federal resources and the high cost of housing development puts a greater burden on local government to contribute their own limited resources, and thus means that the City's supply of affordable housing has not kept pace with demand.
- E. Limited local funding for affordable housing can leverage federal, state and private investment at a 3:1 rate.
- F. The affordability gap has the greatest impact on low-income households such as seniors, disabled persons, low-income working families, and veterans.
- G. The housing need in the City is also particularly acute for moderate-income households, for whom there are no federal or state financing programs that the City can leverage with its own subsidies.
- H. After federal sequestration took effect on March 1, 2013, the U.S. Congress slashed the US Department of Housing and Urban Development's contribution to the San Francisco Housing Authority (Housing Authority) from 92% to 82% of what it costs to operate public housing, and its Section 8 housing voucher program from 94% to 72% of operating costs.
- I. The average annual household income for Housing Authority residents and voucher-holders is \$15,858.
- J. The housing affordability gap that has arisen and expanded in the local housing market inhibits the City from ensuring that economic diversity can be maintained.
- K. These high housing costs can inhibit healthy, balanced economic growth regionally.
- L. Individuals and families who are increasingly locked out of the local housing market will be forced to leave the City and take on increasingly long employment commutes.
- M. The Bonds will provide a portion of the funding necessary to

construct, acquire, improve, rehabilitate, preserve and repair affordable housing in the City (as further defined in Section 3 below).

Section 2. A special election is called and ordered to be held in the City on Tuesday, the 3rd day of November, 2015, for the purpose of submitting to the electors of the City a proposition to incur bonded indebtedness of the City for the project described in the amount and for the purposes stated:

"SAN FRANCISCO AFFORDABLE HOUSING BONDS.

\$310,000,000 to construct, develop, acquire, and preserve housing affordable to low- and middle-income households through programs that will prioritize vulnerable populations such as San Francisco's working families, veterans, seniors, and disabled persons; to assist in the acquisition, rehabilitation, and preservation of affordable rental apartment buildings to prevent the eviction of long-term residents; to repair and reconstruct dilapidated public housing, to fund a middle-income rental program; and to provide for homeownership down payment assistance opportunities for educators and middle-income households; all subject to independent citizen oversight and regular audits; and authorizing landlords to pass-through to residential tenants in units subject to Administrative Code Chapter 37 (the "Residential Stabilization and Arbitration Ordinance") 50% of the increase in the real property taxes attributable to the cost of the repayment of such Bonds."

The special election called and ordered to be held hereby shall be referred to in this ordinance as the "Bond Special Election."

Section 3. PROPOSED PROGRAM. Contractors and City departments shall comply with all applicable City laws when awarding contracts or performing work funded with the proceeds of Bonds authorized by this measure.

A. CITIZENS' OVERSIGHT COMMITTEE. A portion of the Bonds shall be used to perform audits of the Bonds, as further described in Section 15.

B. CONSTRUCT, DEVELOP AND REHABILITATE AFFORDABLE RENTAL HOUSING. A portion of the Bonds may be allocated to finance the development, construction, preservation and rehabilitation of affordable rental housing near established transit corridors or within priority development areas.

C. ACQUIRE EXISTING RENTAL HOUSING AS AFFORDABLE HOUSING. A portion of the Bonds may be allocated to acquire, rehabilitate, and preserve existing rental housing in order to prevent the loss of rental housing stock and the displacement of long-time residents of the City.

D. REPAIR AND RECONSTRUCT DILAPIDATED PUBLIC HOUSING. A portion of the Bonds may be allocated to repair and reconstruct dilapidated public housing developments or provide infrastructure improvements that allow for the repair or improvement of public housing sites.

E. CREATE A MIDDLE INCOME RENTAL HOUSING PROGRAM. A portion of the Bonds may be allocated to fund middle income rental housing units.

F. CREATE A MIDDLE INCOME HOME OWNERSHIP PROGRAM. A portion of the Bonds may be allocated to assist City residents acquiring their first home in the City.

G. RENEW THE TEACHER NEXT DOOR PROGRAM. A portion of the Bonds may be allocated to assist educators in purchasing their first home in the City.

H. ACQUIRE, PRESERVE, DEVELOP AFFORDABLE HOUSING IN THE MISSION AREA PLAN. A portion of the Bonds may be allocated to acquire, rehabilitate, preserve, construct and/or develop for affordable housing in the Mission Area Plan, as such plan is described below, real property, existing affordable housing, and/or new affordable housing. The Mission Area Plan, a part of the City's General Plan, was adopted by the Board on December 9, 2008 pursuant to Ordinance No. 297-08 and approved by the Mayor on December 19, 2008.

Section 4. BOND ACCOUNTABILITY MEASURES.

The Bonds shall include the following administrative rules and principles:

A. OVERSIGHT. The proposed Bond funds shall be subjected

to approval processes and rules described in the San Francisco Charter and Administrative Code. Pursuant to Administrative Code Section 5.31, the Citizens' General Obligation Bond Oversight Committee shall conduct an annual review of Bond spending, and shall provide an annual report of the Bond program to the Mayor of the City (Mayor) and the Board.

B. TRANSPARENCY. The City shall create and maintain a Web page outlining and describing the bond program, progress, and activity updates. The City shall also hold an annual public hearing and reviews on the bond program and its implementation before the Capital Planning Committee and the Citizen's General Obligation Bond Oversight Committee.

Section 5. The estimated cost of the bond financed portion of the project described in Section 2 above was fixed by the Board by the following resolution and in the amount specified below:

Resolution No. 258-15, \$310,000,000.

Such resolution was passed by two-thirds or more of the Board and approved by the Mayor. In such resolution it was recited and found by the Board that the sum of money specified is too great to be paid out of the ordinary annual income and revenue of the City in addition to the other annual expenses or other funds derived from taxes levied for those purposes and will require expenditures greater than the amount allowed by the annual tax levy.

The method and manner of payment of the estimated costs described in this ordinance are by the issuance of Bonds of the City not exceeding the principal amount specified.

Such estimate of costs as set forth in such resolution is adopted and determined to be the estimated cost of such bond financed improvements and financing, respectively.

Section 6. The Bond Special Election shall be held and conducted and the votes received and canvassed, and the returns made and the results ascertained, determined and declared as provided in this ordinance and in all particulars not recited in this ordinance such election shall be held according to the laws of the State of California (State) and the Charter of the City (Charter) and any regulations adopted under State law or the Charter, providing for and governing elections in the City, and the polls for such election shall be and remain open during the time required by such laws and regulations.

Section 7. The Bond Special Election is consolidated with the General Election scheduled to be held in the City on Tuesday, November 3, 2015 (General Election). The voting precincts, polling places and officers of election for the General Election are hereby adopted, established, designated and named, respectively, as the voting precincts, polling places and officers of election for the Bond Special Election called, and reference is made to the notice of election setting forth the voting precincts, polling places and officers of election for the General Election by the Director of Elections to be published in the official newspaper of the City on the date required under the laws of the State.

Section 8. The ballots to be used at the Bond Special Election shall be the ballots to be used at the General Election. The word limit for ballot propositions imposed by Municipal Elections Code Section 510 is waived. On the ballots to be used at the Bond Special Election, in addition to any other matter required by law to be printed thereon, shall appear the following as a separate proposition:

“SAN FRANCISCO AFFORDABLE HOUSING BONDS. To finance the construction, development, acquisition, and preservation of housing affordable to low- and middle-income households through programs that will prioritize vulnerable populations such as San Francisco's working families, veterans, seniors, disabled persons; to assist in the acquisition, rehabilitation, and preservation of affordable rental apartment buildings to prevent the eviction of long-term residents; to repair and reconstruct dilapidated public housing; to fund a middle-income rental program; and to provide for homeownership down payment assistance opportunities for educators and middle-income households; shall the City and County of San Francisco issue \$310 million in general obligation bonds, subject to independent citizen oversight and regular audits?”

Each voter to vote in favor of the foregoing bond proposition shall

mark the ballot in the location corresponding to a “YES” vote for the proposition, and to vote against the proposition shall mark the ballot in the location corresponding to a “NO” vote for the proposition.

Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters voting on the proposition voted in favor of and authorized the incurring of bonded indebtedness for the purposes set forth in such proposition, then such proposition shall have been accepted by the electors, and the Bonds authorized shall be issued upon the order of the Board. Such Bonds shall bear interest at a rate not exceeding that permitted by law.

The votes cast for and against the proposition shall be counted separately and when two-thirds of the qualified electors, voting on the proposition, vote in favor, the proposition shall be deemed adopted.

Section 10. For the purpose of paying the principal and interest on the Bonds, the Board shall, at the time of fixing the general tax levy and in the manner for such general tax levy provided, levy and collect annually each year until such Bonds are paid, or until there is a sum in the Treasury of the City, or other account held on behalf of the Treasurer of the City, set apart for that purpose to meet all sums coming due for the principal and interest on the Bonds, a tax sufficient to pay the annual interest on such Bonds as the same becomes due and also such part of the principal thereof as shall become due before the proceeds of a tax levied at the time for making the next general tax levy can be made available for the payment of such principal.

Section 11. This ordinance shall be published in accordance with any State law requirements, and such publication shall constitute notice of the Bond Special Election and no other notice of the Bond Special Election hereby called need be given.

Section 12. The Board, having reviewed the proposed legislation, makes the following findings in compliance with the California Environmental Quality Act (“CEQA”), California Public Resources Code Sections 21000 et seq., the CEQA Guidelines, 15 Cal. Administrative Code Sections 15000 et seq., (“CEQA Guidelines”), and San Francisco Administrative Code Chapter 31 (“Chapter 31”): The Environmental Review Officer determined that this legislation is not defined as a project subject to CEQA because it is a funding mechanism involving no commitment to any specific projects at any specific locations, as set forth in CEQA Guidelines Section 15378.

Section 13. The Board finds and declares that the proposed Bonds (i) were referred to the Planning Department in accordance with Section 4.105 of the San Francisco Charter and Section 2A.53(f) of the Administrative Code, (ii) are in conformity with the priority policies of Section 101.1(b) of the San Francisco Planning Code, and (iii) are consistent with the City's General Plan, and adopts the findings of the Planning Department, as set forth in the General Plan Referral Report dated May 11, 2015, a copy of which is on file with the Clerk of the Board in File No. 150490 and incorporates such findings by this reference.

Section 14. Under Section 53410 of the California Government Code, the Bonds shall be for the specific purpose authorized in this ordinance and the proceeds of such Bonds will be applied only for such specific purpose. The City will comply with the requirements of Sections 53410(c) and 53410(d) of the California Government Code.

Section 15. The Bonds are subject to, and incorporate by reference, the applicable provisions of Administrative Code Sections 5.30 – 5.36 (the “Citizens' General Obligation Bond Oversight Committee”). Under Administrative Code Section 5.31, to the extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller's Office and appropriated by the Board of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee to cover the costs of such committee.

Section 16. The time requirements specified in Administrative Code Section 2.34 are waived.

Section 17. The City hereby declares its official intent to reimburse prior expenditures of the City incurred or expected to be incurred prior to the issuance and sale of any series of the Bonds in connection with the Project. The Board hereby declares the City's intent to reim-



burse the City with the proceeds of the Bonds for expenditures with respect to the Project (the “Expenditures” and each, an “Expenditure”) made on and after that date that is no more than 60 days prior to the passage of this Ordinance. The City reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds.

Each Expenditure was and will be either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City. The maximum aggregate principal amount of the Bonds expected to be issued for the Project is \$310,000,000. The City shall make a reimbursement allocation, which is a written allocation by the City that evidences the City’s use of proceeds of the applicable series of Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the related portion of the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain “preliminary expenditures,” costs of issuance, certain de minimis amounts, expenditures by “small issuers” (based on the year of issuance and not the year of expenditure) and Expenditures for construction projects of at least 5 years.

Section 18. The appropriate officers, employees, representatives and agents of the City are hereby authorized and directed to do everything necessary or desirable to accomplish the calling and holding of the Bond Special Election, and to otherwise carry out the provisions of this ordinance.

Proposition B

Describing and setting forth a proposal to the voters to amend the Charter of the City and County of San Francisco to allow City employees who qualify to take leave for the birth or placement of the same child to each receive the maximum amount of paid parental leave for which they qualify, and to permit City employees to retain 40 hours of accrued sick leave at the end of paid parental leave, at an election to be held on November 3, 2015.

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 3, 2015, a proposal to amend the Charter of the City and County by revising Sections A8.365, A8.365-1, A8.365-2, A8.365-3, and A8.365-4, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.

Additions are *single-underline italics Times New Roman font*.

Deletions are *strike-through italics Times New Roman font*.

Asterisks (* * * *) indicate the omission of unchanged Charter subsections.

A8.365 COMPENSATION DURING PARENTAL LEAVE

Under federal, state and local law, employees are entitled to take an unpaid leave of absence in the event of pregnancy disability or to care for a child after birth or placement for adoption or foster care. But employees may not have the financial resources to take advantage of this leave. This section provides compensation to supplement state disability insurance payments, paid sick leave, compensatory time, and other forms of paid leave, to ensure that an employee will receive the equivalent of the employee’s salary for 12 weeks, or, if the employee is temporarily disabled by pregnancy, up to 16 weeks, while on approved leave.

In accordance with this section, eligible employees on approved Parental Leave shall receive Supplemental Compensation as set forth herein.

Nothing in this section shall be construed to expand, reduce or otherwise affect the total amount of leave time available to employees under federal, state, or local law, Civil Service Commission rules, or applicable memoranda of understanding between the City and County of San Francisco and employee organizations. This section is intended to supplement other available sources of income during specified periods of leave to which the employee is otherwise eligible. Except for leave mandated by law, requests for leave continue to be subject to the approval of the appointing officer.

A8.365-1 DEFINITIONS

The following words and phrases as used in this section, unless a different meaning is plainly required by the context, shall have the following meaning:

“Domestic Partner” shall have the same meaning as set forth in Administrative Code Section 62.1 et seq.

“Employee” shall mean any person who is appointed to a position created by or which is under the jurisdiction of the City and County, whose compensation is paid by the City and County, and who is under the control of the City and County as to employment, direction and discharge and does not include persons who occupy classified or certificated positions with the San Francisco Unified School District or the Community College District or who work for the City as independent contractors.

“Paid Leave” shall mean all paid time-off provided by the Charter, the Administrative Code, the Civil Service Rules or through a collective bargaining agreement and shall include but not be limited to vacation, sick leave, compensatory time, administrative or executive leave and floating holidays. For purposes of this section, “Paid Leave” shall not include statutory holidays.

“Parental Leave” shall mean (a) Family Medical Leave as defined below; (b) Temporary Pregnancy Disability Leave as defined below:

(a) “Family Medical Leave” shall mean leave taken pursuant to the Family and Medical Leave Act, the California Family Rights Act, or Civil Service Commission Rules, where such leave is taken after the birth of a child to the Employee, the Employee’s spouse or the Employee’s Domestic Partner or for placement of a child with the Employee’s family for adoption or foster care, and has been requested and approved in accordance with the procedures set forth in those respective statutes or rules, except to the extent that those statutes, rules, or any associated regulations allow an employer to limit leave to a combined total maximum duration if more than one employee qualifies to take leave for the birth or placement of the same child. Charter Sections A8.365 through A8.365-4 are intended to provide each Employee the maximum duration of Parental Leave to which he or she would otherwise be entitled under its provisions, regardless of the amount of leave taken by another Employee for the birth or placement of the same child.

(b) “Temporary Pregnancy Disability Leave” shall mean disability leave taken in accordance with State law or the Civil Service Commission Rules because of an Employee’s inability to work, as certified by a health care provider, for reasons of pregnancy, childbirth, or related conditions, as defined by the California Fair Employment and Housing Act, Govt. Code Section 12945.1(b)(2) et seq.

“Supplemental Compensation” shall mean compensation paid by the City to eligible Employees on Parental Leave. The amount of Supplemental Compensation shall be the Employee’s regular base wage less (1) all accrued paid leave from the City with the exception of 40 hours of sick leave and (2) any payments received by the Employee from a federal, state or other local government agency in lieu of compensation.

A8.365-2 ELIGIBILITY

The following Employees shall be eligible to receive compensation as set forth herein:

(a) Permanent, provisional, and exempt Employees whose normal work week is not less than twenty (20) hours upon completion

of six months of continuous service; and

(b) All other ~~E~~employees of the City and County of San Francisco, including “as needed” ~~E~~employees, who have worked ~~one thousand and forty 1040~~ hours (~~1040~~) in the ~~twelve~~ (12) months prior to the beginning of the ~~P~~parental ~~L~~leave and whose average work week is not less than ~~twenty 20~~ hours.

A8.365-3 DURATION

Employees shall receive ~~S~~supplemental ~~C~~ompensation as set forth herein for a period not to exceed ~~twelve 12~~ weeks while on approved Family Medical Leave. Employees who take approved Temporary Pregnancy Disability Leave shall receive up to an additional ~~four 4~~ weeks of compensation. Such compensation shall be subject to the conditions set forth in Section A8.365-4.

A8.365-4 SUPPLEMENTAL COMPENSATION

(a) Employees shall receive their regular base wage while on approved Parental Leave subject to the following conditions;

(1) Employees on approved Parental Leave shall first exhaust all accrued ~~P~~paid ~~L~~leave, ~~with the exception of 40 hours of sick leave~~, before receiving any Supplemental Compensation ~~under this section~~. ~~Alternatively, If if an E~~employee chooses not to exhaust ~~these accrued~~ leaves; ~~as required by the previous sentence~~, the total amount of the ~~benefit Supplemental Compensation~~ for which the ~~E~~employee would otherwise ~~have been be~~ eligible will be reduced by the ~~total~~ amount of ~~accrued P~~paid ~~L~~leave ~~accrued by the E~~employee ~~chooses to retain~~, ~~with the exception of 40 hours of accrued sick leave~~, ~~as of the start of the leave~~.

(2) The amount of Supplemental Compensation shall be reduced by any payments received by the ~~E~~employee from a federal, state or other local government agency while on Parental Leave.

(3) Supplemental Compensation shall be provided for no more than ~~twelve 12~~ weeks, in the case of ~~E~~employees taking Family Medical Leave, or ~~sixteen 16~~ weeks, in the case of ~~E~~employees who take Temporary Pregnancy Disability Leave. For ~~E~~employees eligible for both Family Medical Leave and Temporary Pregnancy Disability Leave, Supplemental Compensation shall be provided for no more than ~~16 sixteen~~ weeks total. The ~~12 twelve~~ or ~~16 sixteen~~ week period shall be reduced by any ~~P~~paid ~~L~~leave taken ~~by the Employee: (A) after~~ the birth of a child to the ~~E~~employee, the ~~E~~employee’s spouse, or the ~~E~~employee’s ~~D~~domestic ~~P~~artner;; ~~(B) after~~ placement of a child with the ~~E~~employee’s family for adoption or foster care;; or ~~taken (C) for~~ temporary pregnancy disability, within ~~twelve 12~~ months prior to the commencement of Parental Leave as defined herein.

(4) Under no circumstance shall an ~~E~~employee receive from the City ~~S~~supplemental ~~C~~ompensation ~~under this Charter section~~ which would result in an ~~E~~employee receiving total compensation while on Parental Leave which is greater than the ~~E~~employee’s regular base wage.

(b) During ~~P~~parental ~~L~~leave, the City shall continue to pay the contributions required by this Charter for retirement and health benefits, and any employer-paid ~~E~~employee retirement and health contributions required under the memorandum of understanding or unrepresented ordinance covering the ~~E~~employee. Retirement contributions shall be based on the actual amount of City pay received during the period of ~~P~~parental ~~L~~leave.

(c) The amendment of this Section A8.365-4 approved at the November 3, 2015 election shall apply only to Employees who have not yet begun Parental Leave on the effective date of the amendment, or who have begun Parental Leave but have not yet exhausted all of their accrued sick leave on the effective date of the amendment.

Proposition C

Ordinance amending the Campaign and Governmental Conduct Code to require expenditure lobbyists to register with the Ethics Commission and file monthly disclosures regarding their activities.

NOTE: **Unchanged Code text and uncodified text** are in plain font.

Additions to Codes are in single-underline italics Times New Roman font.

Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) The City and County of San Francisco (“City”) has a long-standing, compelling interest in furthering public disclosure of the identity of lobbyists and of their efforts to influence decision-making regarding local legislative and administrative matters. The City has required this disclosure to protect public confidence in the responsiveness and representative nature of government officials and institutions.

(b) For many years, the City has required lobbyists who directly contact City officials, referred to here as “contact lobbyists,” to register with the Ethics Commission and disclose their lobbying activities. But in addition to contact lobbyists, individuals, businesses, non-profit organizations, labor unions, and trade associations attempt to indirectly influence City officials by urging others to directly lobby those officials. These indirect lobbyists, referred to in this measure as “expenditure lobbyists,” make payments in an attempt to encourage others to directly lobby City officials by urging them to attend legislative hearings to speak on their behalf, by providing them with transportation to public meetings, by using advertising outlets to ask others to call or contact City officials’ offices to make their arguments, or by making donations in exchange for their direct lobbying efforts. Given these efforts, it is often difficult for City officials to know whether the individuals directly approaching them are truly voicing their own opinions or are doing so at the behest of expenditure lobbyists.

(c) For these reasons, and consistent with the City’s past efforts to further the goals of open government and transparency in decision-making, the voters enact this ordinance to impose registration and disclosure requirements on expenditure lobbyists. This approach is not unique to San Francisco. Several other California jurisdictions, including Los Angeles, Sacramento, San Diego, San Jose, and the State of California, have enacted similar expenditure lobbyist regulations.

(d) This ordinance imposes reasonable, narrowly tailored registration and disclosure requirements on expenditure lobbyists, obligating them to reveal information about their efforts to influence decision-making. Since expenditure lobbyists and direct, contact lobbyists both attempt to influence the City’s legislative process, this ordinance imposes the same sorts of registration and disclosure requirements on both types of lobbyists.

Section 2. Article II, Chapter 1 of the Campaign and Governmental Conduct Code is hereby amended by adding Section 2.103 and revising Sections 2.105, 2.106, 2.110, 2.115, 2.116, and 2.130, to read as follows:

SEC. 2.103. AMENDMENT OR REPEAL.

With respect to any provisions of this Chapter regarding regulation of expenditure lobbyists approved by the voters, the Board of Supervisors may amend those provisions if all of the following conditions are met:

(a) The amendment furthers the purposes of this Chapter;

(b) The Ethics Commission approves the proposed amendment in advance by at least a four-fifths vote of all its members;

(c) The proposed amendment is available for public review at least



30 days before the amendment is considered by the Board of Supervisors or any committee of the Board of Supervisors; and

(d) The Board of Supervisors approves the proposed amendment by at least a two-thirds vote of all its members.

SEC. 2.105. DEFINITIONS.

Whenever used in this Chapter *L*, the following words and phrases shall ~~have the definitions be defined as~~ provided in this Section 2.105:

“Activity expenses” means any expense incurred or payment made by a lobbyist or a lobbyist’s client at the behest of the lobbyist, or arranged by a lobbyist or a lobbyist’s client at the behest of the lobbyist, which benefits in whole or in part any: officer of the City and County; candidate for City and County office; aide to a member of the Board of Supervisors; or member of the immediate family or the registered domestic partner of an officer, candidate, or aide to a member of the Board of Supervisors. An expense or payment is not an “activity expense” unless it is incurred or made within three months of a contact with the officer, candidate, or Supervisor’s aide who benefits from the expense or payment, or whose immediate family member or registered domestic partner benefits from the expense or payment. “Activity expenses” include honoraria, consulting fees, salaries, and any other thing of value totaling more than \$25 in value in a consecutive three-month period, but do not include political contributions.

“Candidate” shall have the same meaning as set forth in Section 1.104 of this Code.

“Client” means the person for whom lobbyist services are performed by a lobbyist.

“Contact lobbyist” means any individual who (1) makes five or more contacts in a calendar month with officers of the City and County on behalf of the individual’s employer; or (2) makes one or more contacts in a calendar month with an officer of the City and County on behalf of any person who pays or who becomes obligated to pay the individual or the individual’s employer for lobbyist services. An individual is not a contact lobbyist if that individual is lobbying on behalf of a business of which the individual owns a 20% or greater share.

“Economic consideration” means any payments, fees, reimbursement for expenses, gifts, or anything else of value, provided that “economic consideration” does not include salary, wages or benefits furnished by a federal, state or local government agency.

“Employee” means any person who receives, reasonably expects to receive, or whose employer is obligated to provide, an Internal Revenue Service Form W-2 wage and tax statement.

“Employer” means any person who provides an Internal Revenue Service Form W-2 wage and tax statement to an employee who performs lobbyist services on behalf of that person.

