



CITY AND COUNTY OF SAN FRANCISCO  
**DEPARTMENT OF ELECTIONS**

John Arntz, Director

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**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/voterportal](https://sfelections.org/voterportal).

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.

# City and County of San Francisco Voter Information Pamphlet & Sample Ballot

**MARCH 3 ★ 2020**  
PRESIDENTIAL PRIMARY ELECTION

- ▶ **Vote early in person or by mail**  
February 3 - March 3
- ▶ **Vote at your polling place**  
March 3, 7 a.m. - 8 p.m.
- ▶ **Review your political party preference at [sfelections.org/VoterPortal](https://sfelections.org/VoterPortal)**  
Your party preference determines the presidential candidates on your ballot

**MARCH**  
S M T W T F S  
1 2 ③ 4 5 6 7  
8 9 10 11 12 13 14  
15  
22  
29

**Election Day!**

**Make a note.  
Plan to vote.**

**SAN FRANCISCO ELECTIONS**

This Voter Information Pamphlet contains sample ballots for voters who are registered to vote with a qualified political party and voters registered with no party preference. For more information, see page 4 or visit [sfelections.org/2020primary](https://sfelections.org/2020primary).

本選民資料手冊內含有選票樣本，供登記加入合資格政黨的選民及登記為無黨派的選民參考。欲知詳情，請見第4頁，或瀏覽[sfelections.org/2020primary](https://sfelections.org/2020primary)。

Las boletas oficiales, boletas de muestra y otros materiales electorales están disponibles en español. Vea la parte interna de la portada para más información.

選務處提供中文版正式選票、選票樣本和其他選舉資料。詳情請查閱封面內頁。

Makakukuha ng opisyal na mga balota, halimbawang mga balota at iba pang mga materyales para sa eleksyon sa Filipino. Tingnan ang loob ng pabalat para sa karagdagang impormasyon.



**SAN FRANCISCO ELECTIONS**

Published by:  
Department of Elections  
City and County of San Francisco  
[sfelections.org](https://sfelections.org)

# Important Dates

Voting Center at City Hall is open

Monday, February 3 – Tuesday, March 3  
(closed on February 17 holiday)

Weekend voting is available

Saturday and Sunday, February 22–23  
and February 29–March 1

Deadline to register to vote

Tuesday, February 18

Missed the deadline? You can still register and vote. Visit [sfelections.org](https://sfelections.org) for more information

Last day to request a vote-by-mail ballot

Tuesday, February 25

Additional Voting Centers are open:

- San Francisco State University,  
798 State Drive, Towers Conference Center
- **New!** Joseph Lee Recreation Center,  
1395 Mendell Street

Saturday–Tuesday, February 29–March 3

Ballot Drop-off Stations are open outside voting centers:

- Some City Hall entrances
- San Francisco State University
- **New!** Joseph Lee Recreation Center

Saturday–Tuesday, February 29–March 3

**Election Day voting hours**

(all polling places and voting centers)

**Tuesday, March 3, from 7 a.m. to 8 p.m.**

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## Asistencia en español

Para solicitar la boleta y este folleto en español, llame al (415) 554-4366. Consulte la Tabla de Contenidos para más información sobre asistencia en español.

**IMPORTANTE:** Si ya solicitó materiales electorales en español, pronto recibirá un Folleto de Información para los Electores. El folleto en español no incluye la muestra de la boleta. Conserve este folleto en inglés para revisar la muestra de su boleta.

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## 中文協助

如需索取中文版的資料手冊，請致電 (415) 554-4367。請查閱目錄中有關中文選民服務的詳細資訊。

**重要須知：**如果您已經申請中文版的選舉資料，您將會收到選民資料手冊的翻譯本。中文手冊並不包含選票樣本。請保留這份英文手冊以參考您的選票樣本。

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## Tulong sa Wikang Filipino

Para humiling ng balota o ng kopya ng pamphlet na ito 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 Pamphlet ng Impormasyon para sa Botante sa lalong madaling panahon. Walang kasamang halimbawang balota ang pamphlet sa wikang Filipino. Itago ang Ingles na pamphlet na ito para matingnan ang inyong halimbawang balota.

# Contact the Department of Elections



## PHONE

English: (415) 554-4375  
Español: (415) 554-4366  
中文: (415) 554-4367  
Filipino: (415) 554-4310  
TTY: (415) 554-4386



## MAIL

Department of Elections  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 48  
San Francisco, CA 94102-4634



## EMAIL

[SFVote@sfgov.org](mailto:SFVote@sfgov.org)

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

*The Department will be open during the two weekends prior to Election Day, March 3, to provide in-person assistance.*

## Visit [sfelections.org/voterportal](https://sfelections.org/voterportal) to:

- Check your voter registration status
- 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

Visit [sfelections.org/myballot](https://sfelections.org/myballot) to explore your options to get a ballot with your preferred presidential candidate.

Return Address:

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Did you sign the other side of  
your Vote-by-Mail Application?



Place a first-class  
stamp here.  
Post Office will  
not deliver  
without one.



DIRECTOR OF ELECTIONS  
DEPARTMENT OF ELECTIONS  
1 DR CARLTON B GOODLETT PLACE ROOM 48  
SAN FRANCISCO CA 94102-4608





# CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF ELECTIONS

John Arntz, Director

Dear San Francisco Voter,

January 2, 2020

Voters have several options to receive ballots that list particular candidates for President in the upcoming March 3, 2020, Consolidated Presidential Primary Election. To learn more about voting in the primary election, visit [sfelections.org/2020primary](https://sfelections.org/2020primary).

The Department's website, [sfelections.org](https://sfelections.org), also features the "March 2020 Presidential Primary Ballot Tool" on the homepage. The tool provides voters with a quick way to check the party preference associated with their voter registration records. The tool also provides voters with options to obtain ballots listing presidential candidates associated with specific political parties.

## Political Party Preference Determines Which Candidates Appear on Ballots

Voters must declare a preference for a political party to receive a ballot with candidates for President. Voters who noted a political party preference in their voter registration record will receive a ballot that includes that party's presidential candidates.

Voters without declared preferences for political parties will receive ballots without candidates for President. However, a voter without a declared political party preference can still receive a ballot that lists a political party's candidates by requesting a "crossover" ballot or by re-registering to vote.

Voters can re-register to change their party preference at [registertovote.ca.gov](https://registertovote.ca.gov) until February 18. After that, voters can re-register at voting centers or polling places.

## Crossover Voting and Re-registering to Vote, for Voters without Political Party Preferences

Three political parties, American Independent, Democratic, and Libertarian, allow voters who did not declare a political party when registering to vote to receive ballots listing those parties' presidential candidates. Voters can request these crossover ballots at their polling places, at one of three voting centers, or in the mail. However, the deadline is February 25 to request a vote-by-mail ballot.

To vote for presidential candidates associated with the Green, Peace and Freedom, or Republican parties, voters must re-register to vote and select one of these parties on the registration form.

## Obtaining Replacement Vote-by-Mail Ballots

Voters without declared political party preferences will receive ballots that do not include candidates for President. To obtain a replacement ballot by mail, voters can contact the Department until February 25. After this date, voters without declared political party preferences who want to vote for presidential candidates must go to their polling places or a voting center to request a crossover ballot or re-register to vote.

## Three Voting Centers: City Hall, San Francisco State University (SFSU), and Joseph Lee Recreation Center

San Francisco residents can visit a voting center to vote, register to vote, update their registration information, or drop off their vote-by-mail ballots. For this election, the Department will continue providing election services at the City Hall Voting Center, as well as at SFSU and the Joseph Lee Recreation Center. The SFSU Voting Center is located in the Towers Conference Center on 798 State Drive. The Joseph Lee Recreation Center is located at 1395 Mendell Street.

## Voting Center Hours at City Hall

Monday–Friday, February 3–March 2, 8 a.m.–5 p.m.

Saturday–Sunday, February 22–23 and February 29–March 1, 10 a.m.–4 p.m.

**Election Day**, Tuesday, March 3, 7 a.m.–8 p.m.

## Voting Center Hours at San Francisco State University and Joseph Lee Recreation Center

Saturday–Sunday, February 29–March 1, 10 a.m.–4 p.m.

Monday, March 2, 8 a.m.–5 p.m.

**Election Day**, Tuesday, March 3, 7 a.m.–8 p.m.

## Vote-by-Mail Ballot Drop-off Stations

Starting on February 29, and through Election Day, voters can use the Ballot Drop-Off stations to return their vote-by-mail ballots. The stations will be located outside the three voting centers and available during the same hours the voting centers are open, as listed above.

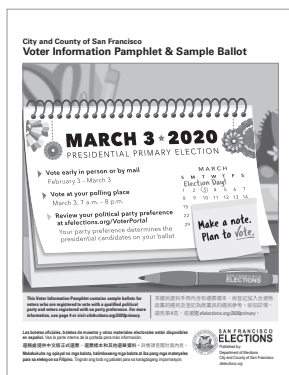
Respectfully,  
John Arntz, Director



# Purpose of the Voter Information Pamphlet and Voter Information Guide

You will receive **two** voter information guides for this election:

## 1 San Francisco Voter Information Pamphlet *(this guide)*



This pamphlet includes your sample ballot and information about voting in San Francisco, candidates running for local and certain state and federal offices, and local ballot measures.