“Expenditure lobbyist” means any person, other than any government entity, or officer or employee of a government entity acting in an official capacity, who, directly or indirectly, makes payments totaling \$2,500 or more in a calendar month to solicit, request, or urge other persons to communicate directly with an officer of the City and County in order to influence local legislative or administrative action. Examples of the types of activities the payment for which can count toward the \$2,500 threshold referred to in the previous sentence include but are not limited to public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, and studies to the extent those activities are used to further efforts to solicit, request or urge other persons to communicate directly with an officer of the City and County. The following types of payments shall not be considered for the purpose of determining whether a person is an expenditure lobbyist: payments made to a registered contact lobbyist or the registered contact lobbyist’s employer for lobbyist services; payments made to an organization for membership dues; payments made by an organization to distribute communications to its members; payments made by a news media organization to develop and distribute its publications; and payments made by a client to a representative to appear in an adjudicatory proceeding before a City agency or department.

“Gift” shall be defined as set forth in the Political Reform Act, Government Code Section 81000 et seq., and the regulations adopted thereunder.

“Lobbyist” means a contact lobbyist or expenditure lobbyist, any individual who (1) makes five or more contacts in a calendar month with officers of the City and County on behalf of the individual’s employer; or (2) makes one or more contacts in a calendar month with an officer of the City and County on behalf of any person who pays or who becomes obligated to pay the individual or the individual’s employer for lobbyist services. An individual is not a lobbyist if that individual is lobbying on behalf of a business of which the individual owns a 20% or greater share.

“Lobbyist services” means services rendered for the purpose of influencing local legislative or administrative action, including but not limited to contacts with officers of the City and County of San Francisco.

“Local legislative or administrative action” includes, but is not limited to, the drafting, introduction, consideration, modification, enactment, defeat, approval, veto, granting or denial by any officer of the City and County of any resolution, motion, appeal, application, petition, nomination, ordinance, amendment, approval, referral, permit, license, entitlement to use or contract.

“Measure” shall have the same meaning as set forth in Section 1.104 of this Code.

“Officer of the City and County” means any officer identified in Section 3.203 of this Code, as well as any official body composed of such officers. In addition, for purposes of this Chapter, “officer of the City and County” includes (1) members of the Board of Education, Community College Board, First Five Commission, Law Library Board of Trustees, Local Agency Formation Commission, Health Authority Board, Housing Authority Commission, Parking Authority, Relocation Appeals Board, Successor Agency to the former Redevelopment Agency of the City and County of San Francisco, Oversight Board of the Successor Agency, Successor Agency Commission, Transportation Authority, Workforce Investment San Francisco Board as well as any official body composed of such officers, and any person appointed as the chief executive officer under any such board or commission; (2) the Zoning Administrator, (3) the City Engineer, (4) the County Surveyor, and (5) the Bureau Chief of the Department of Public Works’ Bureau of Street Use and Mapping.

“Person” means an individual, partnership, corporation, association, firm, labor union or other organization or entity, however organized.

“Public hearing” means any open, noticed proceeding.

SEC. 2.106. LOBBYING CONTACTS.

(a) Whenever used in this Chapter *L*, “contact” means any communication, oral or written, including communication made through an agent, associate or employee, for the purpose of influencing local legislative or administrative action, except as provided in Subsections (b) and (c).

(b) The following activities are not “contacts” within the meaning of this Chapter *L*.

(1) A representative of a news media organization gathering news and information or disseminating the same to the public, even if the organization, in the ordinary course of business, publishes news items, editorials or other commentary, or paid advertisements, that urge action upon local legislative or administrative matters;

(2) A person providing oral or written testimony that becomes part of the record of a public hearing; provided, however, that if the person making the appearance or providing testimony has already qualified as a contact lobbyist under this Chapter and is appearing or testifying on behalf of a client, the contact lobbyist’s testimony shall identify the client on whose behalf the contact lobbyist is appearing or testifying;

(3) A person performing a duty or service that can be performed only by an architect or a professional engineer licensed to practice in the State of California;

(4) A person making a speech or producing any publication or other material that is distributed and made available to the public, through radio, television, cable television, or other medium of mass communication;

(5) A person providing written information in response to an oral or written request made by an officer of the City and County, provided that the written information is a public record available for public review;

(6) A person providing oral or written information pursuant to a subpoena, or otherwise compelled by law or regulation;

(7) A person submitting a written petition for local legislative or administrative action, provided that the petition is a public record available for public review;

(8) A person making an oral or written request for a meeting, or any other similar administrative request, if the request does not include an attempt to influence local legislative or administrative action;

(9) A person appearing before an officer of the City and County pursuant to any procedure established by law or regulation for levying an assessment against real property for the construction or maintenance of an improvement;

(10) A person providing purely technical data, analysis, or expertise in the presence of a registered contact lobbyist;

(11) A person distributing to any officer of the City and County any regularly published newsletter or other periodical which is not primarily directed at influencing local legislative or administrative action;

(12) A person disseminating information or material on behalf of an organization or entity to all or a significant segment of the organization's or entity's employees or members;

(13) A person appearing as a party or a representative of a party in an administrative adjudicatory proceeding before a City agency or department;

(14) A person communicating, on behalf of a labor union representing City employees, regarding the establishment, amendment, or interpretation of a collective bargaining agreement or memorandum of understanding with the City, or communicating about a management decision regarding the working conditions of employees represented by a collective bargaining agreement or a memorandum of understanding with the City;

(15) A party or prospective party to a contract providing oral or written information in response to a request for proposals, request for qualifications, or other similar request, provided that the information is directed to the department or official specifically designated in the request to receive such information; negotiating the terms of the contract with the City after being selected to enter into the contract; or communicating in connection with the administration of an existing contract between the party and the City. For the purposes of this Subsection (b)(15):

(A) A "party or prospective party" includes that party's officers or employees; a subcontractor listed in the contract, bid, or proposal; or that subcontractor's officers or employees. A "party or prospective party" does not include any other agent or associate, including any outside consultant or independent contractor.

(B) Communication "in connection with the administration of an existing contract" includes, but is not limited to, communication regarding: insurance and bonding; contract performance and/or default; requests for in-scope change orders; legislative mandates imposed on contractors by the City and County; payments and invoicing; personnel changes; prevailing wage verification; liquidated damages and other penalties for breach of contract; audits; assignments; and subcontracting. Communication "in connection with the administration of an existing contract" does not include communication regarding new contracts, or out-of-scope change orders.

(16) An officer or employee of a nonprofit organization or an organization fiscally sponsored by such a nonprofit organization communicating on behalf of their organization. For purposes of this subsection only, "nonprofit organization" means either an organization with tax exempt status under 26 United States Code Section 501(c)(3), or an organization with tax exempt status under 26 United States Code Section 501(c)(4) whose most recent federal tax filing included an IRS Form 990-N or an IRS Form 990-EZ, or an organization whose next federal tax filing is reasonably likely to include an IRS Form 990-N or

an IRS Form 990-EZ.

(c) The following activities are not "contacts" for the purpose of determining whether a person qualifies as a contact lobbyist, but are "contacts" for purpose of disclosures required by this Chapter L:

(1) A person providing oral information to an officer of the City and County in response to an oral or written request made by that officer;

(2) A person making an oral or written request for the status of an action; and

(3) A person participating in a public interested persons meeting, workshop, or other forum convened by a City agency or department for the purpose of soliciting public input.

SEC. 2.110. REGISTRATION AND DISCLOSURES; FEES; TERMINATION OF REGISTRATION.

(a) **REGISTRATION OF LOBBYISTS REQUIRED.** Lobbyists shall register with the Ethics Commission and comply with the disclosure requirements imposed by this Chapter L. Such registration shall occur no later than five business days of qualifying as a lobbyist, but the Contact lobbyists shall register prior to making any additional contacts with an officer of the City and County of San Francisco and expenditure lobbyists shall register prior to making any additional payments to influence local legislative or administrative action.

(b) REGISTRATION.

(1) Contact lobbyists. At the time of initial registration each contact lobbyist shall report to the Ethics Commission the following information:

(1A) The name, business address, e-mail address, and business telephone number of the lobbyist;

(2B) The name, business address, and business telephone number of each client for whom the lobbyist is performing lobbyist services;

(3C) The name, business address, and business telephone number of the lobbyist's employer, firm or business affiliation; and

(4D) Any other information required by the Ethics Commission through regulation, consistent with the purposes and provisions of this Chapter.

(2) Expenditure lobbyists. At the time of initial registration each expenditure lobbyist shall report to the Ethics Commission the following information:

(A) The name, mailing address, e-mail address, and telephone number of the lobbyist;

(B) Expenditure lobbyists that are entities shall provide:

(i) a description of their nature and purpose(s);

(ii) if the expenditure lobbyist is a corporation, the names of the corporation's chief executive officer, chief financial officer, and secretary, any officer who authorized payments to influence local legislative and administrative action, and any person who owns more than 20 percent of the corporation;

(iii) if the expenditure lobbyist is a partnership, the name of each partner if the entity has fewer than 10, or the name of the partner with the greatest ownership interest if the entity has 10 or more partners;

(iv) for any other type of business entity, the name of each person with an ownership interest if the entity has fewer than 10 owners, or the name of the person with the greatest ownership interest in the entity, if the entity has 10 or more owners;

(C) Expenditure lobbyists that are individuals shall provide a description of their business activities; and

(D) Any other information required by the Ethics Commission through regulation, consistent with the purposes and provisions of this Chapter.

(c) **LOBBYIST DISCLOSURES.** For each calendar month, each lobbyist shall submit the following information no later than the fifteenth calendar day following the end of the month:

(1) Contact lobbyists. Each contact lobbyist shall report to the Ethics Commission the following information:

(1A) The name, business address and business telephone number of each person from whom the lobbyist or the lobbyist's



employer received or expected to receive economic consideration to influence local legislative or administrative action during the reporting period;.

(2B) The name of each officer of the City and County of San Francisco with whom the lobbyist made a contact during the reporting period;.

(3C) The date on which each contact was made;.

(4D) The local legislative or administrative action that the lobbyist sought to influence, including, if any, the title and file number of any resolution, motion, appeal, application, petition, nomination, ordinance, amendment, approval, referral, permit, license, entitlement, or contract, and the outcome sought by the client;.

(5E) The client on whose behalf each contact was made;.

(6F) The amount of economic consideration received or expected by the lobbyist or the lobbyist's employer from each client during the reporting period;.

(7G) All activity expenses incurred by the lobbyist during the reporting period, including the following information:

(Ai) The date and amount of each activity expense;

(Bii) The full name and official position, if any, of the beneficiary of each activity expense, a description of the benefit, and the amount of the benefit;

(Ciii) The full name of the payee of each activity expense if other than the beneficiary;

(Div) Whenever a lobbyist is required to report a salary of an individual pursuant to this *Subsection (c)(1)*, the lobbyist need only disclose whether the total salary payments made to the individual during the reporting period was less than or equal to \$250, greater than \$250 but less than or equal to \$1,000, greater than \$1,000 but less than or equal to \$10,000, or greater than \$10,000.

(8H) All *political campaign* contributions of \$100 or more made or delivered by the lobbyist or the lobbyist's employer, or made by a client at the behest of the lobbyist or the lobbyist's employer during the reporting period to an officer of the City and County, a candidate for such office, a committee controlled by such officer or candidate, or a committee primarily formed to support or oppose such officer or candidate, or any committee primarily formed to support or oppose a *ballot* measure to be voted on only in San Francisco. This report shall include such *political campaign* contributions arranged by the lobbyist, or for which the lobbyist acted as an agent or intermediary.

The following information regarding each *political campaign* contribution shall be submitted to the Ethics Commission:

(Ai) The amount of the contribution;

(Bii) The name of the contributor;

(Ciii) The date on which the contribution was made;

(Div) The contributor's occupation;

(Ev) The contributor's employer, or if self-employed, the name of the contributor's business; and

(Fvi) The committee to which the contribution was made.

(9I) For each contact at which a person providing purely technical data, analysis, or expertise was present, as described in *Section 2.106(b)(10)*, the name, address, employer and area of expertise of the person providing the data, analysis or expertise.

(10J) Any amendments to the lobbyist's registration information required by Subsection (b).

(11K) Any other information required by the Ethics Commission *through regulation*, consistent with the purposes and provisions of this Chapter.

(2) Expenditure lobbyists. *Each expenditure lobbyist shall report to the Ethics Commission the following information:*

(A) The local legislative or administrative action that the lobbyist sought to influence, including, if any, the title and file number of any resolution, motion, appeal, application, petition, nomination, ordinance, amendment, approval, referral, permit, license, entitlement, or contract.

(B) The total amount of payments made during the reporting period to influence local legislative or administrative action.

(C) Each payment of \$1,000 or more made during the reporting period, including the date of payment, the name and address of each person receiving the payment, a description of the payment, and a description of the consideration for which the payment was made.

(D) All campaign contributions of \$100 or more made or delivered by the lobbyist or made at the behest of the lobbyist during the reporting period to an officer of the City and County, a candidate for such office, a committee controlled by such officer or candidate, or a committee primarily formed to support or oppose such officer or candidate, or any committee primarily formed to support or oppose a measure to be voted on only in San Francisco. This report shall include such campaign contributions arranged by the lobbyist, or for which the lobbyist acted as an agent or intermediary.

The following information regarding each campaign contribution shall be submitted to the Ethics Commission:

(i) The amount of the contribution;

(ii) The name of the contributor;

(iii) The date on which the contribution was made;

(iv) The contributor's occupation;

(v) The contributor's employer, or if self-employed, the name of the contributor's business; and

(vi) The committee to which the contribution was made.

(E) Any amendments to the lobbyist's registration information required by Subsection (b).

(F) Any other information required by the Ethics Commission through regulation, consistent with the purposes and provisions of this Chapter 1.

(d) REGISTRATION AND FILING OF DISCLOSURES BY ORGANIZATIONS. The Ethics Commission is authorized to establish procedures to permit the registration and filing of *contact* lobbyist disclosures by a business, firm, or organization on behalf of the individual *contact* lobbyists employed by those businesses, firms, or organizations.

(e) FEES; TERMINATION OF REGISTRATION.

(1) At the time of registration each lobbyist shall pay a fee of \$500. On or before every subsequent February 1, each registered lobbyist shall pay an additional fee of \$500.

(2) Failure to pay the annual fee by February 1 shall constitute a termination of a lobbyist's registration with the Ethics Commission. The Ethics Commission is also authorized to establish additional processes for the termination of a lobbyist's registration.

(3) The Ethics Commission shall waive all registration fees for any full-time employee of a tax-exempt organization presenting proof of the organization's tax-exempt status under 26 U.S.C. Section 501(c)(3) or 501(c)(4).

(4) The Ethics Commission shall deposit all fees collected pursuant to this Section in the General Fund of the City and County of San Francisco.

SEC. 2.115. PROHIBITIONS.

(a) **GIFT LIMIT.** No lobbyist shall make gifts to an officer of the City and County that have a fair market value of more than \$25, except for those gifts that would qualify for one of the exemptions under Section 3.216(b) of this Code and its implementing regulations.

(b) **FUTURE EMPLOYMENT.** No lobbyist shall cause or influence the introduction or initiation of any local legislative or administrative action for the purpose of thereafter being employed or retained to secure its granting, denial, confirmation, rejection, passage or defeat.

(c) **FICTITIOUS PERSONS.** No *contact* lobbyist shall contact any officer of the City and County in the name of any fictitious person or in the name of any real person, except with the consent of such real person.

(d) **EVASION OF OBLIGATIONS.** No lobbyist shall attempt to evade the obligations imposed by this Chapter through indirect efforts or through the use of agents, associates or employees.

SEC. 2.116. LOBBYIST TRAINING.

(a) Each *contact* lobbyist must complete a lobbyist training session offered by the Ethics Commission within one year of the lobbyist's

initial registration. Thereafter, contact lobbyists shall attend additional training sessions as required by the Executive Director, at his or her discretion.

(b) The Ethics Commission shall make lobbyist training sessions available on its website.

(c) On or before the deadline for completing any required lobbyist training session, each contact lobbyist must file a signed declaration with the Ethics Commission stating, under penalty of perjury, that the lobbyist has completed the required training session.

SEC. 2.130. EMPLOYMENT OF UNREGISTERED PERSONS.

It shall be unlawful knowingly to pay any contact lobbyist to contact any officer of the City and County of San Francisco, if said contact lobbyist is required to register under this Chapter and has not done so by the deadlines imposed in this Chapter.

Section 3. Scope of Ordinance. In enacting this ordinance, the voters intend to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions or deletions, in accordance with the “Note” that appears under the official title of the ordinance.

Section 4. Appropriation. There is hereby appropriated \$560,000 from the General Reserve to fund administrative and enforcement costs required to implement this ordinance. Any portion of this appropriation that remains unspent at the end of Fiscal Year 2015-16 shall be carried forward and spent in subsequent years for the same purpose. Additionally, it shall be City policy in all fiscal years following depletion of this original appropriation that the Board of Supervisors shall annually appropriate \$15,000 for this purpose.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The voters hereby declare that they would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

Section 6. Effective and Operative Dates. This ordinance shall become effective 10 days after the Board of Supervisors declares the results of the November 3, 2015 election. This ordinance shall become operative on February 1, 2016.

Proposition D

Be it ordained by the People of the City and County of San Francisco.

SECTION 1. Title.

This Initiative shall be known and may be cited as the “**Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative**” (referred to hereinafter as the “Initiative”).

SECTION 2. Findings & Conclusions.

The People of the City and County of San Francisco (the “City”) declare their findings and purposes in enacting this Initiative to be as follows:

(a) Transform a Surface Parking Lot Into a Vibrant Community. This Initiative establishes policies and modifications to the General Plan and Planning Code for an approximately 28 acre site, most of which is now used as a surface parking lot, located between AT&T Park and the City’s new Public Safety Building (the “Mission Rock Site” as more particularly described in Section 5 below). The project, known as Mission Rock, will create a vibrant mixed-use community, woven into the fabric of the surrounding Mission Bay and South Beach neighborhoods, without displacing any current residents or businesses.

Mission Rock will:

(1) Build New Rental Housing, 33% of Which Will Be Affordable. Mission Rock will include between 1,000 and 1,950 new housing units, nearly all of which are expected to be rental and 33% of which will be affordable to low and middle income households. This commitment to affordable housing will result in more than double the number of affordable housing units required under the City’s current Inclusionary Affordable Housing Program. Affordable housing within Mission Rock will be available to City residents and families who could otherwise face difficulty remaining in the City, including teachers, police and fire personnel, nurses, and youth transitioning from foster care. Mission Rock will implement an outreach program to maximize access to these affordable units to current City residents and families.

(2) Create Extraordinary Parks and Open Spaces. Mission Rock will create approximately 8 acres of major new and expanded parks, pedestrian plazas and rehabilitated public piers and wharves as described below.

A. China Basin Park. China Basin Park will be significantly expanded into a regional waterfront park on China Basin, across from AT&T Park, featuring a major waterfront promenade, large grassy open spaces for casual recreation and special events, such as farmers’ markets, youth play areas, gardens and picnic areas, shoreline access for personal watercraft and multiple dining options with outdoor seating.

B. Mission Rock Square. Located at the heart of the neighborhood and surrounded by shops and cafes, Mission Rock Square will serve as the social hub for residents and visitors alike. Mission Rock Square will include a large, multi-use lawn, sun deck, and café pavilion, and will be designed to host small-scale public events, such as art shows and movie nights.

C. Channel Wharf. The wharf between Piers 48 and 50 will become a public plaza with views of the Bay and working maritime uses.

D. Pedestrian Connections. Mission Rock will provide pedestrian open spaces that will serve as the northern entrance to the Blue Greenway, the planned network of open space and pathways running from the proposed China Basin Park south along the waterfront for 13 miles to Candlestick Point. Mission Rock will also feature pedestrian access on a refurbished apron surrounding Pier 48, portions of which may be shared with maritime uses, and several additional pedestrian-only plazas and linear open spaces that provide pedestrian connections through the neighborhood.

(3) Preserve and Renovate Historic Pier 48. Mission Rock will include the rehabilitation of Pier 48 and its wharf in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The refurbished pier is expected to become the home of an historic San Francisco brewery, generating new manufacturing jobs in the City. Pier 48 may also include a restaurant, museum and public meeting space. The apron around Pier 48 will be refurbished and improved, providing public access around the pier with spectacular views of San Francisco Bay and the Bay Bridge.

(4) Include a Mix of Uses to Energize the Community. Mission Rock will provide a dynamic range of space for shops, restaurants, cafés, neighborhood-serving retail uses, such as a grocery store, and community spaces as well as commercial/office and light industrial space. Space will be specifically zoned for light industrial, production, fabrication, manufacturing, and studios for crafts people and artists, and 15,000 square feet of space will be designated for lease to nonprofit and community organizations at below market rates. This mix of uses will energize Mission Rock all day long, providing opportunities for small businesses and thousands of jobs.

(b) Implement a Responsible Community-Based Plan. The plan for Mission Rock is the culmination of many years of community-based planning and coordination with State regulatory agencies. Mission Rock



has been thoughtfully planned to respect the Mission Rock Site and its surroundings.

(1) Thoughtful Urban Design. The plan for Mission Rock, developed through a comprehensive, community-based planning process, emphasizes views and passages through the site to the Bay and surrounding landmarks. The small block sizes, tree-lined streets, and abundance of shops and restaurants will create a pedestrian experience that is both walkable and inviting. Taller buildings will be shaped to ensure ample sunlight to parks, and all buildings will be designed to frame comfortable, urban streets. Buildings will step down as they approach the water, as building frontages along the west side of the reconfigured Terry A. Francois Boulevard shall be no more than 40 feet in height, similar to the height of neighboring Piers 48 and 50. Variety in the sizes and shapes of buildings throughout the site will ensure a place that is visually interesting and continuously dynamic, creating a neighborhood for all San Franciscans to enjoy.

(2) Convenient Access to Transportation Options. The City's MUNI T-Line, which will connect to the new Central Subway, stops at the Mission Rock Site, and the Caltrain station is a short walk away, providing convenient access to local and regional public transportation. Mission Rock will provide a comprehensive strategy to manage the transportation demands created by the project by implementing a Transportation Demand Management Plan intended to reduce single-occupancy vehicle trips and vehicle miles traveled by fostering multiple modes of sustainable transportation, emphasizing pedestrian, bicycle, and public transit options. A new parking structure will be developed to replace the existing surface parking and to serve the new development and other nearby uses, including games and other events at AT&T Park. Incremental parking taxes will be directed to improving public transportation in the greater Mission Bay, Dogpatch, Potrero Hill and South Beach neighborhoods.

(3) A Leader in Sustainable Development. Mission Rock will implement a Sustainability Plan that provides leadership in long-term sustainability planning and design. Multiple site approaches will be implemented to achieve goals for integrated sustainable design, with the aim of creating a low carbon community. Strategies may include centralized energy, passive heating and cooling, recycled water sharing system, photovoltaics and solar thermal, wind power, and reduction of vehicle miles traveled.

(4) A Design that Anticipates Sea Level Rise. Resilient design strategies will be implemented to respond to climate change and resulting sea level rise. The Mission Rock Site will be elevated at the center and sloped down to adjacent streets to accommodate projections of sea level rise through the year 2100. In addition, Mission Rock will use drought and saline tolerant species in landscape plantings throughout the community. As the science of climate change and sea level rise continues to evolve, Mission Rock will also provide adaptive management and design strategies to address future forecasts.

(c) Provide Increased Revenue and Other Economic Benefits to the City. The Mission Rock Site is publicly owned, and the development of this under-utilized property will generate significant revenues to the City and its Port, estimated at more than \$1 billion over the life of Mission Rock, including increased rent payable to the Port of San Francisco, increased property, parking and sales taxes, and development fees, as described below.

(1) Mission Rock Will Generate Increased Rent That Will Be Dedicated to the Port's Historic Preservation and Waterfront Open Space Needs. The Mission Rock Site will be divided into separate blocks, and each block or building site will be separately leased for its fair market value, assuring maximum revenue to the Port. Under state law, increased rent will be dedicated to the preservation of historic piers and historic structures and for construction of waterfront plazas and open space.

(2) Other Revenues Generated by Mission Rock Will Fund Public Benefits. Development fees will provide additional direct revenues to affordable housing, public transportation, public art, and

education. Infrastructure Financing District and Community Facilities District financing will be utilized to capture increased property taxes generated by Mission Rock to provide funding for the construction, operation, and maintenance of project infrastructure and parks. Once the required infrastructure has been fully funded, the increased property taxes generated by Mission Rock will be available to be used for important civic needs in other areas, such as affordable housing, public transportation, and open space along the waterfront.

(3) Jobs and Opportunities for Local Businesses and Workers. Mission Rock will create an estimated 13,500 temporary construction jobs and 11,000 permanent jobs on and off-site. Planning, design, and construction work for Mission Rock will provide substantial contracting opportunities for local contractors and professional service firms as well as many businesses, employers, and organizations. A Jobs and Equal Opportunity Program will be implemented to direct a portion of the jobs and contracting opportunities generated by Mission Rock, to the extent possible based on the type of work required and consistent with collective bargaining agreements, to local, small, and economically disadvantaged companies and individuals. Mission Rock will implement a program to maximize job opportunities for local residents consistent with San Francisco's Local Hiring Policy for Construction, including goals for targeted disadvantaged workers and career ladders for workers through apprenticeship programs.

(4) Investment in Infrastructure. Mission Rock will directly result in the investment of over \$150 million in improvements in transportation and other infrastructure critical to serving the community and the surrounding neighborhood, such as sewers, utilities, streets and sidewalks.

(d) Recognize Importance of the Mission Rock Site to the City and the State. The Mission Rock Site, and much of the San Francisco waterfront, was transferred to the City to hold in trust for the benefit of the People of California pursuant to the Burton Act (Chapter 1333 of the Statutes of 1968, as amended). The City and State legislature have long recognized the importance of modifying the existing zoning to provide for development of the Mission Rock Site at a variety of different heights to provide the substantial community benefits described above and to support the purposes of the Burton Act. Specifically, this Initiative is intended to encourage and implement the lease and development of the Mission Rock Site as described in California Senate Bill 815 ("SB 815"), adopted in 2007, which requires that increased revenues generated at the Mission Rock Site support the purposes of the Burton Act, especially the preservation of historic piers and historic structures and construction of waterfront plazas and open space.

(e) Approval Consistent with Proposition B. This Initiative satisfies, for the Mission Rock Site only, any and all requirements of Proposition B (Voter Approval for Waterfront Development Height Increases) approved by City voters in June 2014, which states that voter approval is required of height increases on property within the jurisdiction of the Port of San Francisco. The height limit designations currently applicable to the Mission Rock Site are remnants of an earlier failed plan for Mission Bay, and include 40-X (which permits heights up to 40 feet) and OS (which in this area allows limited commercial development of buildings up to one story). The Mission Rock Site also includes areas without any currently designated height limit. As compared to the height limits in effect prior to the adoption of this Initiative, the permitted height will increase on less than 10 acres of the 28 acre Mission Rock Site. This increase in height on a portion of the Mission Rock Site is critical to the development of the property for the benefit of the City and the State, as described above.

SECTION 3. Purposes.

In light of the findings set forth in Section 2 above, the purpose of this Initiative is to express the voters' intent that the City and other applicable agencies proceed with any and all required environmental review and planning analysis for the development of the Mission Rock Site to provide tangible benefits for Mission Rock in particular and the

City generally, consistent with applicable state legislation, including the Burton Act and SB 815. As a first step, the voters wish to approve adjustments to the existing height limits, establish policies to guide Mission Rock planning efforts, and encourage all local, state and federal agencies with applicable jurisdiction to take all steps necessary to proceed with the approval and development of the Mission Rock Site consistent with this Initiative.

SECTION 4. Governmental and Public Review of Development Plan.

This Initiative does not in any way circumvent the public review and public approval process otherwise required for redevelopment of the Mission Rock Site, including but not limited to environmental review under the California Environmental Quality Act (“CEQA”). No project can be developed on the Mission Rock Site without Port Commission approval of a development plan and adoption of other implementation actions by the Planning Commission and Board of Supervisors, as applicable, such as conforming amendments to the City’s Planning Code and the Port’s Waterfront Land Use Plan, following environmental review under CEQA.

Voter approval of the General Plan and Planning Code modifications provided herein does not allow for any development to occur on the Mission Rock Site without a full and comprehensive environmental review process, including an environmental impact report (“EIR”) as required by CEQA. Voter approval of these modifications satisfies, for the Mission Rock Site only, any and all requirements of Proposition B (Voter Approval for Waterfront Development Height Increases) approved by City voters in June 2014, and establishes broad policies for the development of the Mission Rock Site, but does not apply to or otherwise provide any voter authorization for other properties owned by the Port of San Francisco.

Further, under federal and state laws, aspects of the development plan may also be reviewed by various regional, state and federal agencies, which may include the San Francisco Bay Conservation and Development Commission (“BCDC”) and the State Lands Commission. Nothing in this Initiative is intended to supersede, affect or conflict with the authority of the BCDC, the State Lands Commission or the Port Commission under the public trust for commerce, navigation and fisheries or the Burton Act, nor with the authority of any regional, state or federal agency having jurisdiction to review and approve the development plan to the extent provided under all applicable laws.

SECTION 5. Planning Code and General Plan Amendments

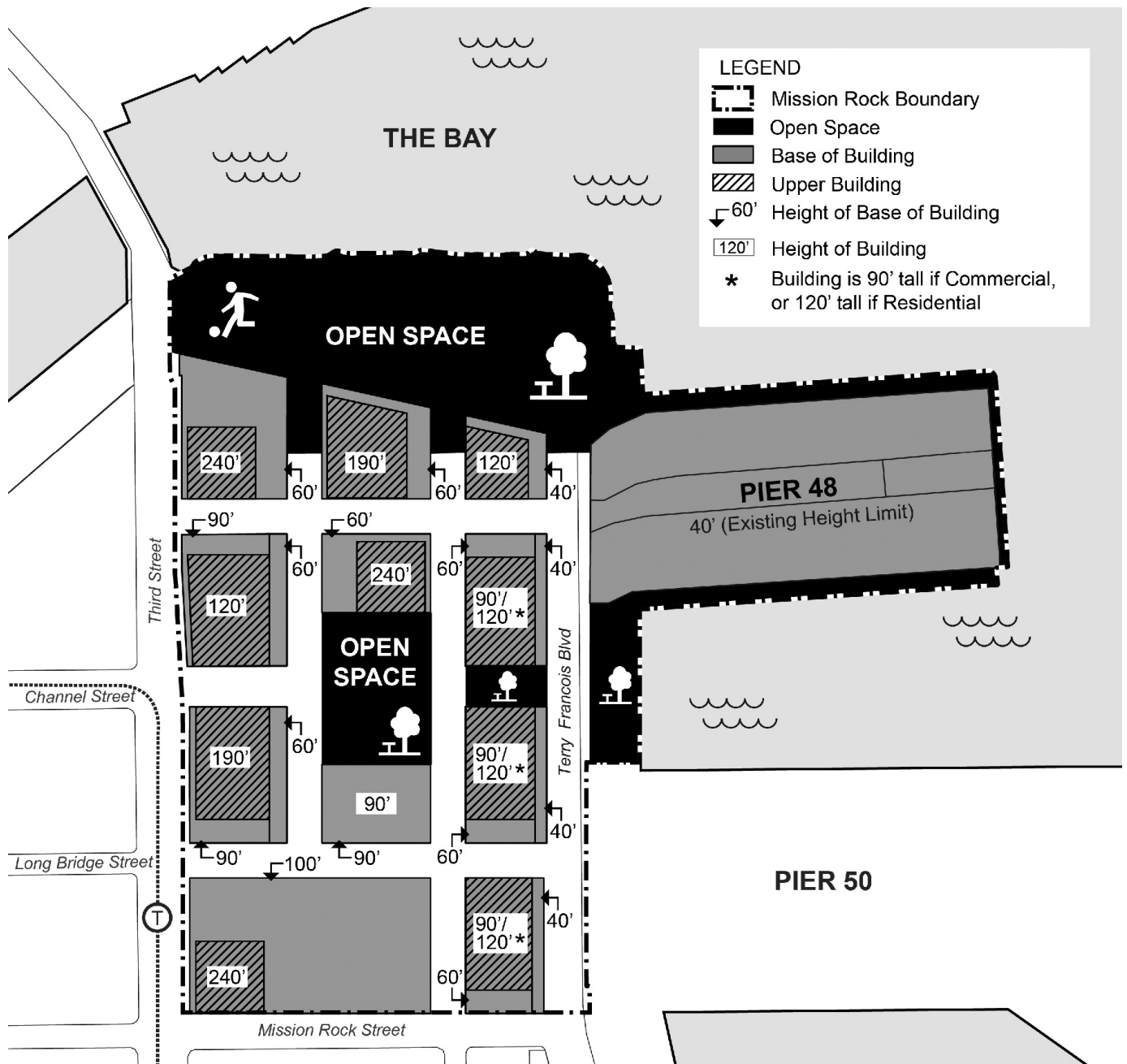
(a) Zoning Map Amendment. Zoning Map Sheet HT08 of Part II, Chapter II of the San Francisco Municipal Code (Planning Code), the current version of which is attached as Exhibit A attached hereto, is hereby amended as shown on Exhibit B attached hereto to establish the Mission Rock Height and Bulk District with boundaries as shown more particularly on the map attached hereto as Exhibit C. The affected property includes Seawall 337 and the adjacent parcel P-20 (both of which comprise a portion of Assessor’s Block 8719), portions of Terry A. Francois Boulevard, Pier 48 and the wharf between Piers 48 and 50, as more specifically shown on Exhibit C (the “Mission Rock Site”). The current height and bulk district classifications in the Mission Rock Site that are superseded by this amendment of Zoning Map Sheet HT08 are 40-X and OS. As shown on Exhibit A, portions of the Mission Rock Site currently have no designated height and bulk district classification.

(b) Planning Code Text Amendment. A new Section 291 is hereby added to Part II, Chapter II of the San Francisco Municipal Code (Planning Code), to read as follows:

“SEC. 291. MISSION ROCK HEIGHT AND BULK DISTRICT.

(a) **Purpose.** The purpose of the Mission Rock Height and Bulk District is to enable development of Mission Rock as a mixed use, transit-oriented neighborhood, with significant open space, public access and affordable housing. The property within the District is planned to be divided into a number of separate blocks and varying height limits shall apply within such blocks as provided below. Design controls shall be adopted for the District to guide the design of improvements within the established height limits.

(b) **Height Limits.** The height limits applicable to the currently planned blocks within the Mission Rock Height and Bulk District shall be as shown on the graphic below.



The boundaries of the blocks and the height limits applicable within such blocks as shown in the graphic above may only be modified in a manner consistent with all of the requirements set forth below, which requirements may not be amended without voter approval:

(1) Open Space. Approximately 8 acres of open space shall be provided within the District, and in these open space areas any buildings shall be limited in height to a single story, consistent with the height and bulk designation of OS (Open Space) in effect prior to the adoption of this Section 291 and the provisions of Planning Code Section 916.

(2) Pier 48. Pier 48, totaling approximately 5 acres (exclusive of the apron which shall remain as open space), shall be subject to a height limit of 40 feet, consistent with the prior height and bulk designation of 40-X. No height limit in excess of 40 feet shall be established in the District within 100 feet landward of the shoreline of San Francisco Bay, measured from the mean high tide line as of the adoption of this Section 291.

(3) Lots Fronting Terry A. Francois Boulevard. Building frontages along the west side of the reconfigured Terry A. Francois Boulevard shall be no more than 40 feet in height, with height in excess of 40 feet stepping back from the street in accordance with design controls to be adopted. The maximum height of buildings on blocks fronting on the west side of the reconfigured Terry A. Francois Boulevard shall be 120 feet, provided that floor area above 90 feet shall be used exclusively for residential uses and uses accessory thereto and/or restaurant/retail uses.

(4) Elsewhere in the District. Three buildings within the District shall be permitted to exceed a height of 190 feet; provided that (i) occupied floor area above 190 feet shall be used exclusively for residential uses and uses accessory thereto and/or restaurant/retail uses, (ii) the maximum height of such buildings shall be 240 feet, and (iii) the design controls are in effect to ensure slender towers, including a requirement that typical floors above a height of 190 feet do not exceed 12,000 square feet of gross floor area, with minor variation permitted for articulation. Consequently, the typical floors above 190 feet in the three buildings combined shall comprise no more than about 3% of the approximately 28 acre area of the Mission Rock Height and Bulk District. The height limit on all other blocks within the Mission Rock Height and Bulk District shall not exceed 190 feet or such lower height limit as may be required in accordance with the provisions of paragraphs (1) through (3) above.

(5) Maximum Area Subject to Increased Height Limit. As compared to the height limits in effect prior to the adoption of this Section 291, the height limit shall be increased on a maximum of 10 acres of the approximately 28 acre Mission Rock Height and Bulk District. The 18 acres on which the height limit is not increased shall include: (i) areas to be devoted to open space (approximately 8 acres), (ii) the circulation network for pedestrians, bicycles and vehicles (approximately 5 acres), and (iii) Pier 48 (approximately 5 acres).

(c) General Plan Amendment. Map 4, Urban Design Guidelines for Height of Buildings, and Map 5, Urban Design Guidelines for Bulk of Buildings, of the Urban Design Element of the City's General Plan, the current forms of which are attached hereto as Exhibits D-1 and D-2, respectively, are hereby amended as shown on Exhibits E-1 and E-2, respectively, to provide for the Mission Rock Height and Bulk District.

SECTION 6. Policies.

(a) The People of the City and County of San Francisco hereby declare that it is the official policy of the City that, subject to the public

review process generally described in Section 4 above, the City shall encourage the timely, phased development of the Mission Rock Site, provided that:

(1) Approximately eight (8) acres of the Mission Rock Site will be devoted, upon full development, to new and expanded waterfront parks, open spaces, and recreation opportunities as generally described herein; and

(2) At least 33% of all new housing units will be affordable housing units. For the purposes of this Initiative, affordable housing units are units that are affordable to households earning from 55% to 140% of Area Median Income.

(b) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that, subject to the public review and approval process generally described in Section 4 above, the development of the Mission Rock Site will, upon full development, also include the following:

(1) Rehabilitation of Pier 48 consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and repurposing of the pier shed and aprons to accommodate uses such as a brewery or other light industrial/manufacturing use, barging, retail, restaurant, tour and exhibition space, event-related uses, and continued maritime operations on the aprons and along Channel Plaza, with the northern apron of Pier 48 prioritized for public access and the eastern and southern aprons prioritized for maritime uses and open to the public when and where feasible;

(2) Between approximately 1,000 and 1,950 new housing units, nearly all of which are expected to be rental units and which could include apartments, shared living spaces, group housing, family housing, student housing, assisted living and other senior housing, and housing for youth transitioning from foster care;

(3) Active uses in the lower floors of new buildings, including shops, restaurants, cafés, regional- and neighborhood-serving retail uses, community spaces, and building lobbies;

(4) New commercial and office space that will serve to energize the Mission Rock Site, especially during daytime hours. The Mission Rock Site shall be considered well suited for office development with excellent access to public transit;

(5) Space designated for production, fabrication, manufacturing, and studios for crafts people and artists, especially in the lower floors along Terry A. Francois Boulevard, as well as space for small business and nonprofit community organizations; and

(6) Structured parking available to Mission Rock residents, commercial tenants and event attendees, including up to approximately 2,300 parking spaces in a new above-ground parking structure, and approximately 800 additional parking spaces elsewhere in the Mission Rock Site. Use of parking structures shall be managed to assure ample parking for patrons of games and other events at the neighboring ballpark.

(c) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that planning for Mission Rock also include:

(1) Urban and architectural design controls that will encourage a range of building heights and promote high quality design of buildings and parks.

(2) A Transportation Demand Management Plan that encourages reduction of single-occupancy vehicle trips and vehicle miles traveled by fostering multiple modes of sustainable transportation, emphasizing pedestrian, bicycle, and public transit options, and which will incorporate smart and sustainable transportation planning principles to address Mission Rock's transportation needs, consistent with the policies set forth herein and the City's Transit First, Better Streets, Climate Action, and Transportation Sustainability Plans and Policies.



(3) A Sustainability Plan that provides leadership in long-term sustainable planning and design, with the aim of creating a low carbon community.

(d) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that the development of the Mission Rock Site should provide significant economic benefits to the City, including (i) significant job creation (currently estimated at 13,500 temporary construction jobs and 11,000 permanent jobs both on and off-site), (ii) significant investment in transportation and other infrastructure critical to serving the Mission Rock Site and the surrounding neighborhood, including protecting and adapting Mission Rock to the prospect of sea level rise (currently estimated to exceed \$150 million); and (iii) generating significant increased rent to fund the Port's historic preservation and waterfront open space needs. By entering into separate ground leases at fair market rent for each development parcel as it is ready for development, the Port will maximize its rental revenue. The Port Commission shall determine fair market rent based on a fair market appraisal of each development parcel as each lease is entered into.

(e) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that (i) public programs for the funding of affordable housing shall be available to meet Mission Rock's 33% affordable housing requirement, specifically including use of Jobs-Housing Linkage Fees collected within Mission Rock, (ii) one or more Mello-Roos Community Facilities Districts or Infrastructure Financing Districts shall be created to provide funding for construction, operation, and maintenance of infrastructure, parks, and open space required for Mission Rock, (iii) nothing herein shall preclude use of the proceeds of general obligation bonds otherwise authorized to fund capital costs of parks and open space within the Mission Rock Site, (iv) other development fees generated by Mission Rock shall be directed to use on site where feasible, and (v) an amount equal to the incremental parking taxes collected by the City from parking operations within the Mission Rock Site above the amount of parking taxes currently generated on the Mission Rock Site should be appropriated annually in accordance with the Charter to transportation improvements in the area surrounding the Mission Rock Site, including the greater Mission Bay, Dogpatch, Potrero Hill and South Beach neighborhoods. Nothing in this Initiative authorizes any new or increased taxes.

(f) Furthermore, it is also the Policy of the People of the City and County of San Francisco that, after funding has been provided for construction, operation, and maintenance of infrastructure, parks, and open space required for Mission Rock, additional property tax increment generated from the Infrastructure Financing District created for Mission Rock shall, to the extent authorized by state law, be devoted to affordable housing, parks and open space, public transportation improvements, and infrastructure to protect from perils associated with climate change and sea level rise on Port property, with priority given to projects that provide increased public access and open space along the Embarcadero and the Blue Greenway.

(g) Furthermore, it is also the Policy of the People of the City and County of San Francisco that (i) in light of the cumulative growth and the destinations located in the area, Mission Rock and surrounding neighborhoods, including South Beach, Mission Bay, Potrero Hill and Dogpatch, require special attention in transportation planning with a goal of an efficient and sustainable transportation network serving this area, (ii) the City shall timely provide transit and transportation infrastructure and service needed for this area, and (iii) that such infrastructure and services should be determined on a coordinated basis, in consultation with a task force composed of area residents and major users in the area, including UCSF, the ballpark and other entertainment and event uses.

SECTION 7. Implementing Actions.

The People of the City and County of San Francisco encourage the City, the Port Commission and other public agencies with applicable jurisdiction to proceed to implement this Initiative, including, but not

limited to, adopting land use controls for the Mission Rock Site consistent with the Policies set forth in Section 6 of this Initiative, and applicable state legislation, including SB 815, and subject to the thorough review process generally described in Section 4 of this Initiative. The People of the City acknowledge that the Mission Rock Site is held in trust for the People of the State of California pursuant to the Burton Act, and find that this Initiative is intended to implement the lease and development of the Mission Rock Site as contemplated by applicable state legislation, including SB 815, and declare that nothing herein shall be construed to subjugate statewide interests, concerns, or benefits to the inclination of local or municipal affairs.

As a result of the public process generally described in Section 4 above as well as other variables, including, for example and without limitation, market changes, economic feasibility, and state legislation, the final development plan for Mission Rock Site may differ from that identified herein, and changes may be necessary to the boundaries of the Mission Rock Site. The People of the City authorize applicable City agencies and encourage other public agencies with applicable jurisdiction to approve such final development plans and boundaries at the conclusion of the review process generally described in Section 4 above, so long as such plans are consistent with the requirements of the General Plan and Code amendments set forth in Section 5 of this Initiative and Policy set forth in paragraph (a) of Section 6 of this Initiative, and are generally consistent on balance with the remaining Policies set forth in Section 6 of this Initiative. Without limiting the generality of the foregoing, the Board of Supervisors and/or Port Commission, through the applicable process for the establishment of land use regulation for land under the jurisdiction of the Port, are authorized to (i) modify or establish height limits within the Mission Rock Height and Bulk District; provided that such height limits shall, in all events, be consistent with the requirements set forth in Section 5 of this Initiative, and (ii) establish design controls that will be applicable within the Mission Rock Height and Bulk District, which may include minor deviations from the provisions for measurement of height, provided that no such deviation shall depart from the purposes set forth in Section 251 of the Planning Code and in this Initiative.

SECTION 8. Interpretation.

This Initiative shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. It is the intent of the voters that the provisions of this Initiative be liberally construed and implemented in a manner that facilitates the purposes set forth in this Initiative. The title of this Initiative and the captions preceding the sections of this Initiative are for convenience of reference only. Such title and captions shall not define or limit the scope or purpose of any provision of this Initiative. The use of the terms "including," "such as" or words of similar import when following any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific items or matters, whether or not language of non-limitation is used. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter.

SECTION 9. Severability.

(a) If any provision of this Initiative, or part thereof, is for any reason held to be invalid or unconstitutional, the remaining provisions shall not be affected, but shall remain in full force and effect, and to this end the provisions of this Initiative are severable. The voters declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application. If for any reason the General Plan and Planning Code amendments approved under Section 5 hereof are held to be invalid or unconstitutional in a final, judicial decision, then this Initiative shall be deemed advisory in nature.

SECTION 10. Conflicting Ballot Measures.

In the event that this Initiative and another measure or measures relating or applying to height restrictions on and/or development of the Mission Rock Site shall appear on the same Citywide election ballot, the provisions of such other measures shall be deemed to be in conflict with this Initiative. In the event that this Initiative shall receive a greater number of affirmative votes, the provisions of this Initiative shall prevail in their entirety and each and every provision of the other measure or measures shall be null and void in their entirety. In the event that the other measure or measures shall receive a greater number of affirmative votes, the provisions of this Initiative shall take effect to the extent permitted by law.

SECTION 11. Effective Date.

In accordance with the provisions of Municipal Elections Code

§380 and California Elections Code §9217, if a majority of the voters vote in favor of the Initiative, and regardless of whether or not the ballot question for the Initiative is determined to meet all requirements of Proposition B (Voter Approval for Waterfront Development Height Increases), the Initiative shall go into effect ten days after the official vote count is declared by the Board of Supervisors.

SECTION 12. Amendment.

Pursuant to Municipal Elections Code Section 390 and California Elections Code Section 9217 the provisions of this Initiative may only be amended by the voters of the City and County of San Francisco. Nothing herein shall preclude the City, including the Board of Supervisors and the Port Commission from taking actions consistent with the implementation of this Initiative as provided in Sections 5 and 7 of this Initiative.