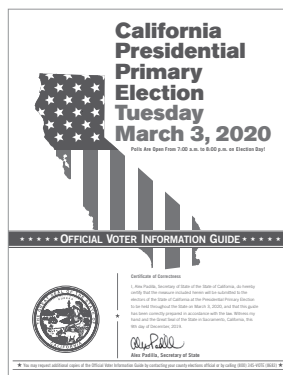
The San Francisco Department of Elections prepares the Voter Information Pamphlet before each election and provides it to every registered voter as required by law.

This pamphlet is available in various formats:

- On [sfelections.org](https://sfelections.org) in PDF, HTML, XML, and MP3 formats
- Large print (English, Chinese, Spanish, Filipino)
- Audio on USB flash drive, compact disc (CD), or National Library Service (NLS) cartridge.

To request one of these formats, contact the Department of Elections.

## 2 California State Voter Information Guide



The California Secretary of State produces the state Voter Information Guide, with information on candidates for certain state and federal offices and state ballot measures. You may access it at [sos.ca.gov](https://sos.ca.gov).



**You may bring these guides with you to your polling place. Every polling place and Voting Center also has copies. Ask a poll worker if you would like to see one.**



**Want to read this pamphlet online instead? Visit [sfelections.org/viponline](https://sfelections.org/viponline) to opt out of receiving a mailed copy.**

## 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 National Academy of Television Arts and Sciences*

Lauren Girardin  
*Nominated by:*  
*the League of Women Voters*

Scott Patterson  
*Nominated by:*  
*the National Academy of Television Arts and Sciences*

Michele Anderson  
*Nominated by:*  
*Pacific Media Workers Guild*

Jenica Maldonado, *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.*



# Primary Election Ballot FAQs

## 1 What is my party preference?

When registering to vote, voters may select a preference for a qualified political party, a non-qualified party, or no party at all. The party preference in voters' registration records determines which presidential candidates appear on their ballots in presidential primary elections.

Six political parties are qualified in California by the Secretary of State and can hold presidential primaries. Those parties are the American Independent, Democratic, Green, Libertarian, Peace and Freedom, and Republican parties.

All qualified parties allow voters registered with their party to vote in the party's contests, including presidential primaries and any county central committee/county council member contests.

You can check your current political party preference on the back of this pamphlet or online at [sfelections.org/voterportal](https://sfelections.org/voterportal).

## 2 What are my options if I have no party preference?

Voters who registered without a preference for a qualified political party and who take no action will receive non-party ballots, which include neither presidential primary contests nor any party contests such as county central committee contests.

In each primary election, some qualified parties allow voters with no party preference to vote in their presidential primary contests by requesting "crossover" ballots. For the March 3 election, those parties are the American Independent, Democratic, and Libertarian parties. A crossover ballot lists a party's presidential primary contest but not the party's county central committee contest, if any.

## 3 How can I request a crossover ballot?

If you are registered with no party preference, you may request a crossover ballot of the American Independent, Democratic, or Libertarian party in one of the following ways:

- Call the Department of Elections at (415) 554-4375
- Complete and submit the application on the back cover of this pamphlet
- Go to [sfelections.org/voterportal](https://sfelections.org/voterportal)
- Email [SFVote@sfgov.org](mailto:SFVote@sfgov.org)
- Mail a request to 1 Dr. Carlton B Goodlett Pl., Rm 48, SF, CA 94102 or fax to (415) 554-7344
- Ask at a Voting Center or polling place.

## 4 What actions do I need to take to receive a different ballot?

If you are registered with a qualified political party but want to vote in the presidential primary contest or county central committee member contest of *another* party, you must reregister with the other party (see Question 5).

If you are registered with no party preference and receive a nonparty ballot in the mail but wish to vote a crossover ballot, you must contact the Department of Elections for a replacement ballot (see Question 3). You can also reregister with a qualified political party to vote a ballot with the presidential primary contest and county central committee member contest of that party.

To see customized options based on your party preference and the ballot you wish to receive, use the March 2020 Presidential Primary Ballot Tool at [sfelections.org/myballot](https://sfelections.org/myballot). The tool will provide your options to request a crossover ballot, if applicable, or to reregister before or after the deadline in order to receive the ballot of your choice.

## 5 How do I reregister or change my party preference?

Before February 18, the registration deadline, go to [registertovote.ca.gov](https://registertovote.ca.gov) or complete and return a paper registration form.

After February 18, visit a voting center or polling place in person to complete a paper form and vote a provisional ballot of your new party. Your provisional ballot will be counted after the Department of Elections processes your registration.

## 6 Which of the 10 sample ballots included in this pamphlet lists the contests I will see on my official ballot?

Please refer to the sample ballot that corresponds to your current party preference printed on the back cover of this pamphlet.

- If you are registered with preference for a qualified party, you are entitled to vote that party's official ballot and should refer to that party's sample ballot.
- If you are registered with no party preference, you are entitled to vote a nonparty ballot or a crossover ballot from the American Independent, Democratic, or Libertarian parties. You have four official ballots and four sample ballots to choose from.

## 7 I am registered with a party preference. Why is my party's county central committee or county council contest not listed on my ballot?

Voters registered with the American Independent, Green, Libertarian, and Peace and Freedom parties, and those who are registered with the Republican Party and live in Assembly District 19, will not see county central committee or county council contests listed on their March 3 ballots. Those contests do not appear on the ballot because fewer candidates qualified than there are seats to be elected.

## 8 Where can I find more information about presidential primary elections and party preference?

Contact the San Francisco Department of Elections at (415) 554-4375, visit [sfelections.org/2020primary](https://sfelections.org/2020primary) or [sos.ca.gov/elections/primary-elections-california](https://sos.ca.gov/elections/primary-elections-california).



## What can I vote on in the March 3, 2020, Presidential Primary Election?

If I’m registered...	...then I vote for:	
Democratic	The Democratic Party’s Presidential candidates County Central Committee members	
Republican	The Republican Party’s Presidential candidates County Central Committee members <i>(Assembly District 17 only)</i>	
American Independent, Green, Libertarian, or Peace and Freedom	That party’s Presidential candidates	
No Party Preference	Upon request* Presidential candidates of the American Independent Party or Presidential candidates of the Democratic Party or Presidential candidates of the Libertarian Party  <i>*You will receive a ballot without a presidential primary contest unless you request a party ballot.</i>	
Everyone votes for:		
Voter-Nominated Offices U.S. Representative in Congress State Senator Member of the State Assembly	Nonpartisan Offices Judges of the Superior Court	Ballot Measures California Proposition 13 San Francisco Propositions A–E

To receive a different ballot, use the March 2020 Presidential Primary Ballot Tool at [sfelections.org/myballot](https://sfelections.org/myballot) to see a customized list of your options.



# ★ Voter Bill of Rights ★

## You have the following rights:

- 1. The right to vote if you are a registered voter.**  
You are eligible to vote if you are:
  - a U.S. citizen living in California
  - at least 18 years old
  - registered where you currently live
  - not in prison or on parole for a felony
- 2. The right to vote if you are a registered voter even if your name is not on the list.** You will vote using a provisional ballot. Your vote will be counted if elections officials determine that you are eligible to vote.
- 3. The right to vote if you are still in line when the polls close.**
- 4. The right to cast a secret ballot** without anyone bothering you or telling you how to vote.
- 5. The right to get a new ballot if you have made a mistake,** if you have not already cast your ballot.  
You can:  
**Ask an elections official at a polling place** for a new ballot; or  
**Exchange your vote-by-mail ballot** for a new one at an elections office or at your polling place; or  
**Vote using a provisional ballot,** if you do not have your original vote-by-mail ballot.
- 6. The right to get help casting your ballot** from anyone you choose, except from your employer or union representative.
- 7. The right to drop off your completed vote-by-mail ballot at any polling place** in California.
- 8. The right to get election materials in a language other than English** if enough people in your voting precinct speak that language.
- 9. The right to ask questions to elections officials about election procedures** and watch the election process. If the person you ask cannot answer your questions, they must send you to the right person for an answer. If you are disruptive, they can stop answering you.
- 10. The right to report any illegal or fraudulent election activity** to an elections official or the Secretary of State's office.
  - On the web at [www.sos.ca.gov](http://www.sos.ca.gov)
  - By phone at (800) 345-VOTE (8683)
  - By email at [elections@sos.ca.gov](mailto:elections@sos.ca.gov)



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

## Confidentiality and Voter Records

Information on your voter registration form is used by election officials to send you official election materials.

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, call the Secretary of State's toll-free Voter Hotline: (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 (877) 322-5227, or visit [sos.ca.gov](http://sos.ca.gov).



# Voting by Mail

Any voter may request a vote-by-mail ballot, for this election only or for all elections. The Department of Elections begins mailing ballots approximately one month before each election.