Exhibit A

Current Zoning Map Sheet HT08





Exhibit B

Amended Zoning Map Sheet HT08





Exhibit C
Boundaries of Mission Rock Site and Mission Rock Height and Bulk District

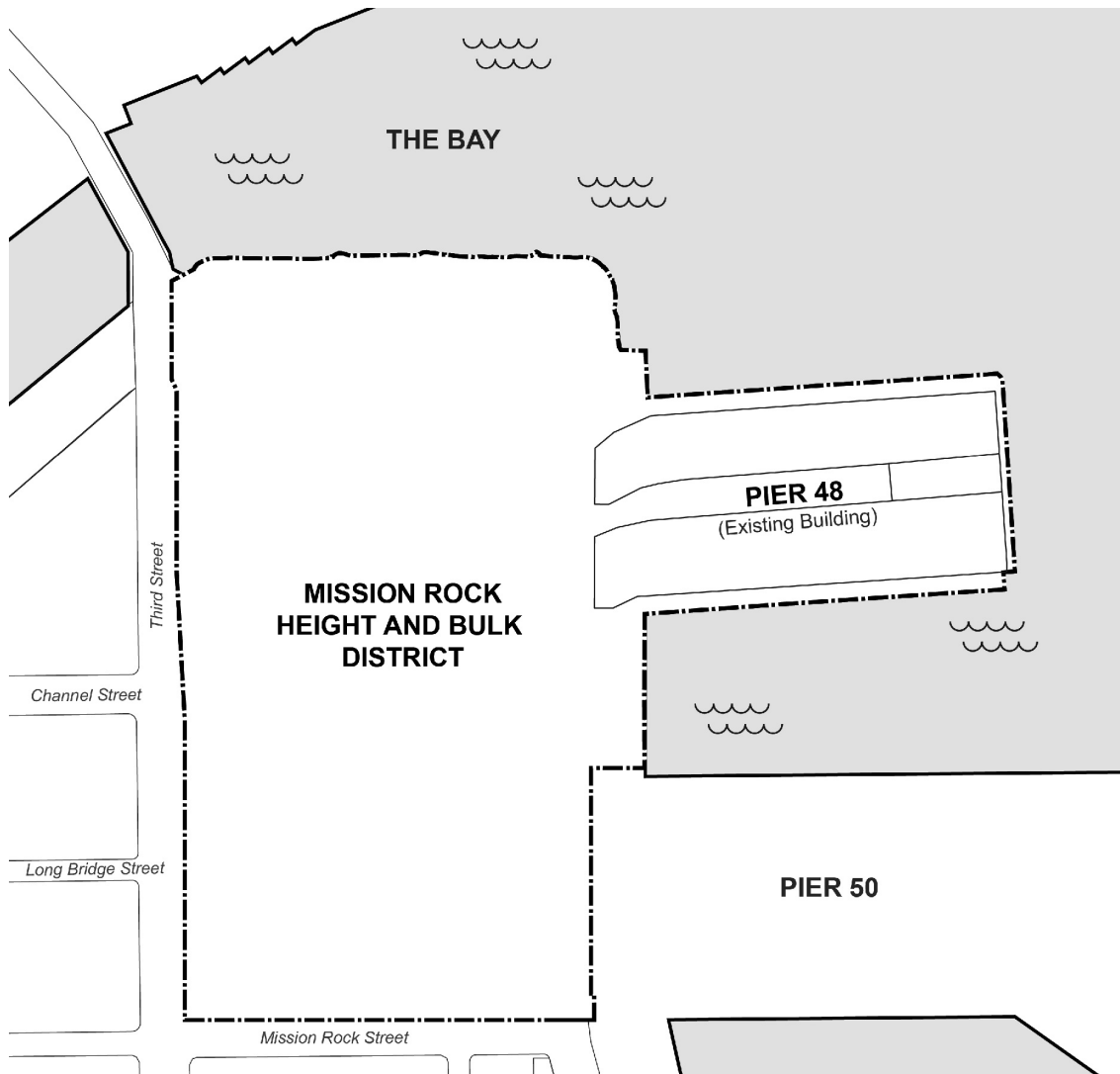


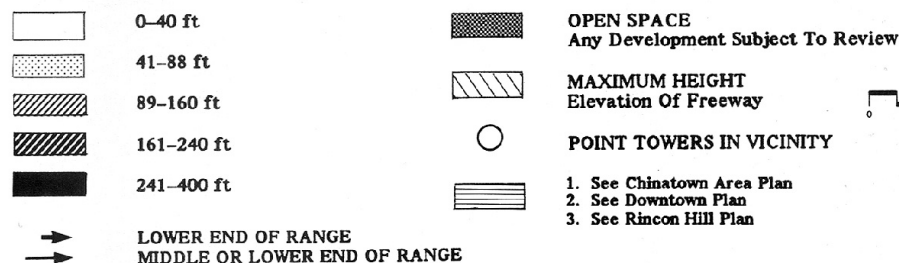


Exhibit D-1

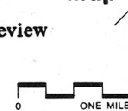
Current Map 4, Urban Design Guidelines for Height of Buildings
Urban Design Element of the City's General Plan



URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS



Map 4

**MAP APPROVED BY THE BOARD OF SUPERVISORS**

The notation below in *italics* represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

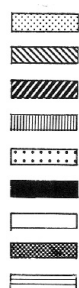
- Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place an asterisk on the parcels with a reference on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"
- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"
- Add "See Mission Bay Guidelines adopted by the Planning Commission"
- Add reference under #2 to Transbay: "See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan"
- Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"
- Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

Exhibit D-2

Current Map 5, Urban Design Guidelines for Bulk of Buildings
Urban Design Element of the City's General Plan



URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS



Guidelines Apply
Above Height Of

40 ft
80 ft
40 ft*
40 ft
60 ft
150 ft

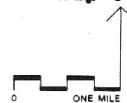
Guidelines For
Maximum Plan
Dimension

110 ft
110 ft
110 ft*
250 ft
250 ft
250 ft

Guideline For
Maximum Diagonal
Plan Dimension

125 ft
125 ft
140 ft*
300 ft
300 ft
300 ft

Map 5



Bulk Regulated By Height Controls

OPEN SPACE: Any Development Subject To Review

1. See Chinatown Area Plan
2. See Downtown Plan
3. See Rincon Hill Plan

* Also Applies To Point Towers Where Designated In Urban Design Guidelines For Height Of Buildings.

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- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

- Add reference under #2 to Transbay: See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan

- Delete shadings, add + at AB3796 (lots 1&2), 3797 (lot 7) and part of 3880; and add: "See Mission Bay North and South Redevelopment Plans"

- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

- Add + under "Also Applies..." and add: "See Mission Bay Guidelines adopted by the Planning Commission"

- Add a boundary area around the Balboa Park Station area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

- Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"

- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

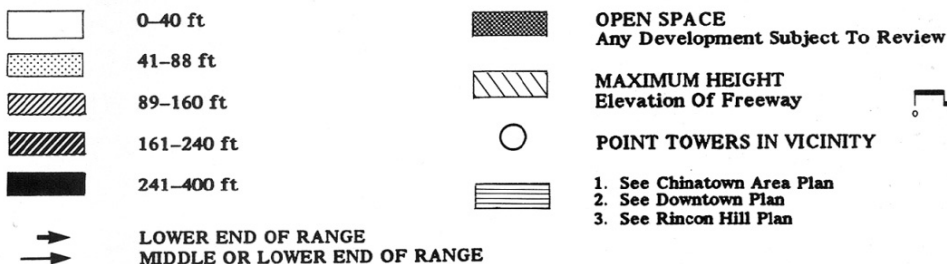


Exhibit E-1

Amended Map 4, Urban Design Guidelines for Height of Buildings
Urban Design Element of the City's General Plan



URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS



Map 4

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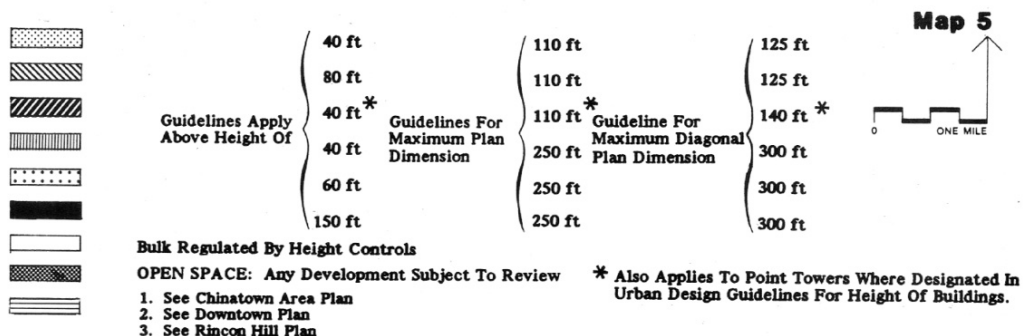
7 Add a boundary area around the Mission Rock Height and Bulk district with a line that leads to a reference that states, "See height limits established pursuant to the Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative."

Exhibit E-2

Amended Map 5, Urban Design Guidelines for Bulk of Buildings
Urban Design Element of the City's General Plan



URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS



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→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

→ Add a boundary area around the Mission Rock Height and Bulk District with a line that leads to a reference that states, "See design controls established pursuant to the Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative."



Proposition E

NOTE: **Unchanged Code text and uncodified text** are in plain font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in *strikethrough-italics Times New Roman font*.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Title.

This measure shall be known and may be cited as “The Sunshine and Open Government Act.”

Section 2. The Sunshine and Open Government Act.

The Administrative Code is hereby amended by revising Section 67.1 and adding Sections 67.14-1, 67.15-1, 67.18, 67.19, and 67.19-1 to read as follows.

SEC. 67.1. FINDINGS AND PURPOSE.

The Board of Supervisors and the People of the City and County of San Francisco find and declare:

- (a) Government’s duty is to serve the public, reaching its decisions in full view of the public.
- (b) Elected officials, commissions, boards, councils and other agencies of the City and County exist to conduct the people’s business. The people do not cede to these entities the right to decide what the people should know about the operations of local government.
- (c) Although California has a long tradition of laws designed to protect the public’s access to the workings of government, every generation of governmental leaders includes officials who feel more comfortable conducting public business away from the scrutiny of those who elect and employ them. New approaches to government constantly offer public officials additional ways to hide the making of public policy from the public. As government evolves, so must the laws designed to ensure that the process remains visible.
- (d) The right of the people to know what their government and those acting on behalf of their government are doing is fundamental to democracy, and with very few exceptions, that right supersedes any other policy interest government officials may use to prevent public access to information. Only in rare and unusual circumstances does the public benefit from allowing the business of government to be conducted in secret, and those circumstances should be carefully and narrowly defined to prevent public officials from abusing their authority.
- (e) Public officials who attempt to conduct the public’s business in secret should be held accountable for their actions. Only a strong Open Government and Sunshine Ordinance, enforced by a strong Sunshine Ordinance Task Force, can protect the public’s interest in open government.
- (f) The people of San Francisco enact these amendments to assure that the people of the City remain in control of the government they have created.
- (g) Private entities and individuals and employees and officials of the City and County of San Francisco have rights to privacy that must be respected. However, when a person or entity is before a policy body or passive meeting body, that person, and the public, has the right to an open and public process.

(h) The Board of Supervisors (the “Board”) and City Commissions make important decisions affecting the lives of all San Franciscans

during public meetings, but current meeting procedures are an obstacle to public input and participation in this process.

(i) While technology has increased the City’s responsiveness to its residents in many ways, the meeting procedures of the Board and City Commissions have not kept pace with technological advances.

(j) San Franciscans have shown a willingness to further engage with local government, and the City has shown support for increasing public engagement through various technological means.

(k) Meeting procedures must be reformed and updated using all available technology in order to best meet the current and evolving needs of San Franciscans.

(l) Current procedures for meetings of City policy bodies hinder public participation and government transparency in the following ways:

(1) Board and Commission meetings often take place at times and locations inconvenient for public attendance, especially for working families.

(2) Current meeting procedures require people to attend meetings in person in order to hear deliberations by public officials or to comment on actions under consideration by the policy body.

(3) People are often discouraged from commenting on agenda items important to them because of the unpredictability of the time when the policy body will consider the item during the meeting.

(4) The City has approximately 60 commissions and other policy bodies which meet at different times and in different locations.

(5) Policy bodies often do not have the benefit of receiving the viewpoints of limited English speaking persons.

(m) Requiring that all meetings of the Board and Commissions be broadcast live via the internet will ensure that all people, regardless of their work, school or family schedule, have the opportunity to watch public officials deliberate on agenda items during meetings from any location.

(n) Allowing people to submit pre-recorded video testimony before a meeting, and to virtually submit audio, video or written testimony during a meeting, will ensure that all San Franciscans have the opportunity to participate in the meetings of public bodies.

(o) Developing a procedure by which members of the public or the policy body can request that discussion on a certain item begin at a pre-determined time during the meeting will increase participation by people who wish to watch deliberations and/or comment on a particular agenda item.

(p) Requiring video and live remote testimony to be translated and presented to policy bodies in English will give a voice in the process to limited English speaking persons.

(q) Making it easier to participate in the meetings of the School Board and the Community College Board is especially important because those with the biggest stake in the decisions of these bodies -- parents and students -- often have the least flexible schedules.

SEC. 67.14-1. LIVE STREAM MEETINGS.

(a) In addition to the requirements of Section 67.14, every policy body shall live stream every noticed regular meeting, special meeting, or hearing open to the public. The live stream shall be accessible from a centralized location either on the policy body’s website, or if the policy body does not maintain a website, from the City’s website.

(b) As used in this section “live stream” shall mean real-time video broadcasting on a website accessible to the general public.

(c) A policy body may adopt reasonable rules and regulations to ensure that the intent of subdivision (a) is carried out, including, but

not limited to, the method for live streaming meetings, the medium by which the live stream shall be made available, and the procedures for setting up and maintaining the live stream.

(d) Every policy body shall implement the requirements of this section within six months of the effective date of this ordinance.

SEC 67.15-1. VIDEO AND LIVE REMOTE TESTIMONY.

(a) When public testimony is permitted pursuant to Section 67.15, every policy body shall allow for members of the public to submit pre-recorded video testimony.

(1) Video testimony shall be submitted to the policy body at least 48 hours before the meeting for which it will be presented, shall specify the agenda item for which it is being submitted, and may include the member of the public's name and other identifying information.

(2) Video testimony shall be presented to the policy body at the same time and in a manner similar to how in-person public testimony is heard, and shall be a public record.

(3) To effectuate the purpose of Administrative Code Chapter 91 and Administrative Code Section 67.13(e), video testimony submitted in a language other than English shall be translated to English and presented to the policy body at the meeting using subtitles, voice-over translation or other appropriate means.

(b) When public testimony is permitted pursuant to Section 67.15, every policy body shall allow for members of the public to submit live remote testimony.

(1) Live remote testimony shall specify the agenda item for which it is being submitted, and may include the member of the public's name and other identifying information.

(2) Live remote testimony shall not be accepted after the conclusion of the time allocated for public testimony for that agenda item.

(3) Live remote testimony shall be presented to the policy body at the same time and in a manner similar to how in-person public testimony is heard, and shall be a public record.

(4) To effectuate the purpose of Administrative Code Chapter 91 and Administrative Code Section 67.13(e), live remote testimony submitted in a language other than English shall be translated to English and presented to the policy body in one of the following ways:

(A) Pursuant to Administrative Code Section 91.7(b), at least 48 hours in advance of a meeting, a member of the public may request that oral interpretation or translation services be provided. All live remote testimony received in the requested language shall be translated into English and read out loud to the policy body.

(B) If a member of the public has not made a request pursuant to subsection (A), but oral interpretation or translation services are otherwise being provided during the meeting, live remote testimony submitted in the same language as those services shall be translated into English and read out loud to the policy body.

(C) If live remote testimony is submitted in a language for which oral interpretation or translation services are not being provided pursuant to subsections (A) or (B), a translation of the testimony shall be included in the final meeting minutes adopted by the policy body.

(5) As used in this section "live remote testimony" shall mean written, video or audio comments submitted electronically from any location during the meeting.

(c) In creating and maintaining a system for submitting video and live remote testimony, each policy body shall adhere to the City's privacy policy, as outlined on the City's website (www.sfgov.org) including, but not limited to:

(1) Not collecting personal information of those submitting testimony.

(2) Not giving, sharing, selling, renting or transferring any personal information to third parties.

(3) Not collecting and retaining information on the names, dates, occurrences and policy positions of those submitting testimony, except to the extent necessary to present testimony to the policy body as outlined in this section.

(d) A policy body may adopt reasonable rules and regulations to ensure that the intent of this section is carried out, including, but not limited to, the method for submitting video and live remote testimony, the method for presenting video and live remote testimony to the policy body during the meeting, the method for presenting translated video and live remote testimony to the policy body, the number of video and live remote testimony submissions per agenda item, the permitted length of video and live remote testimony, and the total amount of time allocated for video and live remote testimony per agenda item and for each individual speaker, but the policy body shall not be allowed to limit the total amount of time allocated to video and live remote testimony to fewer than 30 minutes per agenda item.

(e) Every policy body shall implement the requirements of this section within six months of the effective date of this ordinance.

SEC. 67.18. TIME CERTAIN AGENDA ITEMS.

(a) At least 48 hours before a meeting, the following persons may submit a request to the clerk or secretary of a policy body for an agenda item to be designated as "time certain":

(1) Any member of the policy body. Requests submitted by a member of the policy body shall be in writing and shall include a short reason for the request, a preferred start time for the agenda item, and a preferred duration of time to be devoted to public testimony on the particular agenda item.

(2) Any member of the public. Requests submitted by a member of the public shall be in writing and shall include a short reason for the request, a preferred start time for the agenda item, and a preferred duration of time to be devoted to public testimony on the particular agenda item, along with e-mails, letters or other forms of written communication from at least 50 other individuals supporting the request. Each e-mail, letter or other form of written communication submitted with the request shall include the concurring individual's name and residential or business address.

(b) Nothing in this section shall be interpreted as requiring the member of the public submitting the request, or the concurring individuals, to address the policy body during a time certain agenda item.

(c) The clerk or secretary of the policy body shall grant time certain requests at least 24 hours before the meeting. The clerk or secretary shall grant the requestor's preferred start time and duration of public testimony unless the request is unreasonable or would otherwise interfere with the proper conduct of the meeting.

(d) Upon granting time certain requests, the clerk or secretary of the policy body shall update the posted agenda to clearly distinguish the time certain items from all other items, and include the time at which the time certain agenda items will start and the duration of time devoted to public testimony on the agenda items.



(e) An agenda item designated as time certain shall start at the time indicated on the agenda, even if the policy body is considering another agenda item at that time. Public testimony shall be allowed for at least the designated duration of time.

(f) A policy body may adopt reasonable rules and regulations to ensure that the intent of this section is carried out, including, but not limited to, the manner by which time certain requests shall be made, the criteria for determining the start time and duration for time certain agenda items, the criteria for determining the number of time certain agenda items allowed per meeting, the method for members of the public to request a time certain agenda item, and the method and rules for conducting meetings with time certain agenda items.

(g) Every policy body shall implement the requirements of this section within six months of the effective date of this ordinance.

SEC 67.19. POLICY BODY; BOARD OF EDUCATION.

For purposes of Sections 67.14-1, 67.15-1, and 67.18, the term “policy body” shall include the San Francisco Unified School District Board of Education, as enumerated in Charter Section 8.100.

SEC 67.19-1. POLICY BODY; COMMUNITY COLLEGE BOARD.

For purposes of Sections 67.14-1, 67.15-1, and 67.18, the term “policy body” shall include the San Francisco Community College District Governing Board, as enumerated in Charter Section 8.101.

Section 3. Effective Date.

Except as otherwise provided herein, in accordance with California Elections Code Section 9217, if a majority of the voters vote in favor of this measure, the measure shall go into effect ten (10) days after the vote is declared or certified by the Board of Supervisors.

Section 4. Conflicting Measures.

This measure is intended to be comprehensive. It is the intent of the people of the City and County of San Francisco that in the event this measure and one or more measures relating to the same subject matter shall appear on the same ballot the provisions of the other measure or measures shall be deemed to be in conflict with this measure. In the event that this measure receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and all provisions of the other measure or measures shall be null and void.

Section 5. Liberal Construction.

This measure is an exercise of the initiative power of the people of the City and County of San Francisco for the protection of the health, safety, and welfare of the people, and shall be liberally construed to effectuate its purposes.

Section 6. Amendment.

This measure may be amended to further its purposes by an ordinance passed by a two-thirds vote of the Board of Supervisors and signed by the Mayor.

Section 7. Severability.

If any provision of this measure, or part thereof, or the applicability of any provision or part to any person or circumstances, is for any reason held to be invalid or unconstitutional, the remaining provisions and parts shall not be affected, but shall remain in full force and effect, and to this end the provisions and parts of this measure are severable. The voters hereby declare that this measure, and each portion and part, would have been adopted irrespective of whether any one or more provisions or parts are found to be invalid or unconstitutional.

Proposition F

Preamble:

At a time when San Francisco faces a severe affordable housing crisis, an increasing number of existing apartments, condominiums and houses, are being illegally offered and advertised as short-term rentals on websites, such as AirBNB and VRBO. Laws meant to regulate this practice are being ignored. These hotel uses contribute to the disappearance of affordable housing in San Francisco, hurt everyday San Franciscans and transform our neighborhoods for the worse. To date, not a single online travel agency that advertises short-term residential rentals has been required to meet our local laws. This ordinance is intended to stop the proliferation of short-term rentals through online travel agencies by requiring the registration prior to listing with an on-line travel agency; the verification of registration by the agencies prior to accepting listings; and allowing citizens to enforce the requirements of this ordinance through a complaint process.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Administrative Code is hereby amended by revising Sections 41A.4 and 41A.5 to read as follows:

SEC. 41A.4. DEFINITIONS.

Whenever used in this Chapter 41A, the following words and phrases shall have the definitions provided in this Section:

Accessory Dwelling Unit or ADU. *A separate dwelling unit within a single-family dwelling or a separate structure associated with a single-family dwelling which is incidental and subordinate to the primary residential use of the property. Accessory dwelling units are further defined as follows:*

(a) Detached. Those accessory dwelling units that are lawfully constructed within existing outbuildings, or stand alone, where the ADU does not share a common wall with the primary residential dwelling unit. ADUs that are connected to a primary residential structure only by a covered breezeway or similar appurtenant structure shall be considered detached.

(b) Attached. Those accessory dwelling units that share a common wall or floor/ceiling with the primary dwelling unit and do not meet the definition of detached accessory dwelling unit.

Business Entity. A corporation, partnership, or other legal entity that is not a natural person that owns or leases one or more ~~units~~ **Residential Units.**

Complaint. A complaint submitted to the Department and/or the City Attorney alleging a violation of this Chapter 41A and that includes the Residential Unit's address, including unit number, date(s) and nature of alleged violation(s), and any available contact information for the Owner and/or resident of the Residential Unit at issue.

Conversion or Convert. A change of use from Residential Use to Tourist or Transient Use, including, but not limited to, renting a Residential Unit as a Tourist or Transient Use.

Department. The Planning Department.

Director. The Director of the Planning Department.

Hosting Platform. A person or entity that provides a means through which an Owner may offer a Residential Unit for Tourist or Transient Use. This service is usually, though not necessarily, provided through an online platform and generally allows an Owner to advertise the Residential Unit through a website provided by the Hosting Platform and provides a means for potential tourist or transient users to arrange Tourist or Transient Use and payment, whether the tourist or transient pays rent directly to the Owner or to the Hosting Platform.

Interested Party. A Permanent Resident of the building in which the Tourist or Transient Use is alleged to occur, a Permanent Resident living within 100 feet of the building in which the Tourist or Transient Use is proposed to occur; any homeowner association associated with the Residential Unit in which the Tourist or Transient Use is alleged to occur, ~~the Owner of the Residential Unit in which the Tourist or Tran-~~

sient Use is alleged to occur, the City and County of San Francisco, or any non-profit organization exempt from taxation pursuant to Title 26, Section 501 of the United States Code, which has the preservation or improvement of housing as a stated purpose in its articles of incorporation or bylaws.

Owner. Owner includes any person who is the owner of record of the real property. As used in this Chapter 41A, the term “Owner” includes a lessee where the lessee is offering a Residential Unit for Tourist or Transient use.

Permanent Resident. A person who occupies a Residential Unit for at least 60 consecutive days with intent to establish that unit as his or her primary residence. A Permanent Resident may be an owner or a lessee.

Primary Residence. The Permanent Resident’s usual place of return for housing as documented by at least two of the following: motor vehicle registration; driver’s license; voter registration; tax documents showing the Residential Unit as the Permanent Resident’s residence for the purposes of a home owner’s tax exemption; or a utility bill. A person may have only one Primary Residence.

Registration Number. An identifying number issued by the Department for each Short-Term Residential Rental unit.

Residential Unit. Room or rooms, including a condominium or a room or dwelling unit that forms part of a tenancy-in-common arrangement, in any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied for Residential Use as defined in the San Francisco Housing Code.

Residential Use. Any use for occupancy of a Residential Unit by a Permanent Resident.

Short-Term Residential Rental. A Tourist or Transient Use where all of the following conditions are met:

- (a) the Residential Unit is offered for Tourist or Transient Use by the Permanent Resident of the Residential Unit;
- (b) the Permanent Resident is a natural person;
- (c) the Permanent Resident has registered the Residential Unit and maintains good standing on the Department’s Short-Term Residential Rental Registry; and
- (d) the Residential Unit: is not subject to the Inclusionary Affordable Housing Program set forth in Planning Code Section 41.5 et seq.; is not a residential hotel unit subject to the provisions of Chapter 41, unless such unit has been issued a Permit to Convert under Section 41.12; is not otherwise a designated as a below market rate or income-restricted Residential Unit under City, state, or federal law; and no other requirement of federal or state law, this Municipal Code, or any other applicable law or regulation prohibits the permanent resident from subleasing, renting, or otherwise allowing Short-Term Residential Rental of the Residential Unit.

Short-Term Residential Rental Registry or Registry. A database of information maintained by the Department that includes a unique Registration Number for each Short-Term Residential Rental, and information regarding Permanent Residents who are permitted to offer Residential Units for Short-Term Residential Rental. Only one Permanent Resident per Residential Unit may be included on the Registry at any given time. The Registry shall be available for public review to the extent required by law, except that, to the extent permitted by law, the Department shall redact any Permanent Resident names from the records available for public review.

Tourist or Transient Use. Any use of a Residential Unit for occupancy for less than a 30-day term of tenancy, or occupancy for less than 30 days of a Residential Unit leased or owned by a Business Entity, whether on a short-term or long-term basis, including any occupancy by employees or guests of a Business Entity for less than 30 days where payment for the Residential Unit is contracted for or paid by the Business Entity.

SEC. 41A.5 UNLAWFUL CONVERSION; REMEDIES.

(a) **Unlawful Actions.** Except as set forth in subsection 41A.5(g), it shall be unlawful for

(1) any Permanent Resident, person or entity to offer, or to assist anyone to offer, a Residential Unit for rent for Tourist or Transient Use;

(2) any Permanent Resident, Owner, person or entity to offer, or to assist anyone to offer, a Residential Unit for rent to a Business Entity that will allow the use of a Residential Unit for Tourist or Transient Use; or

(3) any Business Entity to allow the use of a Residential Unit for Tourist or Transient Use.

(b) **Records Required.** The Owner and Business Entity, if any, shall retain and make available to the Department records to demonstrate compliance with this Chapter 41A upon written request as provided herein. Any Permanent Resident offering his or her Primary Residence as a Short-Term Residential Rental shall (1) retain and make available to the Department records to demonstrate compliance with this Chapter 41A, including but not limited to records demonstrating Primary Residency, and (2) submit quarterly reports to the Department setting forth the number of days per calendar year he or she has occupied the Residential Unit, and the number of days per such quarter calendar year, with dates and duration of each stay, the Residential Unit has been rented for Short-Term Residential Rental Use.

(c) **Determination of Violation.** Upon the filing of a written Complaint that an Owner or Business Entity has engaged in an alleged unlawful Conversion or that a Hosting Platform is not complying with the requirements of subsection (g)(4)(A), the Director shall take reasonable steps necessary to determine the validity of the Complaint. The Director may independently determine whether an Owner or Business Entity may be renting a Residential Unit for Tourist or Transient Use in violation of this Chapter 41A or whether a Hosting Platform has failed to comply with the requirements of subsection (g)(4)(A). To determine if there is a violation of this Chapter 41A, the Director may initiate an investigation of the subject property or Hosting Platform’s allegedly unlawful activities. This investigation may include, but is not limited to, an inspection of the subject property and/or a request for any pertinent information from the Owner, Business Entity, or Hosting Platform, such as leases, business records, or other documents. The Director shall have discretion to determine whether there is a potential violation of this Chapter 41A and whether to conduct an administrative review hearing as set forth below. Notwithstanding any other provision of this Chapter 41A, any alleged violation related to failure to comply with the requirements of the Business and Tax Regulations Code shall be enforced by the Treasurer/Tax Collector under the provisions of that Code.

(d) **Civil Action.** Following the filing of a Complaint and the determination of a violation by the Director through an administrative review hearing as set forth in this Chapter 41A, the City may institute civil proceedings for injunctive and monetary relief against a Hosting Platform for violation of subsection (g)(4)(A) or the City or any other Interested Party may institute civil proceedings for injunctive and monetary relief against an Owner or Business Entity. In addition, an Owner or Business Entity in violation of this Chapter or a Hosting Platform in violation of subsection (g)(4)(A) may be liable for civil penalties of not more than \$1,000 per day for the period of the unlawful activity. If the City or the Interested Party is the prevailing party, the City or the Interested Party shall be entitled to the costs of enforcing this Chapter 41A, including reasonable attorneys’ fees pursuant to an order of the Court. Any monetary award obtained by the City and County of San Francisco in such a civil action shall be deposited in the Department to be used for enforcement of Chapter 41A. The Department, through the use of these funds, shall reimburse City departments and agencies, including the City Attorney’s Office, for all costs and fees incurred in the enforcement of this Chapter 41A.

(c) Civil Action.

(1) Any person or entity that believes a violation of this Chapter has occurred may file a complaint with the Department within one year after the occurrence of the violation. The one year period may be extended by the Director for good cause. The complaint shall be investigated by the Department in accordance with this Chapter.

Notwithstanding anything to the contrary in this Chapter, the City Attorney may institute suit against an Owner, Permanent Resident, Business Entity and/or Housing Platform for injunctive and monetary



relief without regard to whether a complaint has been filed or the Director has made a determination of a violation as set forth herein.

(2) The Director shall establish procedures for the investigation of complaints. A summary of the procedures shall be provided to each complainant and respondent at the time of initial contact. The Director shall inform complainants charging a violation of this Chapter, at the time of initial contact, of his or her right to file a separate, concurrent complaint with the City Attorney.

(d) **Process.** Each complaint shall be assigned to a complaint investigator who shall prepare no later than sixty (60) days following receipt of the complaint and submit a report to the Department and the City Attorney based on an investigation of the complaint. The investigation shall include, where appropriate, interviews with the complainant, respondent, and any witnesses who may have information concerning the alleged violation, and a review of any documents that may be relevant to the disposition of the complaint. The identity of a witness shall remain confidential unless the identification of the witness becomes necessary to proceed with the investigation or to prosecute an action to enforce a determination. The investigation report submitted to the Department shall include the statements and documents obtained in the investigation, and the findings of the investigator concerning whether a violation occurred. The Director may hold an investigative hearing whenever s/he determines, after review of the investigation report, that a hearing is necessary to fully establish the facts. In the hearing the investigation report shall be made a part of the record and the complainant and respondent shall have the opportunity to present further evidence. The Director shall issue, serve, and enforce any necessary subpoenas.

(e) **Determination; Private Right of Action.** If the Director determines a violation has occurred, s/he shall, after consultation with the City Attorney, notify the complainant and respondent and direct the respondent to cease and desist from the violation and take any action deemed necessary to remedy the violation, including, where appropriate, payment of all costs and reasonable attorney's fees associated with any hearing held by the Director in investigating the complaint. If the respondent does not comply with the order within 10 calendar days following notification of the Director's determination, the City Attorney shall have 30 calendar days after issuance of the Department's report to bring an action in an appropriate court against the respondent and shall be entitled to actual damages, payment of reasonable attorney fees, and special damages of not less than \$250 and not more than \$1,000 per violation per day.

If the City Attorney does not bring an action in court within 30 calendar days after issuance of the Department's report, the Interested Party that filed the complaint with the Department, regardless of the Department's determination, may bring an action in court against the respondent or any person or any entity that assisted the respondent. If the Interested Party prevails in his or her action, the court shall award the complainant court costs, reasonable attorney's fees, actual damages, and special damages of not less than \$250 and not more than \$1,000 per violation per day.

(f) If the Director determines no violation has occurred, the Director shall, after consultation with the City Attorney, notify the complainant/Interested Party and respondent and shall dismiss the complaint. The complainant/Interested Party may, after notification of the Director's determination to dismiss a complaint, bring a civil action in an appropriate court against the respondent or any person or any entity that assisted the respondent. A prevailing complainant/Interested Party shall be entitled to an award of actual damages, attorneys fees and costs and special damages of not less than \$250 and not more than \$1,000 per violation per day. Additionally, the court shall have the authority to restrain the violation and order any other relief that will remedy the violation including, but not limited to, equitable relief as is appropriate under the circumstances of the case.

When dismissing a complaint, the Director shall advise the complainant of his or her right to bring a civil action against the respondent in an appropriate court if he or she disagrees with the determination of the Director.

(g) The Director shall notify in writing the City Attorney, complainant and respondent of his or her determination not later than 90 days after the filing of the complaint.

(h) The rights and remedies provided by this Chapter shall be cumulative and shall not preclude a complainant from pursuing any other rights and remedies under any other law.

(i) In the enforcement of this section, there is no requirement that an individual exhaust administrative remedies or procedures.

(j) **Criminal Penalties.** Any Owner or Business Entity who rents a Residential Unit for Tourist or Transient Use and/or any Hosting Platform that lists a Residential Unit for Tourist or Transient Use in violation of this Chapter 41A without correcting or remedying the violation as provided for in subsection 41A.6(b)(7) shall be guilty of a misdemeanor. Any person convicted of a misdemeanor hereunder shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both. Each Residential Unit rented for Tourist or Transient Use shall constitute a separate offense.

(fk) **Method of Enforcement, Director.** The Director shall have the authority to enforce this Chapter against violations thereof by any or all of the means provided for in this Chapter 41A.

(gl) **Exception for Short-Term Residential Rental.**

(1) Notwithstanding the restrictions set forth in this Section 41A.5, a Permanent Resident may offer his or her Primary Residence as a Short-Term Residential Rental for no more than 75 days per calendar year if:

(A) The Permanent Resident occupies the Residential Unit for no less than 275 days out of the calendar year in which the Residential Unit is rented as a Short-Term Residential Rental or, if the Permanent Resident has not rented or owned the Residential Unit for the full preceding calendar year, for no less than 75% of the days he or she has owned or rented the Residential Unit;

(B) The Permanent Resident maintains records for two years demonstrating compliance with this Chapter, including but not limited to information demonstrating Primary Residency, the number of days per calendar year he or she has occupied the Residential Unit, the number of days per calendar year the Residential Unit has been rented as a Short-Term Residential Rental, and compliance with the insurance requirement in Subsection (D). These records shall be made available to the Department upon request;

(C) The Permanent Resident complies with any and all applicable provisions of state and federal law and the San Francisco Municipal Code, including but not limited to the requirements of the Business and Tax Regulations Code by, among any other applicable requirements, collecting and remitting all required transient occupancy taxes, and the occupancy requirements of the Housing Code;

(D) The Permanent Resident maintains liability insurance appropriate to cover the Short-Term Residential Rental Use in the aggregate of not less than \$500,000 or conducts each Short-Term Residential Rental transaction through a Hosting Platform that provides equal or greater coverage. Such coverage shall defend and indemnify the Owner(s), as named additional insured, and any tenant(s) in the building for their bodily injury and property damage arising from the Short-Term Residential Use;

(E) The Residential Unit is registered on the Short-Term Residential Rental Registry;

(F) The Permanent Resident includes the Department-issued registration number Registration Number on any Hosting Platform listing or other listing offering the Residential Unit for use as a Short-Term Residential Rental;

(G) For units subject to the rent control provisions of Section 37.3, the Permanent Resident complies with the initial rent limitation for subtenants and charges no more rent than the rent the Permanent Resident is paying to any landlord per month; provided, however, that any housing that restricts occupancy to persons of very-low, -low or -moderate income and is developed, acquired or rehabilitated with financial assistance by the City and County of San Francisco or by an entity controlled by the City and County of San Francisco, or

is an Accessory Dwelling Unit, or is a secondary unit may not be listed or rented as a Short-Term Residential Rental:

(H) The Permanent Resident can demonstrate to the satisfaction of the Department that the Residential Unit and the property on which it is located is not subject to any outstanding Building, Electrical, Plumbing, Mechanical, Fire, Health, Housing, Police, or Planning Code enforcement, including any notices of violation, notices to cure, orders of abatement, cease and desist orders, or correction notices.

The Department shall not include a property that is subject to any such outstanding violations in the Registry. If such a violation occurs once a Residential Unit has been included in the Registry, the Department shall suspend the Residential Unit's registration and registration number until the violation has been cured; *and*

(I) Any Permanent Resident that desires to rent a Residential Unit as a Short-Term Rental for more than 75 days shall first obtain a Conditional Use authorization from the Department to operate as a bed and breakfast establishment.

(2) Additional Requirements.

(A) Offering a Residential Unit for Short-Term Residential Rental, including but not limited to advertising the Residential Unit's availability, while not maintaining good standing on the Registry shall constitute an unlawful conversion in violation of this Chapter 41A and shall subject the person or entity offering the unit in such a manner to the administrative penalties and enforcement procedures, including civil penalties, of this Chapter.

(B) Only one Permanent Resident may be associated with a Residential Unit on the Registry, and it shall be unlawful for any other person, even if that person meets the qualifications of a "Permanent Resident," to offer a Residential Unit for Short-Term Residential Rental.

(C) A Permanent Resident offering a Residential Unit for Short-Term Residential Rental shall maintain a valid business registration certificate.

(D) A Permanent Resident offering a Residential Unit for Short-Term Residential Rental shall post a clearly printed sign inside his or her Residential Unit on the inside of the front door that provides information regarding the location of all fire extinguishers in the unit and building, gas shut off valves, fire exits, and pull fire alarms.

(3) Short-Term Residential Rental Registry Applications, Fee, and Reporting Requirement.

(A) Application. Registration shall be for a two-year term, which may be renewed by the Permanent Resident by filing a completed renewal application. Initial and renewal applications shall be in a form prescribed by the Department. The Department shall determine, in its sole discretion, the completeness of an application. Upon receipt of a complete initial application, the Department shall send mailed notice to the owner of record of the Residential Unit, informing the owner that an application to the Registry for the unit has been received and shall issue a Registration Number for said Residential Unit. Said Registration Number shall be used on all correspondence by the Department. If the Residential Unit is in a RH-1(D) zoning district, the Department shall also send mailed notice to any directly associated homeowner association that has previously requested such notice.

The Permanent Resident shall also submit with the initial application (and any renewal application) proof, satisfactory to the Department, that the owner of the residence has authorized the use of his or her unit as a Short-Term Residential Rental.

Both the initial application and any renewal application shall contain information sufficient to show that the Residential Unit is the Primary Residence of the applicant, that the applicant is the unit's Permanent Resident, and that the applicant has the required insurance coverage and business registration certificate. In addition to the information set forth here, the Department may require any other additional information necessary to show the Permanent Resident's compliance with this Chapter 41A. Primary Residency shall be established by showing the Residential Unit is listed as the applicant's residence on at least two of the following: motor vehicle registration; driver's license; voter registration; tax documents showing the Residential Unit

as the Permanent Resident's Primary Residence for home owner's tax exemption purposes; or utility bill. A renewal application shall contain sufficient information to show that the applicant is the Permanent Resident and has occupied the unit for at least 275 days of each of the two preceding calendar years. Upon the Department's determination that an application is complete, the unit shall be entered into the Short-Term Residential Rental Registry and assigned an individual registration number.

(B) Fee. The fee for the initial application and for each renewal shall be \$50, payable to the Director. The application fee shall be due at the time of application. Beginning with fiscal year 2014-2015, fees set forth in this Section may be adjusted each year, without further action by the Board of Supervisors, as set forth in this Section. Within six months of the operative date of this ordinance and after holding a duly noticed informational hearing at the Planning Commission, the Director shall report to the Controller the revenues generated by the fees for the prior fiscal year and the prior fiscal year's costs of establishing and maintaining the registry and enforcing the requirements of this Chapter 41A, as well as any other information that the Controller determines appropriate to the performance of the duties set forth in this Chapter. After the hearing by the Planning Commission, but not later than August 1, 2015, the Controller shall determine whether the current fees have produced or are projected to produce revenues sufficient to support the costs of establishing and maintaining the registry, enforcing the requirements of this Chapter 41A and any other services set forth in this Chapter and that the fees will not produce revenue that is significantly more than the costs of providing such services. The Controller shall, if necessary, adjust the fees upward or downward for the upcoming fiscal year as appropriate to ensure that the program recovers the costs of operation without producing revenue that is significantly more than such costs. The adjusted rates shall become operative on July 1.

(C) Reporting Requirement. To maintain good standing on the Registry, the Permanent Resident shall submit a report to the Department on January 1 of each year regarding the number of days the Residential Unit or any portion thereof has been rented as a Short-Term Residential Rental since either initial registration or the last report, whichever is more recent, and any additional information the Department may require to demonstrate compliance with this Chapter 41A.

(D) Notice by Department. No later than 5 days after issuance of each Registration Number, the Department shall cause a notice to be posted on the site of the Short-Term Residential Rental for 30 days and shall cause a written notice to be sent in the manner described below. This notice shall have a format and content determined by the Director and shall state that a Short-Term Residential Rental has been approved by the Department. The notice shall describe the complaint process and shall set forth the mailing date of the notice.

Written notice shall be mailed to the applicant, tenants, Permanent Residents and homeowner's association (if any) in the same building of the Short-Term Residential Rental, relevant neighborhood organizations as described in clause (3) below, all individuals having made a written request for notification for a specific parcel or parcels pursuant to Planning Code Section 351, all owners and, to the extent practical, occupants, of properties in the notification area.

(1) The notification area shall be all properties within 100 feet of the Short-Term Residential Rental in the same assessor's block and on the block face across from the Short-Term Residential Rental. When the Short-Term Residential Rental is located on a corner lot, the notification area shall further include all property on both block faces across from the Short-Term Residential Rental, and the corner property diagonally across the street.

(2) The latest City-wide Assessor's roll for names and addresses of owners shall be used for said notice.

(3) The Department shall maintain a list, available for public review, of neighborhood organizations which have indicated an interest in specific properties or areas. The organizations having indicated an interest in the Short-Term Residential Rental or its area shall be included in the notification group for the proposed project.



(4) Requirements for Hosting Platforms.

(A) Notice to Users of Hosting Platform. All Hosting Platforms shall provide the following information in a notice to any user listing a Residential Unit located within the City and County of San Francisco through the Hosting Platform's service. The notice shall be provided prior to the user listing the Residential Unit and shall include the following information: that Administrative Code Chapters 37 and 41A regulate Short-Term Rental of Residential Units; the requirements for Permanent Residency and registration of the unit with the Department; and the transient occupancy tax obligations to the City.

(B) Every Hosting Platform that lists a Residential Unit located within the City and County of San Francisco as a Short-Term Residential Rental: (1) must include the Registration Number in each listing; (2) must immediately cease listing in any calendar year any Residential Unit after said unit has been rented as a Short-Term Residential Rental for 75 days during such calendar year; and (3) shall comply with the requirements of the Business and Tax Regulations Code by, among any other applicable requirements, collecting and remitting all required Transient Occupancy Taxes, and this provision shall not relieve a Hosting Platform of liability related to an occupant's, resident's, Business Entity's, or Owner's failure to comply with the requirements of the Business and Tax Regulations Code. A Hosting Platform shall maintain a record demonstrating that the taxes have been remitted to the Tax Collector and shall make this record available to the Tax Collector upon request. A Hosting Platform shall also submit a quarterly report to the Department setting forth by Registration Number the number of nights each listed Residential Unit is rented for said period.

(C) Any violation of a Hosting Platform's responsibilities under subsection (g)(5)(A)1, including failure to include the Registration Number in any listing, shall subject the Hosting Platform to the administrative penalties and enforcement provisions of this Chapter, including but not limited to payment of civil penalties of up to \$1,000 per day for the period of the failure to comply, with the exception that any violation related to failure to comply with the requirements of the Business and Tax Regulations Code shall be enforced by the Treasurer/Tax Collector under that Code.

(5) The exception set forth in this subsection (g) provides an exception only to the requirements of this Chapter 41A. It does not confer a right to lease, sublease, or otherwise offer a residential unit for Short-Term Residential Use where such use is not otherwise allowed by law, a homeowners association agreement or requirements, any applicable covenant, condition, and restriction, a rental agreement, or any other restriction, requirement, or enforceable agreement. All Owners and residents are required to comply with the requirements of Administrative Code Chapter 37, the Residential Rent Stabilization and Arbitration Ordinance, including but not limited to the requirements of Section 37.3(c).

(6) Department Contact Person. The Department shall maintain administrative and operative implementation of this Chapter. The Department shall designate a contact person for members of the public who wish to file Complaints under this Chapter or who otherwise seek information regarding this Chapter or Short-Term Residential Rentals. This contact person shall also provide information to the public upon request regarding quality of life issues, including for example noise violations, vandalism, or illegal dumping, and shall direct the member of the public and/or forward any such Complaints to the appropriate City department.

(7) Notwithstanding any other provision of this Chapter, nothing in this Chapter shall relieve an individual, Business Entity, or Hosting Platform of the obligations imposed by any and all applicable provisions of state law and the San Francisco Municipal Code including but not limited to those obligations imposed by the Business and Tax Regulations Code. Further, nothing in this Chapter shall be construed to limit any remedies available under any and all applicable provisions of state law and the San Francisco Municipal Code including but not limited to the Business and Tax Regulations Code.

(8) Annual Department Reporting Requirement. Within one year of the effective date of this ordinance and annually thereafter, the Department shall provide a report to the Board of Supervisors regarding the Department's administration and enforcement of the Short-Term Residential Rental program. The study shall make recommendations regarding proposed amendments to this Chapter 41A necessary to reduce any adverse effects of the Short-Term Residential Rental program.

Section 2. Other Uncodified Provisions.

(a) Operative Date. This ordinance shall become operative on January 1, 2016.

(b) No Conflict with State or Federal Law. Nothing in this ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any State or federal law.

(c) Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.

Proposition G

Be it ordained by the People of the City and County of San Francisco:

Section 1. Title

This measure shall be known and may be cited as the "San Francisco Renewable Energy Truth in Advertising Act."

Section 2. Findings.

The People of the City and County of San Francisco hereby find:

(a) For decades, the City and County of San Francisco (City), through its Public Utilities Commission (PUC), has operated a municipal electric utility that supplies clean greenhouse-gas-free electricity to San Francisco's municipal facilities, services, and customers.

(b) The City has adopted aggressive goals for greenhouse gas reduction and use of renewable energy. In Ordinance No. 81-08, the Board of Supervisors articulated the goal of having a greenhouse-gas-free electric system by 2030, and meeting all City electricity needs with renewable and greenhouse-gas-free sources.

(c) State law allows cities and counties to develop Community Choice Aggregation (CCA) programs, through which local governments may choose to supply electricity to serve the needs of participating customers within their jurisdictions while the existing utility continues to provide services such as customer billing, transmission and distribution.

(d) For many years, the City has considered developing a CCA program to allow San Francisco residents and businesses the option to receive cleaner, more sustainable electricity at rates comparable to the incumbent utility.

(e) In 2012, the Board of Supervisors approved a contract with Shell Energy North America that required Shell to procure all power needed for the early phases of the City's CCA program, called CleanPowerSF. The Shell contract was never executed.

(f) In response to interest from City leaders and community members, the PUC is developing a new CCA program that would rely on non-renewable energy and renewable energy credits.

(g) The purpose of this initiative is to ensure that San Francisco residents are offered accurate information regarding the decision whether to participate in the CCA program.

Section 3. Advertising Regarding CCA Program

(a) The City shall be required to inform customers and potential customers of the actual percentage of renewable, greenhouse gas-free electricity provided in a CCA program. The City shall inform customers and potential customers of the percentage in each communication regarding the CCA program and shall send at least three written notices to each potential CCA customer prior to the customer's enrollment in the CCA program.

(b) The City shall not engage in any form of advertising, marketing, or make any other public statement that the electricity it is supplying or will supply in a CCA program is "clean," "green" or any similar terms unless the electricity being provided is renewable, greenhouse gas-free electricity.

(c) "Renewable, greenhouse gas-free electricity" means electricity that qualifies as portfolio content category 1 renewable energy generated from solar, wind and other eligible renewable energy resources as provided in California Public Utilities Code section 399.16(b)(1) or electricity generated by the Hetch Hetchy power system.

Section 4. Interpretation & Implementation & Severability.

(a) The provisions of this Initiative shall be liberally construed and implemented to effectuate its purposes of ensuring that San Francisco residents are offered accurate information regarding the decision whether to enroll in or remain in the CCA program.

(b) The provisions of this Initiative shall be interpreted as conditions on the approval of the establishment and/or operation of a CCA program as required by section 366.2(c)(7) of the California Public Utilities Code and shall not be interpreted to conflict with any provisions of state or local law.

(c) If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The voters of San Francisco hereby declare that they would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

Section 5. Conflicting Measures.

This Initiative will be deemed to conflict with any other initiative appearing on the same ballot if the other initiative addresses the establishment and/or operation of a Community Choice Aggregation program. In the event that this Initiative and any conflicting initiative are approved by the voters at the same election, and this Initiative receives a greater number of affirmative votes than any other such measure or measures, this Initiative shall control in its entirety and the other measure or measures shall be rendered void and without any legal effect. If this Initiative is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other conflicting Initiative, this Initiative shall take effect to the extent permitted by law.

Section 6. Effective Date.

In accordance with California Elections Code section 9217, if a majority of the voters vote in favor of this Initiative, the Initiative shall go into effect 10 days after the vote is declared by the Board of Supervisors.

Proposition H

Ordinance amending the Environment Code to define the terms Clean Energy, Green Energy, and Renewable Greenhouse Gas-free Energy to provide San Francisco residents and businesses accurate information regarding electric power.

NOTE: **Unchanged Code text and uncodified text** are in plain font.

Additions to Codes are in *single-underline italics Times New Roman font*.

Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Environment Code is hereby amended by adding Chapter 21, consisting of Sections 2101, 2102, 2103, and 2104, to read as follows:

CHAPTER 21: CLEAN ENERGY FULL DISCLOSURE ORDINANCE

SEC. 2101. FINDINGS.

(a) All entities that provide electric power to end-use consumers in the state are required to comply with the California Renewable Portfolio Standard ("RPS"), which was established in 2002 under Senate Bill 1078, accelerated in 2006 under Senate Bill 107 and expanded in 2011 under Senate Bill 2. The RPS mandates that 33% of electricity sold to consumers must be generated by eligible renewable energy resources by 2020.