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## Before You Vote

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1. Submit your request to vote by mail as early as possible; it must be received by the Department of Elections by February 25, seven days before Election Day.
2. Check your party preference on the back cover of this pamphlet or at [sfelections.org/voterportal](https://sfelections.org/voterportal). Your party preference determines the presidential candidates on your ballot. For the March 3 election, the parties that will allow voters with no party preference to vote in their party's presidential primary contests are the American Independent, Democratic, and Libertarian parties. To change your party preference or to request a party ballot, see page 4.
3. Check or update your ballot language preference at [sfelections.org/language](https://sfelections.org/language):
  - Ballots and other materials are available in English and Chinese, Spanish, or Filipino.
  - Facsimile ballots are available in Vietnamese and Korean; these are exact copies of the official ballot with translated content, for voters to use as a reference.
4. Voters with disabilities may use a paper ballot or another accessible option (see page 12).
5. Learn more about San Francisco's voting system at [sfelections.org](https://sfelections.org).

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## How to Request to Vote by Mail

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- Fill out and return the application on the back cover of this pamphlet.
- Go to [sfelections.org/vbm](https://sfelections.org/vbm).
- Call (415) 554-4375, or visit the Department of Elections in City Hall, Room 48.
- Mail, fax, or email a scanned request to the Department of Elections with your name, birth date, home address, the address where you want your ballot to be mailed, and your signature.

To vote by mail for all elections, request to become a permanent vote-by-mail voter by completing the application on the back cover or at [sfelections.org/voterportal](https://sfelections.org/voterportal).

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## If You Make a Mistake on Your Ballot

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To request a replacement ballot, go to [sfelections.org/voterportal](https://sfelections.org/voterportal) or call (415) 554-4375.

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## How to Return Your Ballot

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1. Fold your ballot cards one by one and place them in the return envelope.
2. Sign and seal the envelope.
3. Return the ballot on time.

There are three ways to return your ballot:

1. Mail it to the Department of Elections; the return envelope must be:
  - Postmarked before or on Election Day, Tuesday, March 3, AND
  - Received by the Department of Elections no later than Friday, March 6.
2. Drop it off at a Drop-off Station outside any Voting Center, open February 29–March 3 during voting hours (see next page).
3. Drop it off at any California polling place on Election Day.

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## How to Track Your Ballot

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Check the status of your ballot—from mailing through counting—at [sfelections.org/voterportal](https://sfelections.org/voterportal) or call (866) 325-9163 toll free. If your ballot **cannot** be counted, this tool will tell you how to correct the issue before Election Day so that we can count your ballot.

Starting February 18, you can watch the opening and processing of vote-by-mail ballots at the Department of Elections at [sfelections.org/observe](https://sfelections.org/observe).



# Voting in Person

## Before You Vote

1. Check your party preference on the back cover of this pamphlet or at [sfelections.org/voterportal](https://sfelections.org/voterportal). Your party preference determines the presidential candidates on your ballot. For the March 3 election, the parties that will allow voters with no party preference to vote in their party's presidential primary contests are the American Independent, Democratic, and Libertarian parties. To change your party preference or to request a party ballot, see page 4.
2. Decide whether to vote at a Voting Center (voting starts 29 days before Election Day) or at your assigned polling place on Election Day.
3. Check the location and hours for the place where you wish to vote.
4. Check or update your ballot language preference at [sfelections.org/language](https://sfelections.org/language).
  - Ballots and other materials are available in English and Chinese, Spanish, or Filipino.
  - Facsimile ballots are available in Vietnamese and Korean; these are exact copies of the official ballot with translated content, to use as a reference.
  - You can also ask a poll worker for a ballot or facsimile ballot in your preferred language.
5. Voters with disabilities may use a paper ballot or request another accessible option (page 12).
6. Learn more about San Francisco's voting system at [sfelections.org](https://sfelections.org).

## Vote at a Voting Center

Any San Francisco voter may vote at any Voting Center, before or on Election Day.

### Voting Center at City Hall, outside Room 48

- **Monday through Friday**, February 3–March 3, from 8 a.m. to 5 p.m. (closed on February 17 holiday)
- **Saturday and Sunday**, February 22–23 and February 29–March 1, from 10 a.m. to 4 p.m. (enter on Grove Street)
- ★ **Election Day**, Tuesday, March 3, from 7 a.m. to 8 p.m.

### Voting Center at San Francisco State University, 798 State Drive, Towers Conference Center

- **Saturday and Sunday**, February 29–March 1, from 10 a.m. to 4 p.m.
- **Monday**, March 2, from 8 a.m. to 5 p.m.
- ★ **Election Day**, Tuesday, March 3, from 7 a.m. to 8 p.m.

### New! Voting Center at Joseph Lee Recreation Center, 1395 Mendell Street

- **Saturday and Sunday**, February 29–March 1, from 10 a.m. to 4 p.m.
- **Monday**, March 2, from 8 a.m. to 5 p.m.
- ★ **Election Day**, Tuesday, March 3, from 7 a.m. to 8 p.m.

## 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 back cover of this pamphlet, or go to [sfelections.org/pollsite](https://sfelections.org/pollsite).
- Polling places are open on Election Day, Tuesday, March 3, from 7 a.m. to 8 p.m.

Save the Date!

November 3, 2020  
General Election

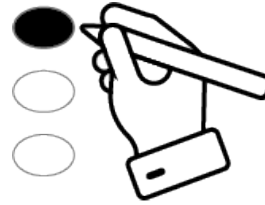


# Marking Your Ballot

## Voting Instructions

1. Read the instructions printed on each ballot card.
2. Use a pen with black or dark blue ink.
3. Fill in the oval next to your selection for the contest or measure, as shown in the picture.
4. To vote for a qualified write-in candidate, write the candidate's name in the space at the end of the candidate list and fill in the oval next to the space; for a list of qualified write-in candidates, visit [sfelections.org/writein](https://sfelections.org/writein) on or after February 21, or ask a poll worker.
5. If you do not want to vote on a certain contest or measure, leave it blank. Your votes for the other contests and measures will still count.
6. Do not write personal information, such as your name, anywhere on the ballot.
7. Made a mistake? To get a replacement ballot, go to [sfelections.org/voterportal](https://sfelections.org/voterportal), call (415) 554-4375, or ask a poll worker.

## How to mark your selection



## Elections Commission

The Elections Commission assumes policy-making authority and oversight of all public, federal, state, district and municipal elections in the City and County of San Francisco. The Commission is charged with setting general policies for the Department of Elections and is responsible for the proper administration of the Department subject to budgetary and fiscal Charter provisions.

Viva Mogi, President  
*appointed by the District Attorney*

Charlotte Hill, Vice President  
*appointed by the Board of Education*

Lucy Bernholz  
*appointed by the Treasurer*

Roger Donaldson  
*appointed by the City Attorney*

Christopher Jerdonek  
*appointed by the Board of Supervisors*

Charles Jung  
*appointed by the Mayor*

Jill Rowe  
*appointed by the Public Defender*



# Keep Your Voter Registration Current!

In every election, it is important to have accurate and current information in your voter registration record.

In this election, you also want to be sure that your registration record accurately reflects your political party preference (see page 4).

## How to register to vote or update your registration information

You can register or update your registration information, such as your party preference, online at [registertovote.ca.gov](http://registertovote.ca.gov).

You can also complete a paper application. To request one, call (415) 554-4375, email [SFVote@sfgov.org](mailto:SFVote@sfgov.org), or visit the Department of Elections office in City Hall, Room 48.

Try to register or reregister by February 18. You can register or reregister after the registration deadline at a voting center or polling place, but registering by the deadline gives you more voting options and may save you time, so the sooner the better!

## If you missed the registration deadline, you can still register and vote

After February 18, voters who missed the registration deadline can visit voting centers or polling places to register conditionally and vote provisionally. This means you have an extra step of registering in person when you come to vote, and the Department of Elections must verify your eligibility before counting your ballot.

To avoid filling out an extra form and waiting again to have your ballot counted, try to register and vote as early as possible.

Register online at  
**[registertovote.ca.gov](http://registertovote.ca.gov)**



or

Fill out a registration  
application

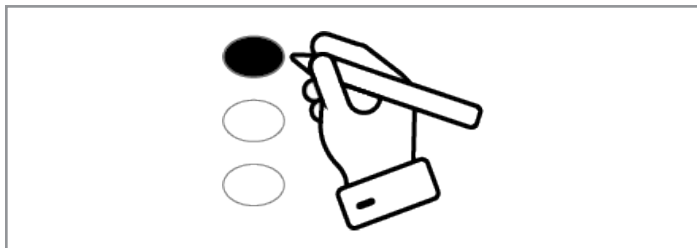
**The registration deadline is February 18.** After the deadline, you can conditionally register at a voting center or polling place and vote provisionally.



## Four Quick Facts about the City's Voting System

San Francisco voters began using a new voting system, previously certified by the California Secretary of State, in the November 5, 2019, election. Voters who have not used this voting system yet will notice some changes:

- ❶ Instead of connecting arrows to mark their ballots as in the past, voters fill in ovals next to their selections, like this:



- ❷ All voting centers and polling places have an accessible Ballot-Marking Device with a number of useful features:

- Audio and touchscreen ballot formats (headphones and keypads available)
- Compatible with assistive technology such as sip-and-puff devices and headpointers
- Voters' selections are printed on paper ballots and scanned by Ballot-Scanning Machines
- Maintains voter privacy by not storing votes

- ❸ The voting system meets strict security standards. No part of the system connects to the internet or receives or transmits data through any external communication network. Prior to each election, the Department of Elections tests all voting equipment to verify that the machines are mechanically functional and logically accurate. This testing is open to public observation, either in person or by watching a livestream on the Department's website at [sfelections.org/observe](https://sfelections.org/observe). For a calendar of observable activities for the March 3 election, visit [sfelections.org/observe](https://sfelections.org/observe).

- ❹ The Department of Elections posts images of voted ballots on its website, including information on how the marks on each ballot were interpreted and tabulated, for interested members of the public to view.

If you have any questions about the City's voting system, call (415) 554-4375, write to [sfvote@sfgov.org](mailto:sfvote@sfgov.org), or visit our office in City Hall, Room 48.

## Coming soon: United States Census 2020

In March 2020, every household will receive a mailing from the United States Census Bureau with instructions on how to respond to the 2020 Census Questionnaire.

The U.S. Constitution requires the federal government to count everyone living in the country every 10 years. Census data shapes the future of our community by determining representation in Congress and federal government funding for education, transportation, healthcare, and much more.

For information about the 2020 Census, visit [www.census.gov](https://www.census.gov) or [sfgov.org/oceia/census](https://sfgov.org/oceia/census).



## Accessible Voting and Services

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### Accessible voter information

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The Voter Information Pamphlet is available in accessible formats:

- On *sfelections.org* in PDF, HTML, XML, and MP3 formats.
- Large print (English, Chinese, Spanish, Filipino).
- Audio on USB flash drive, compact disc (CD), or National Library Service (NLS) cartridge.

To request, call (415) 554-4375. Copies are also available from the Talking Books and Braille Center, Main Library, 100 Larkin Street, (415) 557-4253.

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### Accessible voting

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All voters have the following options:

**Vote by Mail:** See page 7. Requests to vote by mail must be received by February 25.

- If you have a disability, you may use the **accessible vote-by-mail system** at *sfelections.org/access* to access and mark your ballot using any computer with internet access. After marking your ballot, you must print it, place it in a return envelope, and return it by mail or in person.
- To request a **large-print ballot**, contact the Department of Elections.

**Vote at a Voting Center:** The Voting Centers at City Hall, San Francisco State University, and Joseph Lee Recreation Center are accessible; City Hall is accessible from any of its four entrances. Each Voting Center has all of the assistance tools listed below. For more information, see page 8.

**Vote at Your Polling Place:** See back cover for address and accessibility information.

- 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 ballot-marking device** is available at every polling place, including the Voting Centers at City Hall, San Francisco State University, and Joseph Lee Recreation Center.
  - It allows voters with sight or mobility impairments or other specific needs to vote independently and privately.
  - You can select the ballot format (touchscreen, audio, or both) and the ballot language: English, Chinese (Cantonese or Mandarin audio), Spanish, or Filipino.
  - You can review your choices before printing and casting your ballot.
  - The device is compatible with various assistive devices, such as sip/puff switches and headpointers. You may bring your own device or request one at (415) 554-4375. If possible, provide 72 hours' notice to ensure availability.
  - Learn more at *sfelections.org*.
- Other forms of assistance are available at every polling place and Voting Center:
  - **Personal assistance:** you may bring up to two people, including poll workers, into the voting booth.
  - **Curbside voting:** if you are unable to enter your polling place, poll workers can bring voting materials to you outside the polling place.
  - **Seated voting.**
  - **Voting tools:** magnifiers and 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.



**Are You Having Difficulty Voting Because of a Disability?**

**CALL: 1-888-569-7955**

**Disability Rights California operates a**

**Voting Hotline:**

**7:00 AM to 8:00PM on Election Day**

**We also answer calls prior to, and following elections.**

Our goal is to help voters with disabilities have a successful voting experience and identify issues we can address.



## Multilingual Voter Services

In compliance with state and federal language access laws, the Department of Elections provides ballots and other materials and assistance in Chinese, Spanish, and Filipino, as well as in English. Each polling place and Voting Center will also have facsimile ballots in Vietnamese and Korean; these are exact copies of the official ballot with translated content, for voters to use as a reference. Copies are also available at [sfelections.org/pollsite](https://sfelections.org/pollsite).

### 我們可以協助您!

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

### ¡Le podemos ayudar!

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

### Matutulungan namin kayo!

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

### Chúng tôi có thể trợ giúp quý vị!

Cơ quan Bầu cử có thể cung cấp các lá phiếu tham chiếu, hay còn gọi là lá phiếu mẫu, bằng tiếng Việt. Lá phiếu tham chiếu là những bản sao y của lá phiếu chính thức mà được dịch qua tiếng Việt.

- **Xem trên mạng:** Các cuộc tranh cử mà quý vị được phép bỏ phiếu được xác định căn cứ vào nơi quý vị cư trú và ghi danh bỏ phiếu. Để xem lá phiếu tham chiếu dành cho quý vị, hãy truy cập trang mạng [sfelections.org/pollsite](https://sfelections.org/pollsite).
- **Nhận qua thư hay email:** Truy cập trang mạng [sfelections.org/language](https://sfelections.org/language) để nộp yêu cầu. Quý vị cũng sẽ nhận được một bản Cẩm nang Hướng dẫn

Cử tri của California bằng tiếng Việt cũng như tiếng Anh trước mỗi cuộc bầu cử liên bang và tiểu bang.

- **Yêu cầu tại một địa điểm bỏ phiếu hoặc Trung tâm Bầu cử:** Tất cả các địa điểm bỏ phiếu của San Francisco cũng như Trung tâm Bầu cử tại Tòa Thị chính và Đại học Tiểu bang San Francisco đều sẽ có các lá phiếu tham chiếu bằng tiếng Việt. Hãy hỏi một nhân viên phòng phiếu để lấy bản sao. Để biết vị trí địa điểm bỏ phiếu của quý vị hoặc để xem danh sách tất cả các địa điểm bỏ phiếu ở San Francisco, hãy truy cập trang mạng [sfelections.org/pollsite](https://sfelections.org/pollsite).

**Trợ giúp qua Điện thoại:** Chúng tôi cung cấp trợ giúp từ thứ Hai đến thứ Sáu, 8 giờ sáng đến 5 giờ chiều, và vào Ngày Bầu cử từ 7 giờ sáng đến 8 giờ tối. Xin gọi số (415) 554-4375.

### 도와 드리겠습니다!

저희 선거부에서는 참조용 투표용지(복제본)를 한국어로 번역해 제공합니다. 참조용 투표용지는 정식 투표용지와 정확히 동일한 내용을 한국어로 번역한 것입니다.

- **온라인으로 보기:** 유권자의 주소 및 유권자 등록지가 어디인지에 따라 선거후보 명단이 정해집니다. 참조용 투표용지를 보려면 [sfelections.org/pollsite](https://sfelections.org/pollsite)를 방문하세요.
- **우편 또는 이메일로 받기:** [sfelections.org/language](https://sfelections.org/language)에서 요청하시기 바랍니다. 또한 영어 및 한국어로 된 캘리포니아 유권자 정보 안내서를 연방 및 주 선거 전에 매 차례 보내 드립니다.
- **투표소 또는 투표센터에 요청:** 샌프란시스코 전 지역 투표소 및 시청, 샌프란시스코 주립대학교 소재 투표센터에 한국어로 된 참조용 투표용지가 비치됩니다. 투표요원에게 사본을 달라고 요청하시기 바랍니다. 지정 투표소 주소를 확인하거나 샌프란시스코 투표소 전체 목록을 보려면 [sfelections.org/pollsite](https://sfelections.org/pollsite)를 방문하세요.

**전화로 도움:** 선거 당일 외에는 월요일~금요일 오전 8시~오후 5시, 선거 당일에는 오전 7시~오후 8시에 도움을 제공합니다. (415) 554-4375번으로 연락주시기 바랍니다.



# 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. Eligible non-citizen residents of San Francisco who are parents, legal guardians, or caregivers of children under the age of 19 living in San Francisco may register and vote for members of the Board of Education; the next Board of Education election is scheduled for November 3, 2020.

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

The registration deadline is February 18 (normally fifteen days prior to Election Day; extended due to holiday). Those who miss the deadline still have the opportunity to conditionally register and vote using a provisional ballot. For more information, visit [sfelections.org](https://sfelections.org).

### ? When and where can I vote on Election Day?

You may vote at your polling place or at a voting center on Election Day from 7 a.m. to 8 p.m. Your polling place address is shown on the back cover of your Voter Information Pamphlet. You can also find it at [sfelections.org/pollsite](https://sfelections.org/pollsite) or call (415) 554-4375. Voting center locations are:

- City Hall, outside Room 48
- San Francisco State University, 798 State Drive, Towers Conference Center
- Joseph Lee Recreation Center, 1395 Mendell Street

### ? 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/vbm](https://sfelections.org/vbm), 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 by February 25, or
- **Vote in person** at the Voting Center at City Hall, beginning February 3, or at the Voting Center at San Francisco State University or Joseph Lee Recreation Center, beginning February 29 (see page 8 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 back cover of this pamphlet or fax it to (415) 554-4372. Your request must be **received** by February 25.