(b) All public and private utilities and retail electricity providers are allowed under State law to use unbundled renewable energy credits for a certain portion of their compliance requirement for the RPS.

(c) There is no uniform standard for what constitutes Clean Energy, Green Energy, or Renewable Greenhouse Gas-free Energy, which can lead to customer confusion, misunderstanding of the definition of renewable energy, and conflicting claims regarding the source or environmental impacts of the electricity provided to San Franciscans.

(d) San Francisco residents and businesses deserve to have accurate information regarding the sources and environmental impacts of the energy provided to them.

(e) In response to interest from City leaders and community members, the San Francisco Public Utilities Commission ("SFPUC") is developing a Community Choice Aggregation ("CCA") program, CleanPowerSF, that will enable City residents and businesses to purchase electric energy that has a higher renewable energy content than is required under the RPS, and is substantially greenhouse gas-free. CleanPowerSF plans to commence service in early 2016.

SEC. 2102. CLEAN, GREEN, AND RENEWABLE GREENHOUSE GAS-FREE ENERGY; DEFINITION.

(a) For all City programs and expenditures, the terms Clean Energy, Green Energy, Renewable Greenhouse Gas-free Energy or similar terms used to describe the source or environmental impact of electric energy means energy from eligible renewable energy resources as defined in State law, and resources set forth in the RPS under Public Utilities Code § 399.30(j).

(b) It is the City's policy that the use of unbundled renewable energy credits for CleanPowerSF customers shall be limited to the extent deemed feasible by the SFPUC, consistent with the goals of the program. CleanPowerSF will follow the limitations of state law regarding the use of unbundled renewable energy credits to satisfy the applicable renewable portfolio standard. For renewable energy provided by CleanPowerSF that exceeds the minimum requirements of state law, the voters urge the SFPUC to apply the same limitations on the use of unbundled renewable energy credits, to the extent feasible. For unbundled renewable energy credits associated with facilities located



within San Francisco, the limitation set forth in the preceding sentence shall not apply.

SEC. 2103. DISCLOSURE OF ENERGY RESOURCES.

(a) The voters urge the SFPUC to inform customers and potential customers of the planned percentage of Clean Energy, Green Energy, or Renewable Greenhouse Gas-free Energy in each communication regarding the CCA program required by state law.

SEC. 2104. GENERAL PROVISIONS.

(a) Consistent with the Charter and applicable State and federal law, this Chapter 21 shall not apply to the extent its requirements would conflict with those laws or otherwise interfere with the discharge of functions placed under the direct jurisdiction of a department by the Charter. Nothing in this Chapter shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any State or federal law.

(b) If any section, subsection, sentence, clause, phrase, or word of this Chapter 21, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Chapter. The People of San Francisco hereby declare that they would have adopted this Chapter and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Chapter or application thereof would be subsequently declared invalid or unconstitutional.

(c) The Board of Supervisors may amend this Chapter 21 by ordinance if the amendment furthers the purposes of this Chapter and to reflect changes in state law.

Section 2. In the event that this initiative ordinance and another measure or measures regarding the definitions of the terms Clean Energy, Green Energy, or Renewable Greenhouse Gas-free Energy in any respect shall appear on the same Citywide election ballot, the provisions of such other measures shall be deemed to be in conflict with this ordinance. In the event that this initiative ordinance shall receive a greater number of affirmative votes, the provisions of this ordinance shall prevail in their entirety and each and every provision of the other measure or measures shall be null and void in their entirety. In the event that the other measure or measures shall receive a greater number of votes, the provisions of this initiative ordinance shall take effect to the extent permitted by law.

Proposition I

Ordinance enacting interim zoning controls on the development of market-rate housing within the Mission District for a period of eighteen (18) months and requiring the City and County of San Francisco to develop a Neighborhood Stabilization Plan to preserve and Develop Affordable Housing in the Mission District.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Summary of findings and intent:

San Francisco's current housing policies have failed to meet their own affordable housing goals for the Mission District as well as other San Francisco neighborhoods. The Mission District has been especially affected by this failure of policy. In recent years the Mission has seen a glut in the production of market rate housing units which are unaffordable to a majority of San Franciscans. At the same time the Mission has experienced displacement that has reduced the Mission's rich ethnic, economic, and job base. Thousands of Mission Residents, as well as small businesses serving the community, nonprofits and cultural organizations have been displaced by the increasingly high costs associated with market-rate development. This Ordinance is intended to temporarily halt market-rate development and require the City to

develop a Neighborhood Stabilization Strategy that will promote development of housing that is affordable to at least 33% low and moderate income households, and that at least 50% low, moderate and middle income households.

(b) General Findings.

(1) In 2008, the Board of Supervisors adopted the Eastern Neighborhoods Plan, including the Mission Area Plan, as part of the General Plan. The Eastern Neighborhoods Plan, specifically including the Mission Area Plan, must be revisited for the following reasons:

(A) The economic projections that serve as the foundation for the Eastern Neighborhoods rezoning have changed, because of the Great Recession and subsequent recovery created very different market conditions than could have been anticipated in 2006-2007 when the projections were made.

(B) Even though the economic projections could not have forecast the current escalation in housing prices, the Hausrath Economics Group, in a 2007 study entitled "San Francisco Eastern neighborhoods Rezoning Socioeconomic Impacts: a Report to Planning Department City and county of San Francisco," (the "Socioeconomic Impacts Report"), made a statement about the need for systems and programs to ensure affordable housing: "(t)he socioeconomic analysis indicates that land use regulation alone is not adequate to address the wide range of community needs and planning goals. New financial resources, new programs, and interagency coordination to better target existing programs and resources are required to complement the proposed land use regulations"

(C) The Board of Supervisors adopted the Mission Area Plan of the Eastern Neighborhoods in December 2008. The preface states: "(a)t their core, the Eastern Neighborhoods Plans try to accomplish two key policy goals: 1) they attempt to ensure a stable future for Production, Distribution and Repair (PDR) businesses in the City, mainly by reserving a certain amount of land for this purpose; and 2) they strive to provide a significant amount of new housing affordable to low, moderate, and middle income families and individuals along with 'complete neighborhoods' that provide appropriate amenities for these new residents.: Despite the fact that there was a conceptual framework for the Eastern Neighborhoods to provide "significant" affordable housing, there was not an adequate funding strategy for purchasing sites for building affordable housing, nor were there adequate programs in place to encourage development of affordable housing in the Eastern Neighborhoods.

(D) One of the products of the Eastern Neighborhoods Plan was a project of the San Francisco Department of Public Health to create the Eastern Neighborhoods Community health Impact Assessment (ENCHIA) "to analyze how development in several San Francisco neighborhoods would affect attributes of social and physical environments that are most important to health." This became the Healthy Development Measurement Tool in 2007 and in 2012 transformed into the Sustainable Communities Index. The measurements for housing include: 1) Preserve and construct housing in proportion to demand with regards to size, affordability and tenure; 2) Protect residents from involuntary displacement; 3) Decrease concentrated poverty; 4) Assure access to healthy quality housing. But the City has not held the Eastern Neighborhoods Plan to account under these measures for ensuring development of healthy communities since at least 2012. The Sustainable Communities Index website states "Intense development pressures in San Francisco throughout the mid-late 1990's and early 2000's generated a multitude of infrastructure, zoning, public safety and environmental impacts, most especially a shortage of affordable housing. Many communities called on public health officials to evaluate the health impacts of these development pressures and advocate for healthy environments" The website further states, "The [Healthy Development Measurement Tool] HDMT was subsequently applied to planning and develop-

ment decisions in San Francisco between 2007 and 2012, leading to a number of refinements in the data and application methods.” (E) The Impact Fees documented in the “San Francisco Eastern Neighborhoods Nexus Study” published in May 2008 by Seifel Consulting have been inadequate for mitigating the impacts of market rate housing among other things.

“Table A-2: current and future needs (2025-option B revised) Mission Neighborhood” details the needs, existing conditions, current demand, existing need or surplus, the growth in need, the future conditions needed, the net future conditions, and the need of projection for a number of different community infrastructure components such as open space, schools, libraries, police, fire, and affordable housing. Page 31 of this report says “ABAG estimates that 64% of new housing production in San Francisco will need to be affordable to very low, low and moderate income households as indicated in the Socioeconomic Impacts Report. Within the East Eastern Neighborhoods, this translates to 1,901 units of affordable to very low income households, 771 to low income households and 2,044 to moderate income households for a total of 4,716 of the 7,385 units anticipated” and the report uses the same ratio of affordable to market rate to establish the need for affordable housing in each of the Eastern Neighborhoods Plan Areas including the Mission.

(F) The Mission District in particular is losing its income diversity: purse census data, since 2000, the Mission has lost 3000 households earning less than 100% of the Area Median Income (AMI) which is approximately 230 households per year. Since 2006, according to the Rent Stabilization Board, the Mission lost roughly 80 rent-controlled units per year due to Ellis act conversions, condo conversions and demolition. Also per Census data, 8,000 Latinos have been displaced from the Mission between 2000 and 2013. According to Socioeconomic Impacts Report, “The Eastern Neighborhoods have a greater racial and ethnic mix than this City overall, and the mix varies among neighborhoods. Almost 30% of the court City’s Latino residents live in the Eastern Neighborhoods, almost (90%) of them live in the Mission- an established Latino cultural hub for San Francisco and the entire Bay Area.” (P. 18). The report continues, “The foreign-born in the Eastern Neighborhoods are less likely than the foreign-born elsewhere in the City to have attained citizenship status. One in eight of the foreign-born non-citizen residents of San Francisco lives in the Mission.” (P. 18) This vulnerability is underscored by the census data cited above that shows the loss of Latinos in the Mission.

(c) Findings related to the imposition of an interim zoning controls.

(1) The proposed interim controls are intended and designed to deal with and ameliorate the problems and conditions associated with the overproduction of market rate housing resulting from the implementation of the Eastern Neighborhoods Planned and a period of economic growth, both of which have led to the underproduction of affordable housing, particularly in the Mission Area Plan.

(2) In order to evaluate these impacts, the San Francisco Planning Department, in cooperation with the Mayor’s Office, the Mayor’s Office of Housing and Community Development, and the Office of Economic and Workforce Development, is currently engaged in a community-based planning effort for the Mission District called the “Mission Action Plan 2020.” The purpose of the Mission Action Plan 2020 is to “stem displacement, to create more affordable housing options for all income levels, and to protect and promote small and locally-owned businesses and jobs that serve the community,” according to the outreach flyer for the April 22, 2015 community meeting of the Mission Action Plan 2020.

(3) in November 2014, the voters passed Proposition K, establishing as City policy that at least 33% of all new housing be affordable to low and moderate income households, and that at

least 50% of all new housing be affordable to low, moderate and middle income households; and

(4) there is a current and immediate threat to the public health, safety, and welfare caused by continuing to issue permits under and comply with the Mission Area Plan of the Eastern Neighborhoods Plan, specifically the approval of housing projects that are not affordable, and continuing to comply with the Mission Area Plan and its implementing zoning, harms the public health, safety and welfare for, among other reasons:

(A) The continued approval of market rate housing reduces options for securing sites for affordable housing production: the Socioeconomics Impacts Report, page 1, states that rezoning many of the former industrial lands of the Eastern Neighborhoods for residential development “would almost double the housing development potential in San Francisco.” The report continues “(w)ithout affirmative programs to preserve sites, one potential cost of the proposed rezoning would be the reduction in options for securing sites for affordable housing production.”

(B) There is very little affordable housing being produced in the Mission Area Plan.

(i) The Planning Department published a Report on Housing production in the Mission Plan Area from 2006 to 2010, and annually publishes a Housing Inventory report. These two documents show that market rate housing continues to be built but affordable housing does not. According to the “Mission Area Plan Monitoring Report: 2000 to 2006” and the annual “Housing Inventory Reports” from 2006 to 2014, the Mission gained 1,327 units total with only 165 of these (12.4%) being affordable which is far less than the 64% goal from the Association of Bay Area Governments (ABAG) as stated in the Socioeconomics Impacts Report “San Francisco’s Eastern Neighborhoods, Rezoning Socioeconomics Impacts: A Report to Planning Department City and County of San Francisco.”

(ii) In the past decade only 151 units of affordable housing have been built in the Mission, and none have been entitled since the adoption of the Mission Area Plan in December 2000 in December 2008. The 2014 Housing Inventory reports in Section 3.3 that “At the time of the Mission Plan adoption and approval” the mission had only “5% of the citywide total of affordable housing . . . ,” and no new affordable housing units, and no new affordable housing units were in the pipeline. According to the “Mission Area Planned Monitoring Report: 2000 to 2010” Section 3.4, the only net affordable housing units were 151 units built at Mosaica on Alabama Street and first occupied in 2009.

(iii) There is very little future affordable housing development currently planned. The Council of Community Housing Organizations (CCHO) has compiled information from the Planning Departments list of every project that has received Planning Approval or is under construction, including affordable housing developments, and a similar list published by the Mayor’s Office of Housing for inclusionary units. CCHO combined these lists and it shows that the Mission has a total of 478 residential units in the pipeline, with none of these being affordable units produced by nonprofit affordable housing development and only 34 (7%) are a Below Market Rate (BMR) units.

(iv) San Francisco has over-built market rate units it has under Bill affordable units. The latest “Residential Pipeline: Entitled Housing Units 2007 two 2014 Q3” which rep which “represents completed units and development projects in the current residential pipeline” shows that San Francisco has built and entitled 202% of its RHNA allocation of housing for “above moderate income” households (above 120% A M I) only 30.4% of its RHNA allocation of housing for “moderate income households” (80% A M I) and only 55.7% of its RHNA allocation of housing for “low income” households (below 80% AMI).

(C) The lack of affordable housing leads to impacts on the public health, safety and welfare:

(i) Many households in San Francisco are living in overcrowded



conditions. According to the 2014 Housing Element, “a household is considered overcrowded when there is more than one person per room in a dwelling unit. The 2012 senses reported that 20,520 or 6% of all San Francisco households were overcrowded (Table 1 – 43).” This section continues “Asian-Americans and Hispanic/Latino households make up a disproportionate number of overcrowded households (14%) (Table 1 – 44)” This section further explains “High housing costs also forces overcrowding. To afford the cost of housing, many low-income families crowd into smaller units.” Overcrowding creates an impact on the public health, safety, peace, and a general welfare by increasing the likelihood of food insecurity (Children’s HealthWatch Policy Action Brief “Overcrowding and Frequent Moves Undermined Children’s Health” from November 2011. According to Robert Wood Johnson Foundation’s “Issue Brief #7: Exploring the Social Determinants of Health published in May 2011: “residential overcrowding has been linked both with physical illness, including infectious diseases such as tuberculosis and respiratory infections, and with psychological distress among both adults and children; children who live in crowded housing may have for cognitive and cycle molder development and be more anxious, socially withdrawn, stressed more aggressive.”

(ii) The high cost of housing in the Mission is causing negative health impacts documented in such public health records as the San Francisco Department of Public Health: “Unaffordable Housing: cut costs to Public Health June 2004.” California Newsreel produced in 2008 a series of video documentaries with the National Association of County and City Health Officials called “Unnatural Causes: is inequality making us sick?” a number of publications and documentary segments aggregated into their website www.unnaturalcauses.org Clearly document the linkage between the lack of affordable housing and health impacts. A recent research study by sociologists from price and Harvard universities is “the first to examine the consequences of eviction from housing in a nationally representative data set” according to Amy McCraig writing for Rice University News & Media in her article “Eviction can result in depression, poorer health and higher stress.” Specifically, and the Mission Area Plan the Mission District has long been home to immigrants, many of whom depend on living in San Francisco, a Sanctuary in order to access public health and other services. Many immigrants come to San Francisco because in 1989, the “City and County Refuge” Ordinance was passed, and in 2007 was reaffirmed by Mayoral Executive order. This enables all city residents to safely access city services including Healthy San Francisco and enrollment in the public school system. For immigrants who are displaced from San Francisco, not only is their housing destabilized, and their commute to work likely to be much longer and more expensive, but they might not be able to keep their children in school, and also likely will be able to access health services. The Mission District has for decades been importing neighborhood for immigrants, especially from central and South America.

(5) there is a current and immediate threat to the public health, safety, and welfare caused by the continued approval of permits to demolish or eliminate Production, Distribution and Repair (PDR) and continuing to comply with the current zoning ordinance, specifically in the mission Area Plan and its implementing zoning, harms the public health safety and welfare by eliminating PDR uses which, among other things leads to unemployment and job losses. “unemployed people are twice as likely to as employed people to suffer from psychological problems (34% to 16%), and blue collar workers are more distressed by an employment those and those who have lost a white collar job” according to Healthline’s “Depression After a Job Loss: Statistics & How To Cope” by Michael Kerr, 29 March 2012 and medically review by George Krucik, MD. As stated in the introduction to the Mission Area Plan, “retail is a significant business type in the Mission. Mission and 24th Streets in particular offer a variety of

shops and services including many small grocery stores, beauty shops and restaurants that serve the local neighborhood in reflects the Latino population. There are about 900 stores and restaurants in the Mission, employing nearly 5,000 people. Retail however does not employ as many people as Production Distribution and Repair (PDR) activities. PDR businesses, concentrating in the Northeast Mission, provide jobs for about 12,000 people, making PDR business the largest employers in the Mission. These businesses support San Francisco’s service and tourist industry and are comprised of everything from furniture makers, sound and video recording studios, wholesale distributors, auto repair shops, plumbing supply stores, lumber yards, and photographs of photography studios, plumbing supply stores, lumberyards, and photography studios, to the large P G & E and Muni facilities.”

Section 2. Imposition of Interim Zoning Controls and Neighborhood Stabilization Strategy.

Be it ordained by the People of the City and County of San Francisco:

(a) These interim zoning controls shall apply in the geographic area the Mission Area Plana Area of the General Plan ((comprising of the area bounded by the north side of Cesar Chavez from the east side of Guerrero to the west side of Potrero, to the south side of US Route 101 to the east side of Valencia to the north side of Stevenson to the east side of Stevenson to the south side of 14th Street to the east side of Guerrero to the north side of Cesar Chavez)

(b) In the geographic area covered, no City department shall issue any permit, including any Planning Approval, for:

(1) Any permit, including any approvals from the San Francisco Department of City Planning, for the demolition, conversion, or new construction of any housing project containing five or more units. For the purposes of this urgency ordinance “housing project” shall mean any development which includes residential use as defined in “housing project” show mean any development which includes residential use as defined in Planning Code Section 102, including but not limited to Dwellings, Group Housing, Single Room Occupancy Units, independent living units, live\work units, and other forms of development which are intended to provide long-term housing to individuals and households. For the purposes of this ordinance, this “demolition” shall mean any demolition as defined under Planning Code Section 317.

(2) any permit to demolish, convert or eliminate Production, Distribution and Repair (PDR) use, as defined in Planning Code Section 102, unless the elimination of the PDR use is necessary to construct a project that consists of 100% affordable housing, as defined below.

(c) These interim controls shall not apply to issuance of permits of “100% affordable housing projects.” For purposes of this urgency ordinance a 100% affordable housing project shall mean a project where, except for a dedicated manager’s unit, every unit in the residential portion of the project is:

(1) affordable to a household at or below 120% of the Area Median Income (as published by HUD), including units that qualify as replacement Section 8 units under the HOPE SF program; and (2) which maintains its affordability for a term no less than 55 years, whether it is a rental or ownership opportunity.

(d) These interim controls shall take effect on the date the official election vote count is declared by the San Francisco Department of Elections, and shall be in effect for eighteen (18) months from and after the date of adoption, and, under this ordinance, may be extended for up to an additional 12 months by a vote of a majority of the members of the San Francisco Board of Supervisors.

(e) During the period of these interim controls, the City and County of San Francisco, including the San Francisco Planning Department, The Mayor’s Office, the Mayor’s Office of Housing and Community Development, and the Office of Economic and Workforce Development, shall collaborate with recognized community stakeholders, including nonprofit community organiza-

tions, and develop a Neighborhood Stabilization Plan to be completed no later than January 31, 2017, and propose for adoption appropriate legislation, policies, programs, funding, and zoning controls intended to enhance and preserve the stock of affordable housing in the Mission District, such that at least 33% of all new housing be affordable to low and moderate income households, and that at least 50% of all new housing be affordable to low, moderate and middle income households and to insure that those units will be available to Mission District Residents. This strategy will include, but not be limited to the following:

(i) Preparation of an Affordable Housing Development Strategy with policy recommendations and legislation as needed to ensure that at least 33% of all new housing in the Mission Area Plan be affordable to low and moderate income households, and that at least 50% of all new housing be affordable to low, moderate and middle income households and to insure that those units will be available to Mission District Residents. Components of this Affordable Housing Development Strategy will include, but not be limited to, use of zoning and other land use tools to promote affordable housing development, designation of special use districts, funding for affordable housing development, increased inclusionary and linkage fees, new infrastructure finance districts, and additional incentives for developers who choose to build affordable units.

(ii) Preparation of a Neighborhood Stabilization Strategy which should include preservation and protection of legacy and locally-serving small businesses and arts and cultural organizations, community nonprofit acquisition of existing residential and commercial properties, and providing counseling and other support for tenants who are at risk of displacement.

(iii) Public Hearings The agency or department responsible for the strategies outlined in (i) and (ii), above shall hold at least two public hearings and allow members of the public to provide input and information regarding each of these strategies.

Section 3. Severability

If any provision of this Initiative or any application thereof to any person or circumstance is held invalid, such invalidity shall not affect any provision or application of this Initiative that can be given effect without the invalid provision or application. Therefore, the provisions of this Initiative are severable.

Proposition J

Ordinance amending the Administrative Code to modify the definition of a Legacy Business and to establish the Legacy Business Historic Preservation Fund, which will fund grants for Legacy Businesses equal to \$500 per full-time equivalent employee in San Francisco and grants for landlords that extend real property leases to Legacy Businesses for terms of at least ten years equal to \$4.50 per square foot of the improvements in San Francisco leased to the Legacy Businesses.

NOTE: **Unchanged Code text and uncodified text** are in plain font.

Additions to Codes are in single-underline italics Times New Roman font.

Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Administrative Code is hereby amended by revising Section 2A.242, to read as follows:

SEC. 2A.242. LEGACY BUSINESS REGISTRY.

(a) The ~~Small Business Commission~~Office of Small Business shall establish and maintain a registry of Legacy Businesses in San Francisco (the “Registry”). The purpose of the Registry is to recognize that long-standing, community-serving businesses can be valuable cultural assets of the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success.

(b) For purposes of this Section 2A.242, “Legacy Business” means a business that has been nominated by a member of the Board of Supervisors or the Mayor in accordance with subsection (c) below, and that the Small Business Commission, after a noticed hearing, determines meets each of the following criteria:

(1) The business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years. The business may have operated in more than one location or jurisdiction, ~~but must have been founded or currently be headquartered in San Francisco. If the business has operated in San Francisco for more than 20 years but less than 30 years it may still satisfy this subsection (b)(1) if the Small Business Commission finds that the business has significantly contributed to the history or identity of a particular neighborhood or community and, if not included in the Registry, the business would face a significant risk of displacement.~~

(2) The business has contributed to the neighborhood’s history and/or the identity of a particular neighborhood or community. Prior to the hearing, the Small Business Commission, or the Executive Director of the Office of Small Business on its behalf, shall request an advisory recommendation from the Historic Preservation Commission as to whether the business meets the requirement in this subsection (b)(2). If the Historic Preservation Commission does not provide an advisory recommendation within 30 days of receipt of the request, the Small Business Commission shall treat such nonresponse as an advisory recommendation that the business meets the requirement in this subsection (b)(2).

(3) The business is committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms.

If the Small Business Commission makes all three findings, it shall include the business in the Registry as a Legacy Business.

(c) Nominations for the Registry shall be limited to a total of 300 businesses per fiscal year (July 1 through June 30). A nomination is deemed to have been made on the date the Small Business Commission receives the nomination in writing from a member of the Board of Supervisors or the Mayor. Nominations received after the close of business on June 30 shall be considered received in the following fiscal year. The nominations for any fiscal year shall be the first 300 received in that fiscal year.

There is no limit on the number of nominations that may be made by the Mayor or a Member of the Board of Supervisors. Notwithstanding the previous sentence, the Small Business Commission may adopt regulations under subsection (e) below to ensure that the Mayor and each member of the Board of Supervisors have the same opportunity to submit nominations, and to prescribe procedures as appropriate for the nomination process.

(ed) The Small Business Commission Executive Director of the Office of Small Business, in consultation with the Controller, shall establish an ~~one-time non-refundable~~ administrative fee, to offset the costs of administering the program, which shall ~~but not to exceed~~ \$50, to be paid by ~~for~~ businesses ~~that are~~ nominated for inclusion in the Registry and that wish to be included in the Registry.