### ? 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.

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

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

- Are in county jail:
  - Serving a misdemeanor sentence.
  - Serving a felony jail sentence.
  - Serving time as a condition of probation for a misdemeanor or felony conviction.
  - Awaiting trial.
- Are on probation.
- Are on mandatory supervision.
- Are on post-release community supervision.
- Are on federal supervised release.
- Previously received a juvenile wardship adjudication.

### ? 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 (February 18), 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 a 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 a 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](https://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](https://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](https://sfelections.org) 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.



# Ballot Worksheet: March 3, 2020, Election

This worksheet is a tool to help voters mark their selections in advance to save time and prevent mistakes when marking the Official Ballot.

1. Refer to your Sample Ballot, based on your party preference, to see which contests are on your ballot. Not all voters are eligible to vote on all party contests. (see page 4)
2. Mark your selections on this worksheet.
3. Transfer your selections to your Official Ballot (you may take this worksheet with you to a voting booth).

## OFFICES

**President of the United States** \_\_\_\_\_

**United States Representative** \_\_\_\_\_

**State Senator** \_\_\_\_\_

**State Assembly Member** \_\_\_\_\_

**Judge of the Superior Court, Seat 1** \_\_\_\_\_

**Judge of the Superior Court, Seat 18** \_\_\_\_\_

**Judge of the Superior Court, Seat 21** \_\_\_\_\_

### Members, County Central Committee

Democratic Party

Republican Party (*Assembly District 17 only*)

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

TITLE:	PROPOSITIONS	YES	NO
<b>13</b>	Authorizes Bonds for Facility Repair, Construction, and Modernization at Public Preschools, K-12 Schools, Community Colleges, and Universities		
<b>A</b>	City College Job Training, Repair and Earthquake Safety Measure		
<b>B</b>	San Francisco Earthquake Safety and Emergency Response Bond, 2020		
<b>C</b>	Retiree Health Care Benefits for Former Employees of the San Francisco Housing Authority		
<b>D</b>	Vacancy Tax		
<b>E</b>	Limits on Office Development		



# Volunteer!

## Serve as a Poll Worker!

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 civic lessons, retirees, and hundreds of people who take a day off from their regular lives to be of service to San Francisco voters.

### To be a Poll Worker, you must be:

- A registered California voter, or
- A U.S. legal permanent resident, age 18 or older, or
- A San Francisco high school student at least 16 years old\*

If you are bilingual in English and Chinese, Spanish, Filipino, Vietnamese, or Korean, we encourage you to apply!

Earn a stipend of **up to \$240** while helping your community.

### How to apply:

Apply at the Poll Worker Recruitment Office  
(City Hall, Room 48), Monday through Friday,  
from 10 a.m. to 4 p.m.

OR

Apply online at **[sfelections.org/pw](https://sfelections.org/pw)**

\* High school students can visit  
**[sfelections.org/student](https://sfelections.org/student)** for instructions  
and to download an application.

**We look forward to having you  
join our Poll Worker team!**

For more information, visit  
**[sfelections.org/pw](https://sfelections.org/pw)** or call the  
Department of Elections Poll Worker  
Division at (415) 554-4395.





## 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 ballots in this pamphlet. To find your sample ballot, please see the table of contents.

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

You may find candidate information as follows:

- **California Secretary of State's website,** [voterguide.sos.ca.gov](http://voterguide.sos.ca.gov): candidates for President

- **San Francisco Voter Information Pamphlet** (*this guide*): candidates for United States House of Representatives, State Senator (*if eligible to submit; see below*), State Assembly (*if eligible to submit; see below*), Judge of the Superior Court

Candidates for political party central committees or county councils are not eligible to submit statements of qualifications for publication.



**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.**

## Voluntary Spending Limits and State Legislative Candidates' Campaign Statements

In November 2000, California voters approved Proposition 34, which states that if a candidate for State Senate or State Assembly accepts voluntary campaign spending limits specified in Section 85400 of the California Government Code, that candidate may purchase the space to place a candidate statement in the Voter Information Pamphlet.

The legislative candidates who have accepted the voluntary spending limits and are therefore eligible to submit a candidate statement for the March 3, 2020, Consolidated Presidential Primary Election are:

### **State Senator, District 11**

Jackie Fielder

### **Member of the State Assembly, District 17**

David Chiu

### **Member of the State Assembly, District 19**

John P. McDonnell

Phil Ting

## Party Endorsements

State law allows political parties to endorse candidates for voter-nominated offices. The party endorsements received by the Department of Elections by the submission deadline are as follows:

### **United States Representative, District 12**

Democratic Party: Nancy Pelosi

### **United States Representative, District 14**

Democratic Party: Jackie Speier

Republican Party: Ran S. Petel

### **State Senator, District 11**

Democratic Party: Scott Wiener

### **Member of the State Assembly, District 17**

Democratic Party: David Chiu

### **Member of the State Assembly, District 19**

Democratic Party: Phil Ting



# Candidates for United States Representative, District 12

## AGATHA BACELAR

**My occupation is** Advocate, Documentary Filmmaker.

**My qualifications are:**

My name is Agatha Bacelar, and I am a 28-year-old Brazilian-American immigrant, Stanford engineer, and social justice advocate. I support policies like the Green New Deal, Medicare for All, and getting money out of politics. I also believe we should implement a universal basic income and digital voting to increase participation in our democracy.

I am the founding member of a civic tech non-profit and have spent most of my career doing documentary film-making and political advocacy. I am motivated to run because I have seen too much unnecessary suffering, and I know that the reality in Congress does not match the lived experience of everyday Americans.

No matter what happens with Trump, it is not good enough to go back to the way things were before him. Let's elect the future.

Learn more about our campaign online:

Website: [agathaforcongress.com](https://agathaforcongress.com)

Twitter: @agathaforcongress

Instagram: @aggiebacelar

*Agatha Bacelar*

## SHAHID BUTTAR

**My occupation is** Lawyer.

**My qualifications are:**

2020 Candidate Statement for Shahid Buttar

I'm running for Congress because your future is at stake. I'm here to defend it from the past.

San Francisco deserves a representative who will champion human rights to healthcare, housing, food, justice, migration, and clean air & water.

These issues are important to San Franciscans. Each of them is personal for me.

I'm an immigrant. I feel grateful for the chance to have been trained—and to have taught—at our state's most elite legal institution. That's why I can't sit by as the legacy of liberty and opportunity that inspired by family to migrate here slips through our fingers.

I know what it's like to struggle. When I was 16, my family home was foreclosed. It took me 10 years to earn my undergraduate degree while working full-time and going to school mostly at night.

My bold advocacy has helped transform our society. In 2004, I represented a mayor who brought marriage equality to the national stage. 15 years later, I successfully advocated for San Francisco to become the nation's first city to ban municipal face surveillance technology.

I'll work in the House to defend human rights, and expand them. I'll work to secure Medicare for All and the Green New Deal. And I'll challenge bipartisan military-industrial corruption to defend our democracy.

**Endorsements**

Dean Preston - District 5 Supervisor-Elect

Matt Gonzalez - Former President of the Board of Supervisors

Democratic Socialists of America - SF

SF Berniecrats

California Progressive Alliance

Bay Area for Bernie

*Shahid Buttar*



# Candidates for United States Representative, District 12

## JOHN DENNIS

**My occupation is** Independent Businessman.

**My qualifications are:**

I grew up in public housing, the son of working-class parents. I went to decent schools and started successful businesses, learning how to set achievable goals and solve problems.

I am a proud husband and father.

My family desperately wants San Francisco to succeed.

But the quality of life for average San Franciscans has deteriorated for decades.

Homeless sleep on the streets. Sidewalks are used as toilets. Buses don't run on time. Construction goes on and on, but roads aren't improved.

Meanwhile, San Franciscans must pay more for housing than anyone else in the world. Home ownership is available to a select few.

City hall politicians have done little to address our city's pressing matters.

San Franciscans work hard each day, while San Francisco elites arrogantly turn a blind eye to the city's problems.

San Francisco is the city that doesn't work.

We can change that.

Your congressional representative holds enormous influence over City Hall priorities.

As your congressman, I will use every federal resource at my disposal to encourage City Hall politicians to end homelessness, clean up the streets, stop property crime and give San Franciscans the quality of life they deserve.

I will work to end Washington's massive deficits and debt, stop the endless wars and restore your civil liberties. I will put America first in trade and foreign policy and help secure our borders.

Together we can rebuild our city's reputation as a sanctuary for liberty, achievement and creativity. I would be honored to have your vote.

*John Dennis*

## TOM GALLAGHER

**My occupation is** Teacher / Writer.

**My qualifications are:**

CANDIDATE STATEMENT OF QUALIFICATIONS

I support improved Medicare for All, the Green New Deal, an end to our endless wars, a Marshall Plan for Central America, reparations for descendants of slaves and Native Americans, and full federal funding of public education.

I have:

Worked on the staff of Proposition 186, the 1994 initiative to create a California single payer system (which San Francisco approved).

Collected 10,000+ online signatures for the Green New Deal in 2019.

Organized and passed Proposition U, making it San Francisco policy to defund the Iraq War in 2008.

Worked in the San Francisco Public Schools for past 20 years; member, United Educators of San Francisco, AFL-CIO; past Executive Board member.

Represented Boston in the Massachusetts House of Representatives, where I chaired the Progressive Caucus, and authored laws:

Banning Medicare "balance billing,"

Prohibiting public reimbursement for "union busting" costs,

Providing direct election of state employee and teacher members to pension fund investment boards,

Increasing unemployment compensation child allowance,

Regulating rail transport of hazardous material.

And sponsored: Gay rights, anti-sexual harassment, and recycling legislation.

Served as:

United Nations Election Officer, East Timor, 1999.

Voter Registration and Election Supervisor, Bosnia & Herzegovina, 1997, 1998.

Election Observer, Azerbaijan, Bosnia & Herzegovina, Georgia, Kyrgyz Republic, Macedonia, Russia, Ukraine, 2000-2018.

Chaired Boston Democratic Socialists of America.

Written:

"The Primary Route: How the 99% takes on the military-industrial complex" and  
Numerous articles and reviews, many found at  
[TomGallagherwrites.com](http://TomGallagherwrites.com).

Organized:

Antiwar efforts since the Indochina Peace Campaign.

Pro-labor campaigns since the United Farm Workers Union grape boycott.

*Tom Gallagher*



# Candidates for United States Representative, District 12

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## NANCY PELOSI

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**My occupation is** Member of Congress.

**My qualifications are:**

It is my honor to serve as your Representative in Congress, where I lead the most diverse Democratic Caucus in history. As your Representative, I have fought to secure critical resources for transportation infrastructure, City College, our pristine coastline, affordable housing and the battle against HIV/AIDS.

As your Speaker in the 116th Congress, our Democratic Majority is delivering meaningful progress For The People to lower drug costs and protect our care; create jobs with bigger paychecks and equal pay for equal work; rebuild infrastructure; act on climate now; restore Net Neutrality; pass the LGBTQ Equality Act, the Violence Against Women Act, and common sense background checks; support our veterans and immigrants; and protect our democracy, our elections, and human rights around the world.

With the current occupant of the White House undermining our Constitution and Republicans failing to honor their oath, the fight for justice has been challenging during this critical time for our democracy.

But we don't agonize, we organize.

When Benjamin Franklin emerged from Independence Hall on September 17, 1787 after our Constitution was adopted, people asked, "What do we have — a monarchy or a republic?" He said: "A republic, if you can keep it."

We have a responsibility to keep and protect it — for our children and our future.

My greatest privilege is serving as the U.S. Representative for San Francisco. I hope to earn your support for my re-election, and work together to continue improving lives in our community and for the American people.

*Nancy Pelosi*



# Candidates for United States Representative, District 14

## JACKIE SPEIER

**My occupation is** Member of Congress.

**My qualifications are:**

I take my responsibility to serve you seriously and that's why I hold regular townhalls to listen to you. This is what I've done as a result:

Climate change – cosponsored Green New Deal and authored bill to create an instant discount for made-in-America electric vehicles, creating jobs and tackling emissions.

Traffic and housing – helped secure \$647 million federal grant for electrification of CalTrain to reduce pollution and fought for affordable housing on public lands.

Airport noise – introduced 8 bills allowing airport curfews, money for noise insulating homes and new routes avoiding overhead nighttime noise.

Guns – sponsored 3 gun buybacks, support comprehensive background checks and a ban on assault weapons.

Prescription drugs and Medicare– support government negotiating drug prices with pharmaceutical companies and keeping Medicare strong.

Veterans – recovered over \$200,000 in veterans' benefits.

Affordable Care Act – strongly advocate for the ACA, banning discrimination on preexisting conditions and obtained funding for pediatric cancer research.

Women's equality and equality for all – authored resolution to facilitate ratification of Equal Rights Amendment, Me Too Congress Act, defender of LGBTQ rights, staunch advocate of reproductive justice and tackling hate crimes and racism.

Presidential accountability – continue to hold our President accountable and safeguard our electoral process from foreign interference, outspoken advocate for rule of law and whistleblower protections.

Our democracy isn't for sale, but it is subject to attack foreign and domestic. I won't let that happen.

I have heard you. You are my priority. I respectfully ask for your vote.

*Jackie Speier*

## ERIC TAYLOR

**My occupation is** Research Manager / Public Interest Advocate (FinReg).

**My qualifications are:**

Eric Taylor

Research Manager / Public Interest Advocate (FinReg)

I'm a research manager working in the space of virtual reality. But my more vital ambition in life is to work on solving real-world problems: inequality, climate change, institutional decay, the erosion of our democracy...

For the past several years, I have been working as a public interest advocate after co-founding a non-profit called Occupy the SEC (OSEC). Through OSEC, I have been working on issues relating to financial market regulations. Additionally, I served in the Army for seven years as an engineer officer.

My campaign has multiple goals, but my top priority is to advance an idea that I think can greatly improve how our democracy operates. Namely, I am running on the pledge that if I am elected I will make my office's draft legislation "open source." That is, I will leverage the same version control tools that software engineers use to manage open source projects (i.e. Git) to empower anyone with internet access to collaborate with my office on drafting legislation in an open manner.

Put another way, the primary goal of my campaign is to empower everyone to participate in the process of making the rules we live by (which shape the world we live in), regardless of their rank or position.

More broadly, I support progressive causes and created a platform called Wonkhub to enable people to contribute to the articulation of proposals and press campaigns on fleshing out the details. For more details please visit:

<https://erictaylor.house>

<https://wonkhub.com/u/eric>

*Eric Taylor*



# Candidates for State Senator, District 11

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## JACKIE FIELDER

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**My occupation is** Educator.

**My qualifications are:**

I'm a Native American (Two Kettle Lakota and Hidatsa), Mexicana, and queer woman. I was raised by a single mother and educated in California public schools. I earned a place at Stanford University moved to the Bay Area, and graduated with a BA in Public Policy and a Masters in Sociology.

When oil companies and banks threatened the lands of my tribe and allies with the Dakota Access Pipeline, I joined the call to action. In San Francisco, I led the successful campaign to keep our police use-of-force policy in the hands of the Police Commission rather than police union leadership.

As co-founder and lead organizer of the San Francisco Public Bank Coalition, I developed policy and successfully organized a broad coalition to defeat Wall Street's lobbyists. We passed legislation to enable San Francisco to establish the first municipal bank in the nation. This will cut the cost of building affordable housing by slashing interest costs, keeping legacy businesses open, and increasing investment in public infrastructure and education.

I'm running for California State Senate because we need bolder change. My commitment is to challenge the status quo that puts billionaires and corporate special interests in charge. We cannot address climate change, our housing crisis, epidemic homelessness, and the need for universal public health care without leaders with the courage to challenge corporate power. Now is the time to tackle the challenges facing our city, state, country, and planet. I would be honored to have your support and fight with you side by side.

*Jackie Fielder*



# Candidates for State Assembly, District 17

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## DAVID CHIU

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**My occupation is** Assemblymember.

**My qualifications are:**

When I first ran for the California Assembly, I promised to fight for progress on the issues that matter most. We've made important gains on affordable housing, immigrant protections, women's rights, and much more.

In 2019, I fought harder than ever —and we made history. Because of our work...

- Eight million California tenants have new protections against rent-gouging and unjust evictions, under the most progressive tenant law in California history.
- California cities can create their own public banks, to invest the public's money in community projects like parks and infrastructure.
- The Bay Area will be able to work together to solve our affordable housing and homelessness crises as one unified region.
- Community college students who experience financial emergencies can receive emergency grants to stay in school.
- Transgender and non-binary graduates will see their chosen names accurately reflected on educational records.
- Single-use food waste will be reduced, and homeowners will receive help in removing lead paint from their homes.
- California will hold for-profit colleges accountable for student outcomes after Donald Trump ended federal regulation.

While we have much to be proud of, I'm ready to keep fighting for families across San Francisco and California -- to end the housing crisis, make healthcare affordable, ensure a clean environment for our kids, and so much more.

Supporters include:

Sierra Club  
Equality California  
California Nurses Association  
California Teachers Association  
US Senator Kamala Harris  
US Senator Dianne Feinstein  
Governor Gavin Newsom  
Attorney General Xavier Becerra  
Mayor London Breed

Onward! [www.VoteDavidChiu.org](http://www.VoteDavidChiu.org)

*David Chiu*

Statements are volunteered by the candidates and have not been checked for accuracy by any official agency.  
Statements are printed as submitted. Spelling and grammatical errors have not been corrected.



# Candidates for State Assembly, District 19

## JOHN P. MCDONNELL

**My occupation is Attorney.**

**My qualifications are:**

I was born and raised in the Outer Mission in San Francisco. I graduated from the University of San Francisco and UC Berkeley Law School. I have been a business and tax lawyer in San Francisco and Silicon Valley for over 35 years. I want to bring this real world experience to Sacramento to fix serious, real world problems.

The two most important jobs of state government are education and public safety, and we are failing at both. Our K-12 schools have fallen to 38th in the country, and several low-income high schools suffer drop-out rates of 50% or more. This is a disaster that we must address. We have pretty much legalized thefts of up to \$950 in goods. This has led to an explosion of car break-ins, and a new wave of shoplifting that threatens many small retailers. We raise taxes, repeatedly, but the problems just get bigger.