(de) The Small Business Commission may, after a noticed hearing, adopt such rules, regulations, and forms necessary to implement this Section 2A.242. Any rules and regulations adopted under this authority shall be subject to disapproval of the Board of Supervisors by ordinance. The Small Business Commission shall provide written notice to the Clerk of the Board of Supervisors of its adoption of any rule or regulation under this subsection (e), along with a copy of said rule or regulation. If a Member of the Board of Supervisors does not introduce an ordinance to disapprove the rule or regulation within 30 days of the



date of delivery of such notice to the Clerk of the Board of Supervisors, or if such an ordinance is introduced within the 30-day period but the ordinance is not enacted by the Board of Supervisors within 90 days of the date of the Commission's delivery of notice to the Clerk of the Board of Supervisors, the rule or regulation shall go into effect.

(ef) The Small Business Commission shall survey San Francisco's Legacy Businesses and, no later than September 30, 2015, make substantive recommendations to the Board of Supervisors for programs for Legacy Businesses. Such programs may include business and technical assistance, lease renewal and acquisition assistance, public education and commendation initiatives to recognize and honor the contributions of Legacy Businesses to San Francisco, financial incentives to encourage the stability of Legacy Businesses, and additional business stabilization and neighborhood continuity initiatives.

Section 2. The Administrative Code is hereby amended by adding Section 2A.243, to read as follows:

SEC. 2A.243. LEGACY BUSINESS HISTORIC PRESERVATION FUND.

(a) Findings and Purpose.

(1) According to a September 2014 report by San Francisco Architectural Heritage (San Francisco Heritage) entitled "Sustaining San Francisco's Living History: Strategies for Conserving Cultural Heritage Assets," long-operating businesses in San Francisco foster civic engagement and pride as neighborhood gathering spots, and contribute to San Francisco's cultural identity.

(2) In San Francisco's current economic climate, many otherwise successful, long-operating businesses are at risk of displacement, despite continued value to the community and a record of success.

(3) In recent years, San Francisco has witnessed the loss of many long-operating businesses because of increased rents or lease terminations.

(4) To the extent that property owners have little incentive to retain longstanding tenants, a long-operating business that does not own its commercial space or have a long-term lease is particularly vulnerable to displacement. A viable strategy for securing the future stability of San Francisco's long-operating businesses is to provide incentives for them to stay in the community, and incentives for their landlords to enter into long-term leases with such businesses.

(5) The purpose of the Legacy Business Historic Preservation Fund, therefore, is to maintain San Francisco's cultural identity and to foster civic engagement and pride by assisting long-operating businesses to remain in the City.

(b) Grants To Legacy Businesses.

(1) Qualifications for Grant. Subject to the budgetary and fiscal provisions of the City Charter, the Office of Small Business shall award a Legacy Business, as defined in Section 2A.242, an annual grant as calculated in subsection (b)(3) below, provided that the Legacy Business: (A) annually files an application for the grant with the Office of Small Business between July 1 and September 30; (B) has no amounts owing to the City as a result of fines, penalties, interest, assessments, taxes, fees, or any other financial obligations imposed by law, regulation, or contract that were delinquent as of the date of application; and (C) meets all other requirements for the grant established by this Section 2A.243 and by any rules and regulations of the Small Business Commission. A Legacy Business qualifying under this subsection (b)(1) shall be referred to as a "Qualified Legacy Business" for purposes of this Section 2A.243.

(2) Grant Application. A Legacy Business seeking a grant under subsection (b) of this Section 2A.243 shall submit an application on a form prepared by the Office of Small Business, and shall certify: (A) the number of full-time equivalent employees employed in San Francisco by the Legacy Business as of the immediately preceding June 30; and (B) that the Legacy Business meets all of the requirements for the grant established by this Section 2A.243 and by any rules and regulations of the Small Business Commission. For purposes of this Section 2A.243, the number of full-time equivalent employees employed in San Francisco by a Legacy Business as of the immediately preceding

June 30 is determined by adding, for each employee employed as of that date, the employee's average weekly hours over the preceding 12 months (July 1-June 30), dividing the result by 40, and rounding to the nearest full employee.

(3) Amount of Grant. After the September 30 application deadline, the Office of Small Business shall award to a Qualified Legacy Business a grant equal to \$500 per full-time equivalent employee employed in San Francisco by the Qualified Legacy Business as of the immediately preceding June 30, up to a maximum of 100 full-time equivalent employees, except that the total combined grants paid to all Qualified Legacy Businesses in a fiscal year (July 1-June 30) shall not exceed the appropriations into the Legacy Business Assistance Account in the Legacy Business Historic Preservation Fund. If in a fiscal year the total grants requested by Qualified Legacy Businesses under this Section 2A.243 exceed the amount of the appropriations into the Legacy Business Assistance Account, the Office of Small Business shall allocate the grants to be paid to all Qualified Legacy Businesses proportionately based on the number of full-time equivalent employees employed in San Francisco by each Qualified Legacy Business as of the immediately preceding June 30. The Office of Small Business shall pay the grants from the Legacy Business Assistance Account in the Legacy Business Historic Preservation Fund.

(c) Grants To Landlords.

(1) Qualifications for Grant. Subject to the budgetary and fiscal provisions of the City Charter, the Office of Small Business shall award an annual grant to a landlord that, on or after January 1, 2016, enters into an agreement with a Legacy Business that leases real property in San Francisco to the Legacy Business for a term of at least 10 years or extends the term of the Legacy Business's existing lease to at least 10 years, for each year of a lease entered into on or after January 1, 2016, or each year that was added to an existing lease on or after January 1, 2016 (e.g., an existing five-year lease that is extended to 20 years on January 1, 2016 would entitle the landlord to 15 years of grants), as calculated in subsection (c)(3) below, provided that: (A) the landlord files an initial application for the grant with the Office of Small Business after execution of the qualifying lease, and annually files an application for the grant prior to the anniversary date of the landlord's first grant payment; (B) the lease meets all other criteria required by rules and regulations of the Small Business Commission, including criteria tied to the amount of rent and other lease provisions that may impact the long-term stability of the Legacy Business; (C) the landlord has no amounts owing to the City as a result of fines, penalties, interest, assessments, taxes, fees, or any other financial obligations imposed by law, regulation, or contract that were delinquent as of the date of application; (D) the landlord is not related by ownership, either directly or indirectly, to the Legacy Business to which the landlord leases the property; and (E) the landlord meets all other requirements for the grant established by this Section 2A.243 and by any rules and regulations of the Small Business Commission. Any lease or lease extension between a landlord and a Legacy Business shall not fail to meet the requirements of this subsection (c)(1) as a result of a provision in the lease making the lease, or any portion thereof, contingent upon the landlord receiving a grant from the City under this subsection (c)(1) equal to \$4.50 per square foot, up to a maximum of 5,000 square feet per location, of the improvements in San Francisco leased to the Legacy Business from which the Legacy Business operates its business. A landlord qualifying under this subsection (c)(1) shall be referred to as a "Qualified Landlord" for purposes of this Section 2A.243.

(2) Grant Application. A landlord seeking a grant under subsection (c)(1) of this Section 2A.243 shall submit an application on a form prepared by the Office of Small Business, and shall include: (A) a certification of the total square footage of the improvements in San Francisco leased to the Legacy Business from which the Legacy Business operates its business; (B) a copy of the lease with the Legacy Business; and (C) a certification that the landlord meets all of the requirements for the grant established by this Section 2A.243 and by any rules and regulations of the Small Business Commission. The landlord shall submit any subsequent annual applications for grants under sub-

section (c)(1) by the anniversary date of their first grant payment under subsection (c)(1) on a form prepared by the Office of Small Business, and shall include: (A) a certification of the total square footage of the improvements in San Francisco leased to the Legacy Business from which the Legacy Business operates its business; (B) a certification that there have been no changes to the lease that would impact the Qualified Landlord's eligibility for the grant; and (C) a certification that the Qualified Landlord continues to meet all of the requirements for the grant established by this Section 2A.243 and by any rules and regulations of the Small Business Commission. If the Office of Small Business denies a landlord's application for a grant, the Office of Small Business shall, to the extent permitted by law, keep confidential any lease submitted by that landlord under this subsection (c)(2) in connection with the application. If the Office of Small Business approves a landlord's application for a grant, the Office of Small Business shall, to the extent permitted by law, keep confidential all provisions in any lease submitted by that landlord under this subsection (c)(2) in connection with the application to the extent that such provisions did not form some or all of the basis for the Office of Small Business's decision to award the grant to the landlord.

(3) Amount of Grant. Following a landlord's initial application and on the anniversary date of a Qualified Landlord's first grant payment thereafter, the Office of Small Business shall pay to a Qualified Landlord a grant equal to \$4.50 per square foot, up to a maximum of 5,000 square feet per location, of the improvements in San Francisco leased to the Legacy Business from which the Legacy Business operates its business, except that the total grants paid to all Qualified Landlords in a fiscal year shall not exceed the appropriations into the Legacy Business Rent Stabilization Account in the Legacy Business Historic Preservation Fund. The Office of Small Business shall pay the grants from the Legacy Business Rent Stabilization Account in the Legacy Business Historic Preservation Fund. The Office of Small Business shall allocate funds from the Legacy Business Rent Stabilization Account among Qualified Landlords as follows:

(A) The Office of Small Business shall first allocate amounts in the Legacy Business Rent Stabilization Account to cover all grants to be made during the fiscal year to Qualified Landlords from prior years that have years remaining on their leases with respect to which the Qualified Landlords are entitled to grants. If sufficient funds do not exist to cover all grants to be made during the fiscal year to these Qualified Landlords from prior years, the Office of Small Business shall allocate the amount in the Legacy Business Rent Stabilization Account to these Qualified Landlords from prior years proportionately based on the square footage of the improvements in San Francisco leased to the Legacy Businesses from which the Legacy Businesses operate their businesses.

(B) If there are sufficient funds in the Legacy Business Rent Stabilization Account to pay all grants during the fiscal year to Qualified Landlords from prior years, grants to new Qualified Landlords will be made out of any amount remaining in the Legacy Business Rent Stabilization Account (after subtracting amounts necessary to pay all grants during the fiscal year to Qualified Landlords from prior years) in the order that the Office of Small Business receives the Qualified Landlords' completed grant applications, beginning on July 1 of each fiscal year. If any Qualified Landlord from a prior year fails to apply for a grant in a subsequent year or fails to qualify in a subsequent year, the amount of funds that would have been paid to that previously Qualified Landlord shall be available to pay grants to new Qualified Landlords under this subsection (c)(3)(B).

(C) If the Small Business Commission determines that a Legacy Business faces an immediate risk of displacement and that a grant under subsection (c)(1) of this Section 2A.243 would prevent such displacement, but there are insufficient funds in the Legacy Business Rent Stabilization Account (after subtracting any amounts to be paid during the fiscal year to Qualified Landlords from prior years) to make such a grant, the Small Business Commission may request a supplemental appropriation from the Board of Supervisors. Such supplemental appropriation will be used first to pay the grant to the Legacy Business

that faces an immediate risk of displacement, with any remaining amount being available to pay grants to new Qualified Landlords.

(d) Implementation.

(1) After holding a public hearing, the Small Business Commission, in consultation with the Controller, shall adopt rules and regulations to establish the procedures to implement this Section 2A.243. Any rules and regulations adopted under this authority shall be subject to disapproval of the Board of Supervisors by ordinance. The Small Business Commission shall provide written notice to the Clerk of the Board of Supervisors of its adoption of any rule or regulation under this subsection (d)(1), along with a copy of said rule or regulation. If a Member of the Board of Supervisors does not introduce an ordinance to disapprove the rule or regulation within 30 days of the date of delivery of such notice to the Clerk of the Board of Supervisors, or if such an ordinance is introduced within the 30-day period but the ordinance is not enacted by the Board of Supervisors within 90 days of the date of the Commission's delivery of notice to the Clerk of the Board of Supervisors, the rule or regulation shall go into effect.

(2) The Office of Small Business shall have the authority to verify all information provided by a Legacy Business or landlord in connection with an application for a grant under this Section 2A.243. Failure of a Legacy Business or landlord to comply with information requests from the Office of Small Business, or the provision of false information in connection with an application or in response to such requests, shall result in the denial of any grant under this Section 2A.243.

(e) Reports.

(1) By the first business day of June of each year commencing with June 2017, the Executive Director of the Office of Small Business shall file a written report with the Board of Supervisors on the implementation of this Section 2A.243. The report shall include a list of: (A) each Qualified Legacy Business and the amount of the grant paid to each Qualified Legacy Business for the prior fiscal year; and (B) each Qualified Landlord, the Legacy Business to which the Qualified Landlord leased the real property, and the amount of the grant paid to each Qualified Landlord for the prior fiscal year. The report may include other information relevant to implementation of this Section 2A.243, at the discretion of the Executive Director of the Office of Small Business.

(2) Commencing in fiscal year 2020-2021 (July 2020-June 2021), the Controller shall perform an assessment and review of the effect of this Section 2A.243 on the stability of Legacy Businesses for the prior five fiscal years. Based on such assessment and review, the Controller shall file a written analysis with the Board of Supervisors by no later than the first business day of October 2020, and by the first business day of October at five-year intervals thereafter. The analysis shall be based on criteria deemed relevant by the Controller, and may include, but is not limited to, data contained in the annual reports that the Office of Small Business submits to the Board of Supervisors under subsection (e)(1) above.

(f) For fiscal year 2017-2018 and each second succeeding fiscal year thereafter, the Office of Small Business shall increase the amount per full-time equivalent employee (rounded to the nearest dollar) and the amount per square foot (rounded to the nearest cent) in subsections (b)(3) and (c)(3), respectively, of this Section 2A.243, to reflect increases in the Consumer Price Index: All Urban Consumers for the San Francisco/Oakland/San Jose Area for All Items as reported by the United States Bureau of Labor Statistics, or any other index that, in the discretion of the Controller, better reflects increases in commercial rents, for each of the preceding two years. These revised figures shall be used prospectively to calculate grants under subsections (b)(3) and (c)(3) of this Section 2A.243.

(g) The Board of Supervisors may, without a vote of the people, amend this Section 2A.243 to increase the amount per full-time equivalent employee and the amount per square-foot in subsections (b)(3) and (c)(3) of this Section 2A.243, or to change the metric by which grants are made to Qualified Legacy Businesses and Qualified Landlords consistent with the purposes enumerated in subsection (a) of this Section 2A.243.

Section 3. Severability. If any section, subsection, sentence,



clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The People of the City and County of San Francisco hereby declare that they would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

Section 4. No Conflict with Federal or State Law. Nothing in this ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any federal or state law.

Section 5. Undertaking for the General Welfare. In enacting and implementing this ordinance, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

Section 6. Effective Date. The effective date of this ordinance shall be ten days after the date the official vote count is declared by the Board of Supervisors.

Section 7. Scope of Ordinance. In enacting this ordinance, the People of the City and County of San Francisco intend to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, letters, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions or deletions, in accordance with the “Note” that appears under the official title of the ordinance.

Proposition K

Ordinance amending the Administrative Code to update provisions of the Surplus City Property Ordinance, expand the affordability criteria for housing developed on property acquired for affordable housing under the Ordinance, restrict for 120 days any other disposition of surplus City property being considered for transfer to the Mayor’s Office of Housing and Community Development for development of affordable housing under the Ordinance, provide for implementation of the State Surplus Property Statute, and provide for amendment of the initiative ordinance by the Board of Supervisors..

NOTE: **Unchanged Code text and uncodified text** are in plain font.

Additions to Codes are in *single-underline italics Times New Roman font*.

Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Administrative Code is hereby amended by revising Sections 23A.1, 23A.2, 23A.3, 23A.4, 23A.5, 23A.6, 23A.7, 23A.8, 23A.10, and 23A.11, and adding Section 23A.12, to read as follows:

SEC. 23A.1. TITLE.

This ordinance may be cited as the “Surplus *Public Lands City Property* Ordinance.”

SEC. 23A.2. FINDINGS.

The Board of Supervisors of the City and County of San Francisco hereby finds:

(a) Homelessness in San Francisco is a crisis. The Mayor’s Offices of Community Development and Housing estimate that there are 3,125 homeless families and 9,375 homeless individuals

in San Francisco.

(b) The main causes of homelessness are high cost of living, lack of affordable housing units, welfare reform, de-institutionalization of the mentally ill, substance abuse and San Francisco’s unique place as a destination point. These causes are identified by the Mayor’s Offices of Community Development and Housing in the 2000 Consolidated Plan.

(c) For homeless individuals and families, there is an unmet need of 3,187 housing slots for individuals and 2,025 slots for families.

(d) Surplus City property could be utilized to provide housing to homeless men, women and children.

(e) Surplus City property that is unsuitable for housing could be sold to generate income for permanent housing for people who are homeless.

(f) San Francisco’s housing stock is unaffordable for many residents. The average rent for a two-bedroom apartment increased by 110% from 1980 to 1990, while the overall cost of living increased by 64%. At \$1,940, the average two-bedroom unit is out of reach to households earning less than \$77,600 per year, based on the Department of Housing and Urban Development’s standards.

(g) San Francisco is experiencing a severe shortage of housing resulting in a negligible vacancy rate for habitable housing for persons earning less than half of the area median income.

(h) Many renters are unable to locate rental housing of any kind. These persons are increasingly seeking shelter in already overcrowded emergency shelters and, when such shelters are full, finding themselves on the City’s streets.

(i) Existing rental housing constitutes much of the remaining affordable housing in the City. The number of such units is diminishing as a result of increased pressures for more development both downtown and in many neighborhoods.

(j) Frequently, real estate speculation results in the premature closure of existing habitable buildings and the withdrawal of existing rental units from the market long before such closure would be needed for any physical redevelopment of such sites.

(k) The Board of Supervisors and the Mayor have concurred with the findings of the City’s Health Commission that there exists a health and housing emergency, as enumerated in Board Resolution 537-01, adopted by the Board of Supervisors on June 25, 2001 and approved by the Mayor on July 6, 2001.

(l) Under the City’s Charter, a number of City Commissions and Departments, including the Port, the Airport, the Public Utilities Commission, the Municipal Transportation Agency, the Recreation and Parks Commission and the Fine Arts Museums Board of Trustees have jurisdiction and control of their respective Property, and, thus, the provisions of this Chapter regarding declaring Property surplus or conveying Property shall operate only as recommendations of policy to such departments and Commissions.

(m) State law includes a number of statutes that potentially govern the disposition of surplus City Property, including Government Code Section 54220 et seq. (the “State Surplus Property Statute”). Under the State Surplus Property Statute, State agencies and subdivisions of the State, including cities or counties, disposing of surplus real property must first send a written offer to sell surplus property to and negotiate in good faith the conveyance of such surplus property with certain local agencies designated by the State for affordable housing, recreation, open space and school purposes. Any conveyances of Surplus Property under this Chapter would be subject to and would first need to comply with applicable State law, including the State Surplus Property Statute, and the application of the State Surplus Property Statute may preclude or impair disposing of Surplus Property for the purposes and in the manner set forth in this Chapter.

(n) San Francisco is suffering from an urgent crisis of housing affordability and displacement that requires immediate action.

(o) The passage by the voters of Proposition K in November 2014

demonstrated a clear policy imperative to increase production of housing, especially housing affordable to households of low, moderate and middle incomes.

(p) Publicly owned land that is suitable for housing development represents a unique opportunity for San Francisco to meet the affordable housing policy goals set forth in Proposition K.

(q) Affordable housing is of vital importance to the health, safety, and welfare of the residents of San Francisco and provision of a decent home and a suitable living environment for every San Franciscan is a priority of the highest order.

(r) There is a shortage of sites available for housing for persons and families of low, moderate and middle incomes, and surplus publicly owned land, prior to disposition, should be strategically deployed to address that shortage.

(s) This Chapter 23A will have no impact on park lands, which are protected from development under the City Charter.

(t) The State of California adopted Assembly Bill 2135 in November 2014, requiring local agencies and school districts to give priority in disposing of the surplus land to affordable housing.

(u) California Government Code Sections 54220-54232, the "State Surplus Property Statute," applies to any local agency, including any city and county, and district, including school districts of any kind or class, and sets out rules for "surplus land" that is determined to be no longer necessary for the agency's use.

(v) The Board of Supervisors approved this Chapter 23A in November 2002 to identify and use surplus City-owned property for the purpose of providing housing, shelter, and other services for people who are homeless, which resulted in the development of two 100% affordable housing developments.

(w) The sale or lease of surplus land at less than fair market value to facilitate the creation of affordable housing is consistent with goals and objectives of San Francisco's Housing Element and Proposition K.
SEC. 23A.3. PURPOSE.

The purposes purpose of this ordinance are is to:

(a) Prioritize surplus and underutilized public land in San Francisco that is suitable for the construction of housing in order to maximize the creation of deed-restricted affordable housing citywide, including ground floor retail and community facilities and open space;

(b) Establish policy that the portfolio of housing built on public lands in San Francisco should maximize the amount of permanently affordable housing at extremely low, very low, low, moderate and middle income affordability levels, taking into account available subsidy sources for such affordable housing;

(c) Establish policy to encourage state and special-district agencies (other than the City and County of San Francisco) that own surplus and underutilized public lands in San Francisco to prioritize permanently affordable housing for disposition and development of their sites;

(d) Establish policy that any City department process for planning the disposition and development of any public lands should assume the standards of this ordinance;

(e) ~~(a)~~ Establish policy that the first priority use of ~~Identify and~~ use surplus City-owned property shall be for the purpose of providing housing, shelter, and other services for people who are homeless;

~~(f) ~~(b)~~ Help relieve the crisis of homelessness in the City and County of San Francisco;~~

~~(g) ~~(c)~~ Potentially provide Provide low or no cost facilities for agencies serving homeless people;~~

~~(h) ~~(d)~~ Potentially provide Provide "sweat-equity" opportunities for homeless people to create permanent housing opportunities through rehabilitation and repair of the units; and~~

~~(i) ~~(e)~~ Create a centralized mechanism to responsibly dispose of surplus City property in a manner that will help ensure that the property or its proceeds will be used for purposes consistent with this Chapter 23A.~~

SEC. 23A.4. DEFINITIONS.

For purposes of this Chapter 23A section:

~~(a)~~ "Administrator" shall mean the City Administrator as set forth

in Section 3.104 of the City's Charter.

"Affordable Housing" shall mean housing that is restricted as affordable to households earning up to 120% of the Area Median Income, and may also include housing for Homeless or formerly Homeless persons.

~~(b)~~ "Area Median Income" shall have the meaning set forth in Charter Section 16.110.

"Citizens' Advisory Committee" shall mean the group of citizens appointed pursuant to Section 23A.9.

"Education Districts" shall mean the San Francisco Unified School District and the San Francisco Community College District.

~~(c)~~ "Enterprise Departments" shall mean the following City departments: the Port, the Airport, the Public Utilities Commission, the Municipal Transportation Agency, the Recreation and Parks Commission and the Fine Arts Museums Board of Trustees.

~~(d)~~ "Executive Director" shall mean the Executive Director of MOHCD the Mayor's Office of Housing.

~~(e)~~ "Homeless" shall mean:

1. an individual or family who lacks a fixed, regular and adequate nighttime residence; or

2. an individual or family who has a primary nighttime residence that is:

A. a supervised publicly or privately operated shelter designed to provide temporary living accommodations; or

B. an institution that provides a temporary residence for individuals who have been institutionalized; or

C. a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings; or

3. families with minor children living in single resident occupancy rooms and other overcrowded housing conditions.

"Housing Trust Fund" shall mean the Housing Trust Fund established by the City under Charter Section 16.110.

"Middle Income Housing" shall mean housing that is affordable to households earning up to 150% of Area Median Income.

"MOHCD" shall mean the Mayor's Office of Housing and Community Development, and any successor City department.

~~(f)~~ "Property" shall mean any real property located within and owned by the City and County of San Francisco of one-quarter acre or more, excluding land and buildings reserved or intended to be reserved for open space or parks purposes, or any land dedicated for public right-of-way purposes, or any land used or reserved for transit lines or public utility rights-of-way, or any publicly dedicated streets or rights-of-way. "Property" shall not include any real property owned by or on behalf of the Education Districts San Francisco Unified School District.

"State Surplus Property Statute" shall mean California Government Code Sections 54220 through 54233, as may be amended or supplanted.

~~(g)~~ "Surplus Property" shall mean any Property that is not required to fulfill the mission of the City department, commission or agency with jurisdiction or control of such Property or and that is not required to fulfill the mission of another governmental agency pursuant to an inter-governmental transfer, and shall not include any land to be exchanged for other land to be used by a City department in accordance with an existing letter of intent or agreement;

~~(h)~~ "Underutilized Property" shall mean an entire Property or portion thereof (including air rights), with or without improvements, that is used by the City only at irregular periods of time or intermittently, or that is used by the City for current purposes that can be satisfied with only a portion of such Property, or that is not currently occupied or used by the City and for which there are no plans by the City to occupy or use such Property, and that within the next fiscal year has a potential for development as Affordable Housing while maintaining the existing and anticipated City uses of the Property.