Our streets are now crowded with people we call "homeless." But most of these people suffer from alcoholism, drug addiction and mental health problems. They are not "homeless," they are "helpless." They live, suffer and die on the street like animals. We need policies that move these broken people into medical treatment that can deal with their real problems.

I am not a career politician, and I would bring a fresh, outsider's perspective to government. I would work to bring common sense solutions and efficiency to government. There is a better way.

*John P. McDonnell*

## PHIL TING

**My occupation is Assemblymember.**

**My qualifications are:**

As the Chair of the Assembly Budget Committee, virtually every spending proposal crosses my desk. My mission is to make sure your hard-earned tax dollars are well spent to tackle the homeless crisis, build more affordable housing, improve our schools, protect our health and our environment, address transportation gridlock and work to improve our quality of life.

With those vital goals top of mind, in the past two years I wrote and passed legislation that:

- Protects the public by making it faster to take dangerous weapons out of the hands of potentially dangerous individuals.
- Protects the environment and our health by speeding up the transition to electric vehicles.
- Promotes affordable housing by making it much easier to build backyard cottages – particularly in those suburban cities that were resisting them.

As Budget Chair, I can make sure we in San Francisco are receiving our fair share. In the past two years, we have brought home hundreds of millions of our tax dollars to:

- Create more affordable housing.
- Build more supportive housing to help the homeless transition off the streets.
- Expand daycare options and pre-school.
- Provide record levels of state funding for our public schools, over \$12,000 per student.

My wife Susan and I are raising two daughters. I think about them before every vote – remembering that we are all working today to create a better future.

I'm proud to have won the support of the California Teachers Association, California Professional Firefighters, the Sierra Club and many others. I hope you will join us at [www.PhilTing.com](http://www.PhilTing.com).

*Phil Ting*



# Candidates for Judge of the Superior Court, Seat 1

## MARIA ELENA EVANGELISTA

**My occupation is** San Francisco Deputy Public Defender.

**My qualifications are:**

I have 17 years experience as a trial attorney in San Francisco courts, taking over 50 jury trials to verdict and litigating thousands of cases. I have served in Drug Court, Behavioral Health Court, Veterans Court and more.

My San Francisco Bar Association rating for Superior Court Judge is “well-qualified” —one of the top ratings possible.

I’m a San Francisco native born to undocumented parents. My parents worked as farmworkers and laborers. I was the first in my family to attend school. I’m proud to be one of the first Mexican-American women to graduate from Vanderbilt School of Law.

My commitment is to make San Francisco courts fair and effective and ensure that everyone gets equal justice, regardless of income, race, gender, sexual identity, ethnic background or the language they speak.

Endorsed by:

Legal and Judicial: Superior Court of San Francisco Judge Donald S. Mitchell (Ret.); Superior Court of Los Angeles Judges Tom Griego, Abraham Khan, Michael Garcia, Enrique Monguia; Superior Court of Santa Clara Judge Rene Navarro (Ret.); City Attorney Dennis Herrera; Public Defender Mano Raju; Former Ethics Commission Chair Peter Keane; San Francisco La Raza Lawyers.

Community Leaders: State Treasurer Fiona Ma, Dolores Huerta, Mark Leno, Tom Ammiano, David Campos, Supervisors Norman Yee, Aaron Peskin, Dean Preston, Matt Haney, Rafael Mandelman, Hillary Ronen, Shamann Walton, Sandra Fewer.

Organizations: San Francisco Tenants Union, San Francisco Latino Democratic Club, Irish American Democrats USA

Evangelista4judge.com

*Maria Elena Evangelista*

## PANG LY

**My occupation is** Superior Court Commissioner.

**My qualifications are:**

I am running for San Francisco County Superior Court Judge because I believe that we all deserve equal treatment under the law -- no matter where we come from.

When I was a young child, my family came to the U.S. by way of a fishing boat to escape from Vietnam as war refugees. My immigrant parents’ sacrifices allowed me to boldly pursue the American Dream, becoming the first person in my family to graduate college, attend law school and become a lawyer.

For 20 years, I have tirelessly served San Francisco. I successfully prosecuted crimes related to domestic violence and as Commissioner I have mediated over 2,000 settlements to deliver justice for local residents.

As judge I will continue collaborating with the Department of Public Health and community services to grapple with the public health crisis.

Endorsements:

Assemblymember David Chiu

San Francisco Assessor Carmen Chu

24 San Francisco Judges including:

Hon. Suzanne Bolanos, first Latina American Judge

Hon. Teri Jackson, first African American Female

Presiding Judge

Hon. Cynthia Lee, first Asian American Female

Presiding Judge

Dale Minami, Civil Rights Attorney

Dr. Amos C. Brown, Third Baptist Church

John Keker, Founding Partner of Keker Van Nest & Peters

Bill Hing, Professor of Law

[www.PangLy.com](http://www.PangLy.com)

*Pang Ly*



# Candidates for Judge of the Superior Court, Seat 18

## DOROTHY CHOU PROUDFOOT

**My occupation is** Administrative Law Judge.

**My qualifications are:**

Name: Dorothy Chou Proudfoot

Occupation: Administrative Law Judge

As an Administrative Law Judge, I've adjudicated hundreds of San Francisco rent control cases with integrity, fairness, and neutrality, demonstrating my transition from passionate advocate to impartial judge.

Before becoming an ALJ, I served as a Deputy District Attorney for sixteen years, specializing in gang violence, sexual assault, and domestic violence, seeking justice for survivors of violent crime and child abuse. Previously, I gained civil litigation and pro bono experience at a San Francisco law firm.

Judges must not only be qualified, ethical, and impartial, they must reflect the diverse makeup of the communities served. Growing up in a three generation bilingual household, the daughter of Chinese immigrants, I understand firsthand how critical it is to improve gender and racial representation on the bench. Since earning my degrees from UC Berkeley, I've fought to increase diversity and inclusion in the law through my work with organizations including the National Association of Women Judges and California Women Lawyers.

I'm honored to be endorsed by over 20 judges, including Judge A. James Robertson II, for whose seat I'm running, elected leaders including Senator Scott Wiener and Assemblymember David Chiu, and civil rights leaders including Dale Minami. As a Superior Court Judge, I will continue to serve with fairness, integrity, and compassion. I humbly request your vote.

[www.dorothyproudfoot.com](http://www.dorothyproudfoot.com)

*Dorothy Chou Proudfoot*

## MICHELLE TONG

**My occupation is** City and County of San Francisco Public Defender's Office, Attorney.

**My qualifications are:**

For over 20 years, I've spent my career helping San Franciscans, in their moments of hardship, secure legal equality:

- Tenant families at the Eviction Defense Collaborative;
- Domestic violence victims, immigrants and restaurant workers at the Asian Law Caucus;
- Indigent people accused of a crime at the San Francisco Public Defender's Office for 16 years, where I've tried over 50 jury trials.

I am fortunate to live in San Francisco. Yet, I also know the frustration of having my car broken into, the heartache of seeing those experiencing homelessness; mental health pains and the fear felt by LGBTQ and immigrant communities.

As a child of Hong Kong immigrants, I was raised not only to persevere through life's struggles, but to have compassion for others in their times of need.

As judge, I will use my experience, compassion and integrity to ensure every person before me has equal access to legal protections regardless of their societal status.

I'm humbled to have these endorsements (partial list /\*ID):

### SAN FRANCISCO JUDGES

Michael Begert

Teresa Caffese

Bruce Chan

Linda Colfax

Ellen Chaitin (retired)

Jim Collins (retired)

Supervisors Matt Haney, Rafael Mandelman, Hillary

Ronen, Shamann Walton

Supervisor-Elect Dean Preston

Chesa Boudin, SF District Attorney-Elect

Mano Raju, SF Public Defender

Matt Gonzalez, Former President, Board of Supervisors\*

Bevan Dufty, BART Board President\*

David Campos, SF Democratic Party Chair\*

Cindy Elias, SF Police Commissioner\*

Jenny Lam, SF Board of Education Commissioner\*

Angela Chan, Asian Law Caucus\*

Gen Fujioka, Chinatown Community Development Center\*

Honored,

Michelle Tong

[www.tong4judge.com](http://www.tong4judge.com)

*Michelle Tong*



# Candidates for Judge of the Superior Court, Seat 21

## CAROLYN GOLD

**My occupation is** Eviction Defense Attorney.

**My qualifications are:**

For 30 years I've defended San Francisco families from eviction. Everyday, I see the Court failing tenants trapped by the housing crisis.

As a San Franciscan mother of two public school children, I know the struggles of working people- dragged into Court while they are just trying to take care of their families. I have dedicated my life to fighting for fair legal representation for all San Franciscans.

I'm proud to oversee San Francisco's Right To Counsel, which provides free attorneys to tenants facing eviction. I supervise nine non-profit agencies to provide these services.

I spent 12 years training hundreds of lawyers to represent tenants at settlement conferences. I oversaw more than 10,000 settlements that would have been very different without free Legal Aid.

The Court needs a different kind of lawyer on the bench. I am not a political appointee, DA prosecutor or big downtown lawyer. I represent real clients with real problems and will bring that experience to the Court.