SEC. 23A.5. AGENCY REVIEW OF PROPERTY.

By November 1 April 1st of each year, each City commission Commission, department or agency shall compile and deliver to the Administrator a list of all Property that it occupies or is otherwise under



its control. The list shall include at least the following:

(a) The street address of the Property (if there is one), and the Assessor's block and lot number;

(b) A general description of the Property, including the land size, dimensions and topography current use of the Property or any planned use of the Property within the next fiscal year;

(c) The current use of the Property; and

(d) A general description of any structure(s) on the Property as well as an assessment of their physical condition;

(d) Whether the Property is now vacant or scheduled or anticipated to be vacant within the next fiscal year;

(e) If the Property is vacant or contains vacant structures, whether the Commission, department or agency deems the Property to be "Surplus," or "Underutilized" as defined in this Section; and

(f) A general summary of the terms and conditions of any gift, trust, deed restriction, bond covenant or other covenants or restrictions, deed of trust, lease, license, easement, use agreement or other agreement applicable to the use or disposition of such Property.

Each City commission, department or agency shall maintain or shall work with the Administrator to maintain adequate inventory and accountability systems for the Property under its control to determine which Properties are Surplus or Underutilized for purposes of this Chapter 23A, and shall reasonably cooperate with requests for information from the Administrator. The Board shall appropriate funds to the Administrator to perform the functions set forth in this Chapter 23A.
SEC. 23A.6. COMPILATION OF INFORMATION BY ADMINISTRATOR.

(a) The Administrator shall review the list of Property submitted by City departments pursuant to Section 23A.5 above to identify any Property that may be Surplus Property or Underutilized Property, and shall strike from this initial list any Property that does not meet the definition of Surplus Property or Underutilized Property under Section 23A.4, is under the jurisdiction of the Recreation and Park Department, the Airport or the Port, is part of the public right-of-way, or is subject to deed restrictions or other legal restrictions that would prevent the City from disposing of such Property pursuant to this Chapter 23A. The Administrator shall also provide to the Board of Supervisors a copy of the initial list upon request. No property shall be deemed Underutilized on the basis of available air rights if the applicable department head determines that development of such air rights would conflict with existing or planned future uses consistent with the department's mission on that property. The Administrator shall also contact the Education Districts to ask if they have any surplus properties suitable for the development of Affordable Housing. The Administrator shall further consult with other City departments Departments, the Mayor, members of the Board of Supervisors and the Citizens' Advisory Committee to identify any Property listed on the initial list for which a City department Department other than the department Department with current jurisdiction has a specific operational need and shall remove such Properties from the Surplus Property Report. The Administrator shall thereafter initiate the transfer of jurisdiction over those identified Properties to the departments Departments that can utilize them. The Administrator shall state in writing the reasons for the removal of each Property from the initial list and shall provide such report to MOHCD the Mayor's Office of Housing, the Board of Supervisors, and the Citizens' Advisory Committee.

(b) By February 1 June 1st of each year, the Administrator shall compile a comprehensive report for the remaining Property listed that includes, at a minimum, the following information: the street address, if any, and the block and lot number for each Property; the City department Department with jurisdiction over each Property; a description of the zoning applicable to and surrounding each Property such Properties; whether the property is vacant or intended to be vacant, contains any existing structures, and any additional information relevant to the potential development of the Property for Affordable Housing, including a plat map for each Property; the area in square footage for each Property; a description of the surrounding properties and neighborhood; any legal restrictions or limitations

on the development of the Property such as the terms and conditions of any gift, trust, deed restriction, bond covenant or other covenants or restrictions; and pictures of the Property (the "Surplus Property Report"). The Surplus Property Report shall also include a list of any and all City-owned properties that are adjacent to each listed Property and appear to be vacant or underutilized, along with the identification of the City department Department with jurisdiction over such adjacent property. The Surplus Property Report may include any property of the Education Districts for information purposes only. No later than March 1 June 30th of each year, the Administrator shall transmit the completed Surplus Property Report to MOHCD the Mayor's Office of Housing and to the Board of Supervisors. If the Administrator determines that there is no Surplus Property or Underutilized Property suitable for the development of Affordable Housing, the Administrator shall notify the Board of Supervisors of this determination. The Administrator shall maintain and release written records of all information compiled under this Chapter 23A in conformance with all state and local laws governing the retention and disclosure of public records.

(c) No later than April 15 of each year, the Board of Supervisors or a committee thereof shall hold a public hearing on the Surplus Property Report and determine if any Property should be transferred to MOHCD under Section 23A.7, provided the Board President may elect not to hold a hearing during any year in which the Administrator has determined that there is no Surplus Property or Underutilized Property suitable for the development of Affordable Housing. With respect to the Enterprise Departments and the Education Districts, the Board of Supervisors may make a recommendation of surplus and transfer, but the Enterprise Departments and the Education Districts shall each have the right to determine whether real property under its jurisdiction is surplus or underutilized and whether to dispose of property in any particular manner subject to the requirements of the City's Charter and California law.

(d) For a period of 120 days following the public hearing held under subsection (c) above, the City shall not initiate a request for bids or proposals or enter into contracts designed to facilitate the sale of Property (including brokerage and appraisal contracts) that the Board intends to transfer to MOHCD for any purpose other than the development of Affordable Housing, without the prior approval of the Board of Supervisors.

SEC. 23A.7. TRANSFER OF JURISDICTION OVER SURPLUS PROPERTIES TO THE MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT.

(a) Following the Board of Supervisors hearing under Section 23A.6(c) and no later than June 1 By July 15th of each year, the Administrator, working with the Executive Director and City Attorney's Office, shall submit to the Mayor and Board of Supervisors legislation transferring jurisdiction over the Properties, save and except for those Properties that are under the jurisdiction of Enterprise Departments, on the Surplus Property Report completed in accord with Section 23A.6 above to the Mayor's Office of Housing ("MOH") for the purpose of MOH's assessment of each Surplus Property for development as affordable housing consistent with this Chapter. MOHCD shall evaluate the feasibility of each property for Affordable Housing based on typical development standards of site planning and constructability, and prepare a report to the Administrator identifying the properties suitable for Affordable Housing and those that are not suitable for Affordable Housing and explaining MOHCD's analysis and conclusions. The feasibility report shall be made available to all interested parties that have notified the Administrator to be placed on a notification list for this purpose.

(b) For those Properties transferred to MOH that MOH does not deem suitable for such development, the Executive Director shall notify the Administrator, who Following receipt of the MOHCD feasibility report, the Administrator shall prepare and submit to the Mayor and Board of Supervisors legislation either transferring jurisdiction over such Surplus Properties to from MOHCD or MOH to another City department Department for such department's use, or seeking to sell such properties, as determined by the Administrator. The Administrator

shall also provide to the Mayor and the Board of Supervisors a copy of the MOHCD feasibility report, and shall make recommendations to the Board regarding any proposed development of Underutilized Property for Affordable Housing. It shall be City policy to encourage the sale of such Surplus Property in accordance with the requirements of Administrative Code Section 23.3 and other applicable laws and to designate use of the net proceeds of such sales for the purpose of financing affordable housing in San Francisco.

(c) For those Surplus Properties transferred to MOHCD MOH deems suitable for such development, the Executive Director shall publicize the availability of the Surplus Properties and seek applications for development of the Surplus Properties on a competitive basis in keeping with MOHCD's standard practices as described further in Section 23.48 below. The Executive Director also shall take all steps necessary to comply with the State Surplus Property Statute. For Underutilized Properties, the City department with jurisdiction over the property (excluding the Enterprise Departments) shall take action consistent with direction of the Board of Supervisors. With respect to real property Surplus Property under the jurisdiction of Enterprise Departments or the Education Districts, the Board of Supervisors may, by separate legislation, urge the Commissions or Boards of such Enterprise Departments or the Education Districts to consider approving a sale of such property for Affordable Housing or a transfer of jurisdiction such property to MOHCD for Affordable Housing over the Properties to MOH for uses consistent with this Chapter. If in the event any Commissions or Boards of Enterprise Department Departments or an Education District elects to transfer real property to MOHCD takes such action, the Administrator shall then prepare and submit to the Mayor and Board of Supervisors the appropriate legislation to accept the property for the development of Affordable Housing transfer jurisdiction over that Enterprise Department's Surplus Property.

SEC. 23A.8. DEVELOPMENT OF PROPERTY.

(a) All real property transferred to MOHCD under this Chapter 23A shall be used to create Affordable Housing, and may include housing designed for Homeless or formerly Homeless individuals. The Executive Director shall seek to maximize the amount of Affordable Housing throughout MOHCD's real estate portfolio, subject to the availability of funds, and nothing in this Chapter shall limit the total number of Affordable Housing units that can be developed on any real property. MOHCD shall solicit development proposals on a competitive basis and impose income restrictions on all housing created under this Chapter in accordance with MOHCD's standard procedures and practices and guided by the priorities set forth below and in accordance with housing needs and performance measures identified in the City's Consolidated Plan, including target populations for affordable housing production over the previous two years.

Subject to any disposition priority required by State law and other limitations expressly set forth herein, the development of all Surplus and Underutilized Property should be guided by the following priorities:

(1) First, for the development of affordable housing for people who are Homeless and persons earning less than 20% of the Area Median Income, provided that:

(A) The housing shall remain affordable for the useful life of the project;

(B) Housing costs in such housing shall not exceed 30% of the resident's income;

(C) Projects in which people who are Homeless rehabilitate and renovate property in exchange for their tenancy or "sweat equity" in the property shall be encouraged.

(2) Second, for the development of very low and low income affordable housing for persons earning no more than 60% of the Area Median Income, provided that the housing shall remain affordable for the useful life of the project.

(3) Third, for the development of mixed income housing projects for extremely low, very low, low and moderate income Affordable Housing as defined in Section 23A.4: provided that for any rental project, not less than 15% of the units will be affordable to households

earning 55% of the Area Median Income, and for any ownership project, not less than 15% of the units will be affordable to households earning 90% of the Area Median Income.

(b) Notwithstanding Section 23A.8(a), for sites with development capacity of 200 or more units as determined by the Executive Director, the Executive Director may propose to use the property for a mixed-income housing project, including Middle Income Housing, by a qualified developer selected on a competitive basis. The Executive Director shall select a developer or co-developer that has at least five years experience developing and maintaining housing for seniors, veterans, the disabled or low income families in San Francisco. Not less than 33% of the residential units developed on the property must be Affordable Housing, and (1) for any rental project, not less than 15% of the units affordable to households earning 55% of the Area Median Income, and for any ownership project, not less than 15% of the units affordable to households earning 90% of the Area Median Income, and (2) subject to financial feasibility, at least 50% of the residential units developed on the property affordable in furtherance of the November 2014 Proposition K affordable housing goals. All deed restricted housing developed as part of these projects shall remain affordable for the useful life of the project.

(a) The Executive Director shall solicit applications from non-profit agencies serving the Homeless to lease or acquire Property that is listed as Surplus or Underutilized in any Surplus Property Report for use to assist the Homeless in accordance with the priorities set forth below in Section 23A.10(i) and (ii). The Executive Director shall require that all applications describe in detail (i) the type of conveyance the applicant seeks (i.e., a lease for a specific term or transfer of fee title) and the legal consideration, if any, the applicant proposes to pay for such conveyance, (ii) the intended use of the Property, including how it relates to the priorities of uses set forth in Section 23A.10 below; (iii) a specific plan and schedule for the development or improvement of the Property, including compliance with all applicable federal, state and local laws, including, without limitation, laws regarding disabled access, health, building and safety codes, and environmental compliance with the California Environmental Quality Act (CEQA), California Public Resources Code Sections 21000 et seq., and San Francisco Administrative Code Chapter 31; and (iv) a plan to secure adequate financial resources to develop, improve, insure, manage and maintain the Property. The Executive Director shall make available to all interested non-profit agencies contact information: (a) identifying any independent organizations working on behalf of homeless people that can assist homeless service providers in resolving any problems that may arise in the application processes; and (b) City staff persons who are available to assist in the application process. The Executive Director shall require submission of applications by September 30th of each year, but may, in its sole discretion, grant extensions of the deadline, provided in no event shall such extensions exceed thirty (30) days.

(b) Upon receipt of all applications for development of housing or other on-site services for the Homeless, the Executive Director shall work with the City Attorney's Office to prepare legislation containing the Executive Director's recommendations as to the terms of disposition and development of each Surplus Property for submission for the Board of Supervisors' approval in accord with the policies and procedures set forth in this Chapter. The Clerk of the Board of Supervisors shall calendar a hearing before a committee of the Board of Supervisors no later than January 30 of each year to review the status of applications and the recommendations of the Surplus Property Citizens' Advisory Committee made pursuant to Section 23A.9(c) below.

(c) In the event the Executive Director does not receive any acceptable applications for certain of the Surplus Properties for development of housing or other on-site services for the Homeless, then the Executive Director may solicit applications from developers for the development of affordable housing other than solely housing for the Homeless, provided that the Executive Director first obtains the agreement of the Surplus Property Citizens' Advisory Committee that such solicitation of applications is warranted. The Executive Director shall require that any proposed affordable housing development under



this subsection (c) shall serve persons earning no more than 60% of the Area Median Income for the San Francisco PMSA and, in preparing recommendations as to the applications received, shall give priority to projects that include the highest percentage of extremely low-income persons.

(d) Upon receipt of all applications for development of affordable housing, the Executive Director shall work with the City Attorney's Office to prepare legislation containing the Executive Director's recommendations as to the terms of disposition and development of each Surplus Property for submission for the Board of Supervisor's approval in accord with the policies and procedures set forth in this Chapter.

(c) (e) If the Executive Director determines that any real property transferred to MOHCD under this Chapter 23A cannot be developed and used for Affordable Housing, the Executive Director shall, after solicitation of applications pursuant to both subsections (a) and (c), the Executive Director determines that further efforts to solicit applications would likely be futile, the Executive Director shall notify the Administrator, who shall prepare and submit to the Mayor and Board of Supervisors legislation either transferring jurisdiction over such Properties property from MOHCD MOH to another City department Department for such department's use or seeking to sell such property properties, as determined by the Administrator. It shall be City policy to encourage the sale of such property Surplus Property in accordance with the requirements of Administrative Code Section 23.3 and other applicable laws and to designate use of the net proceeds of such sales for the purpose of financing Affordable Housing affordable housing in San Francisco.

(d) For any Property that is not transferred to MOHCD under this Chapter 23A but that the City sells for the development of 10 or more residential units, not less than 33% of the residential units developed on the property must be Affordable Housing, and (1) for any rental project, not less than 15% of the units affordable to households earning 55% of the Area Median Income, and for any ownership project, not less than 15% of the units affordable to households earning 90% of the Area Median Income, and (2) subject to financial feasibility, at least 50% of the residential units developed on the property affordable in furtherance of the November 2014 Proposition K affordable housing goals. All deed restricted housing developed as part of these projects shall remain affordable for the useful life of the project.

SEC. 23A.10. CITY POLICY REGARDING THE USE OF PUBLIC LANDS FOR AFFORDABLE HOUSING BOARD OF SUPERVISORS REVIEW AND CRITERIA.

The City Board of Supervisors shall be guided by the following policy regarding the disposition of Surplus and Underutilized Property, which policy shall be the official policy of the City. This policy applies to Surplus and Underutilized Property regardless of whether such Property has been included in an annual Surplus Property Report.

(a) In furtherance of the State Surplus Property Statute, the City shall ask all local agencies that own real property within the City and County of San Francisco (including the Education Districts, the Bay Area Rapid Transit District, and other local agencies) and that intend to dispose of real property located in the City consisting of one-quarter acre or larger, to give the Executive Director advance notice of the proposed disposition together with an opportunity to negotiate for the acquisition of such real property for a period of not less than 120 days.

(b) Upon receipt of any such notice under subsection (a) above, if the Executive Director determines that the real property is feasible for Affordable Housing, the Executive Director shall negotiate in good faith to acquire the property and, if successful, shall seek an appropriation and any required approvals for such acquisition. If the Executive Director determines that the real property is suitable for Affordable Housing but that the City cannot acquire the property for financial or other reasons, the Executive Director shall notify Affordable Housing developers of the proposed disposition so that they may seek to acquire the property. The Executive Director shall maintain a list of Affordable Housing developers that are active in the City for purposes of this notification.

(c) Pursuant to the State Surplus Property Statute, and 2014 Proposition K affordable housing goals, if the Executive Director and the non-City local agency negotiate in good faith but cannot reach agreement on the terms for the City's acquisition of the real property, and the local agency then disposes of the property to another person or entity for the development of 10 or more residential units, then: (1) the local agency shall require that not less than 15% of the residential units developed on the property be affordable housing; and (2) rental units shall remain affordable to, and occupied by, lower income households for the useful life of the project, each as determined in accordance with the State Surplus Property Statute, as it may be amended. These requirements shall be contained in a covenant or restriction recorded against the real property at the time of disposition and be enforceable by the local agency against any subsequent owner.

(d) The Board of Supervisors encourages all non-City local agencies that intend to dispose of real property in the City to determine the fair market value of that real property assuming that not less than 33% of the total number of units developed on that property will be affordable housing, to the extent permitted by applicable law. Any local agency selling or leasing real property to the City for affordable housing may provide for an extended payment period equal to the period during which the property will be restricted as affordable housing.

(e) Nothing in this Section 23A.10 shall be interpreted to limit the power of any local agency to sell or lease real property at fair market value or at less than fair market value, consistent with applicable law.

Subject to any disposition priority required by State law and other limitations expressly set forth herein, Surplus and Underutilized Property shall be used in the following order of priority:

(i) First, for the development of affordable housing for people who are Homeless and persons earning less than 20% of the Area Median Income for the San Francisco PMSA as established by the United States Department of Housing and Urban Development and reported by the Mayor's Office of Housing. Provided that:

1. The housing shall remain affordable for the useful life of the Property;

2. Housing costs in such housing shall not exceed 30% of the resident's income;

3. Projects in which people who are homeless rehabilitate and renovate property in exchange for their tenancy or "sweat equity" in the property shall be encouraged.

(ii) Second, for other on-site services for people who are Homeless or for non-profit agencies serving people who are Homeless, including not limited to job training, senior services, healthcare and childcare for people who are homeless;

(iii) Third, for the development of affordable housing for persons earning no more than 60% of the Area Median Income for the San Francisco PMSA as established by the United States Department of Housing and Urban Development and reported by the Mayor's Office of Housing, provided that the housing shall remain affordable for the useful life of the Property.

When the Executive Director determines Surplus Property is unsuitable for the uses described in subsections (i), (ii), and (iii) above because it is unsafe, inconveniently located or located in an area inappropriate for housing, or otherwise cannot meet the purposes of this Chapter, or when the Executive Director receives no acceptable applications pursuant to Section 23A.8, it shall be City policy to encourage the sale of such Surplus Property in accordance with the requirements of Administrative Code Section 23.3 and other applicable laws and to designate use of the net proceeds of such sales and/or leases for the purpose of financing affordable housing in San Francisco that meets the criteria set forth in subsection (i) above.

SEC. 23A.11. DISPOSITION AND UTILIZATION OF SURPLUS; AND UNDERUTILIZED AND UNUTILIZED PROPERTY.

(a) Subject to (1) (i) the terms and conditions of any gift, trust, deed restriction, bond covenant or other covenants or restrictions, mortgage, deed of trust, lease, license, use agreement or other agreement applicable to such Property, (2) (ii) state or federal laws related to the disposition of surplus property City Property, including, without lim-

itation, the State Surplus Property Statute California Government Code Section 54220 et seq., and (3) (iii) the jurisdictional authority over City Property granted to certain commissions ~~Commissions~~ under the City's Charter, including, without limitation, as set forth in Charter Sections 4.112, 4.113, 4.114, 4.115, 5.101, and 8A.102, 8B.121 and Appendix B3.581, the Board of Supervisors may by resolution approve the dispositions recommended by the Executive Director in accordance with this Chapter 23A or approve dispositions different from those recommended by the Executive Director. Upon approval of such a resolution, it shall be the duty of the Executive Director to take all steps necessary to implement the resolution. For the avoidance of doubt, property acquired by the City in the future for the specific purpose of developing housing shall not be deemed Surplus or Underutilized for purposes of this Chapter 23A, and the terms of Board of Supervisors approval of any purchase, sale or transfer agreement relative to such Property shall govern the subsequent development arrangements.

(b) Any final declaration that Property is Surplus or Underutilized and any final conveyance of Property under this Chapter 23A shall be in accordance with and subject to all applicable laws, including (1) (i) the terms and conditions of any gift, trust, deed restriction, bond covenant or other covenants or restrictions, mortgage, deed of trust, lease, license, use agreement or other agreement applicable to such Property, (2) (ii) state or federal laws related to the disposition of surplus property Surplus City Property, including, without limitation, the State Surplus Property Statute Government Code Section 54220 et seq., (3) (iii) the jurisdictional authority over City Property granted to certain commissions ~~Commissions~~ under the City's Charter, including, without limitation, as set forth in Charter Sections 4.112, 4.113, 4.114, 4.115, 5.101, and 8A.102, 8B.121 and Appendix B3.581, and (4) (iv) the requirements set forth in Administrative Code Section Sec. 23.3 of further Board of Supervisors approval by resolution or ordinance of final transaction documents after the completion of all required environmental review under the California Environmental Quality Act (Cal. Pub. Res. Code Secs. 21000 et seq.) CEQA, provided, however, that the requirements set forth in Administrative Code Section 23.3 of sale by public auction or competitive bidding and a sales price of at least 100% ~~100 percent~~ of appraised fair market value shall not apply to dispositions pursuant to this Chapter. Any such duly approved conveyance may be at no cost or less than fair market value as a conveyance that furthers a proper public purpose.

(c) Any conveyance of Property at less than fair market value ~~or for homeless uses~~ Affordable Housing under this section Section 23A.11 shall include covenants that require that the Property be used for Affordable Housing in conformance with this Chapter 23A and prohibit any developer of Property from reselling, transferring or subleasing Property at a profit, or such other "anti-speculation" requirements as the Executive Director may approve. ~~In the case of home ownership development, the limited equity is subject to the Property remaining available to the Homeless population in the calculation of any resale price.~~

(d) Any City department other than an Enterprise Department wishing to dispose of Surplus or Underutilized Property under such department's jurisdiction in a manner other than pursuant to this Chapter 23A, regardless of whether such Surplus or Underutilized Property is listed on the then current Surplus Property Report, shall notify the Administrator, the Executive Director and the Surplus Property Citizens' Advisory Committee prior to seeking any approvals of any proposed disposition. The notice shall include the same information about the Surplus or Underutilized Property required under Section 23A.5. The Administrator, the Executive Director, the Board of Supervisors, interested parties that have notified the Administrator to be placed on a notification list for this purpose, and the Surplus Property Citizens' Advisory Committee shall review such information and, within 45 days after submission, make recommendations to the Board of Supervisors regarding the disposition of the Surplus or Underutilized Property and consistent with the policy set forth in Section 23A.10. The Board of Supervisors may by resolution approve a disposition consistent with such recommendations and this Chapter or approve a different disposition.

Upon approval of such a resolution, it shall be the duty of the Administrator, the Executive Director and other City officials, as appropriate, to take all steps necessary to implement the resolution.

(e) The failure by any City department to comply with this Chapter 23A shall not invalidate the transfer or conveyance of any real property to a purchaser or encumbrancer for value.

SEC. 23A.12. WAIVER; AMENDMENT.

The Board of Supervisors may by ordinance waive the provisions of this Chapter 23A, including those provisions adopted by the voters, as applied to any particular property in order to further the purposes of the Chapter or for other public purposes, including the delivery, creation or expansion of health care, child care, education, open space, public safety, transit and infrastructure. The Board of Supervisors may by ordinance amend any provisions of this Chapter 23A relating to the timeline for reporting and holding public hearings.

Section 2. Scope of Ordinance. In enacting this ordinance, the People of the City and County of San Francisco intend to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions or deletions, in accordance with the "Note" that appears under the official title of the ordinance.

Section 3. Undertaking for the General Welfare. In enacting and implementing this ordinance, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

Section 4. Competing Measures. If this ordinance and another measure or measures regarding the disposition of surplus City property in any respect shall appear on the same Citywide election ballot, the provisions of such other measures shall be deemed to be in conflict with this ordinance. If this ordinance shall receive a greater number of affirmative votes, the provisions of this ordinance shall prevail in their entirety and each and every provision of the other measure or measures shall be null and void in their entirety. If the other measure or measures shall receive a greater number of votes, the provisions of this ordinance shall take effect to the extent permitted by law.

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