I am endorsed by:

Supervisor Matt Haney, Supervisor Rafael Mandelman, Supervisor-Elect Dean Preston

Former Supervisors David Campos, John Avalos  
Matt Gonzalez, Chief Attorney, SF Public Defender's Office

Jim Brosnahan, Partner, Morrison & Foerster

Tom Loran, Partner, Pillsbury

Bill Hirsch, Attorney

Deepa Varma

More at [CarolynGoldForJudge.com](http://CarolynGoldForJudge.com)

I respectfully ask for your vote to bring equal justice to San Francisco.

*Carolyn Gold*

## KULVINDAR "RANI" SINGH

**My occupation is** Managing District Attorney.

**My qualifications are:**

Name: Kulvindar "Rani" Singh

Occupation: Managing District Attorney

A native San Franciscan, I have dedicated my career to public service and as judge will provide a forum for justice and equality, and a courtroom where every voice is heard.

Raised in the Sunset, in a two-parent working household, with my dad's immigrant heritage and mom's push to break the glass ceiling. During law school I worked in Berkley, providing eviction defense, and after graduation began working at the San Francisco District Attorney's Office.

I'm currently the Managing Attorney of the Collaborative Courts and Mental Health Units. Working throughout almost the entire DA's Office, I analyze the root causes of crime. I have transformed the justice work we do. Working with victims, the accused, and protecting the community, my 20 years of work has earned me the reputation of a criminal justice pioneer.

I'm endorsed by over a dozen Judges including Judge John K. Stewart, whose seat I'm running for, Judge Linda Colfax, and elected officials including Senator Scott Wiener, former Senator Mark Leno, Assemblymember David Chiu, Assessor Carmen Chu, and Supervisor Aaron Peskin.

I ask for your vote to continue serving our city.

[www.singhforjudge.com](http://www.singhforjudge.com)

*Kulvindar "Rani" Singh*



# 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 65.

## 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
<b>1</b> 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.	<b>1</b> In the case of a referendum, the person who files the referendum petition with the Board of Supervisors.
<b>2</b> The Board of Supervisors, or any member or members designated by the Board.	<b>2</b> The Board of Supervisors, or any member or members designated by the Board.
<b>3</b> The Mayor.	<b>3</b> The Mayor.
<b>4</b> Any association of citizens, combination of voters and association of citizens, or any individual voter.	<b>4</b> 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 apply only to local City and County measures, not to state, regional, or school measures.

Paid arguments, if any, 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.



# 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 [to be paid for upfront and paid back to investors over a longer period of time]. 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, hospitals, libraries, parks, and other city facilities. The City uses bond financing because these capital projects will last many years, and should be paid for over time by the residents of San Francisco who will also benefit over time from the improvements associated with these projects. Additionally, the large dollar costs of these projects 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. 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 total dollar amount borrowed, the interest rate on the borrowed amount, and the number of years over which the debt will be repaid. City borrowings are typically repaid over a period of 20 to 30 years.

Assuming an average interest rate of 6%, the cost of paying off debt over 20 years is about \$1.74 for each dollar borrowed — \$1 for the amount borrowed and 74 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 2019–2020 property taxpayers in the City will pay approximately \$496 million of principal and interest on outstanding general obligation 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 net property tax rate for the year to provide for debt and special funds debt requirements is estimated to be 18.01 cents per \$100 of assessed valuation, or \$1,068 on a home assessed at \$600,000, reflecting a \$7,000 homeowner's exemption.

**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 \$8.43 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 December 1, 2019, there was \$2.39 billion in outstanding general obligation bonds, which is equal to 0.85% of the assessed value of taxable property. There is an additional \$1.60 billion in bonds that are *authorized but unissued*. If these bonds were issued and outstanding, the total debt burden would be 1.42% of the assessed value of taxable property. Bonds issued by the San Francisco Community College District, San Francisco Unified School 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 keep the property tax rate from City general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired and the tax base grows, though this overall property tax rate may vary based on other factors. This policy applies to the bonds of the City and County, but not those of other governments, such as the San Francisco Unified School District, San Francisco City College District, or BART.

**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 1.43% of the assessed value of taxable property. This direct debt ratio is considered by the bond rating agencies 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 issuances to maintain good credit ratings, which 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 and County 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



# Words You Need to Know

by the Ballot Simplification Committee

**Affordable Housing Goals:** As used in Proposition E, Affordable Housing Goals are annual goals for producing new housing units within the City for households within specific income levels. These goals are based on the California Housing Element and Regional Housing Need Allocation (RHNA) goals, which are based on an eight-year period. (See Proposition E)

**Area Median Income (AMI):** Specific to Proposition E, AMI is the median family income of a specific geographic area within the State of California. In 2019, the AMI for a four-person household in San Francisco County is \$136,800. (See Proposition E)

**Central SoMa:** Central SoMa is a geographic area that generally runs from Second Street to the east to Sixth Street to the west, and from Townsend Street to the south to an irregular border that generally follows Folsom, Howard and Stevenson streets to the north. (See Proposition E)

**Charter amendment:** A Charter amendment is 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. (See Proposition C)

**Citizens' General Obligation Bond Oversight Committee:** The Citizens' General Obligation Bond Oversight Committee is 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. (See Proposition B)

**City College:** City College of San Francisco is a public, two-year accredited community college with campuses and other instructional sites in various locations throughout San Francisco. (See Proposition A)

**Early voting:** Early voting is voting in person at City Hall before Election Day or mailing a vote-by-mail ballot before Election Day.

**Emergency Firefighting Water System:** The Emergency Firefighting Water System (EFWS) is a water supply system dedicated to firefighting. The EFWS consists of about 135 miles of high-pressure pipeline and hydrants that draw water from the following facilities: The Twin Peaks Reservoir, storage tanks located in Ashbury Heights and on Jones Street, and two pump

stations located along the City's waterfront. A pump station contains several diesel-powered pumps that convey water from reservoirs or the San Francisco Bay into the EFWS. The City is expanding the system to include new water storage facilities and infrastructure in neighborhoods located in the western and southern parts of San Francisco. (See Proposition B)

**General obligation bond:** A promise issued by a government body to pay back money borrowed, plus interest, by a certain date. The government body repays the money, plus interest, with property taxes. General obligation bond measures must be approved by the voters in San Francisco. (See Propositions A, B)

**Initiative:** 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. (See Proposition E)

**Large Office Project:** As used in Proposition E, Large Office Projects are development projects with at least 50,000 square feet in gross floor area of office development. (See Proposition E)

**Lease agreement:** As used in Proposition D, a lease agreement is a contract by which a commercial property owner gives another person or entity the right to occupy and use the property for a limited period, often in return for a periodic rent payment. (See Proposition D)

**Leased space:** As used in Proposition D, leased space is ground floor retail or other commercial space that is the subject of a lease agreement. (See Proposition D)

**Low-income household:** As used in Proposition E, a household qualifies as low-income if it earns between 51% and 80% of the Area Median Income (AMI). (See Proposition E)

**Moderate-income household:** As used in Proposition E, a household qualifies as moderate-income if it earns between 81% and 120% of the Area Median Income (AMI). (See Proposition E)

**Nonprofit:** As used in Proposition D, a nonprofit is an entity or organization that is organized for a public purpose, and not for profit, and is exempt from income taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. (See Proposition D)



**Office space:** As used in Proposition E, office space is the area within a structure intended or primarily suitable for occupancy by persons or entities which perform for their own benefit or provide to others services at that location, but excluding: retail use; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; any facility, other than physicians' or other individuals' offices and related uses, customarily used for providing medical services; and any design showcase or any other space intended and primarily suitable for the display of goods. (See Proposition E)

**Ordinance:** A local law passed by the Board of Supervisors or by the voters. (See Proposition D)

**Pass through:** For an owner to recover an increase in property taxes by passing on a portion of the cost to tenants. (See Proposition B)

**Property tax:** A tax assessed by the City on real property, including buildings and land. (See Propositions A, B)

**Proposition:** Any measure submitted to the voters for approval or disapproval.

**Provisional ballot:** 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.

**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.

**Revenue:** Income.

**San Francisco Housing Authority:** The San Francisco Housing Authority is a local government agency, separate from the City, providing housing assistance to very low-income people. (See Proposition C)

**Seismic upgrade:** Improving or renovating a structure to protect it from potential earthquake damage. (See Proposition B)

**South of Market:** South of Market, also known as SoMa, is a San Francisco neighborhood whose boundary generally follows the eastern waterfront from 16th Street to Harrison Street, Harrison Street to Fourth Street, north to Market Street, then west to the Central Freeway. (See Proposition E)

**Square-footage allotment:** As used in Proposition E, square-footage allotment is the maximum amount of office square-footage that the City may use when approving Large Office Projects. (See Proposition E)

**Street-facing foot:** As used in Proposition D, a street-facing foot is a linear foot of ground level commercial space that runs along a Public Right of Way. A Public Right of Way is defined as dedicated public sidewalks, alleys, boulevards, courts, lanes, roads, streets, spaces and ways within San Francisco, on which members of the public have the right to travel and which are under the permitting jurisdiction of the Department of Public Works. (See Proposition D)

**Subtenant:** A subtenant is a person or entity that has the right to occupy and use all or a portion of leased space under a lease agreement with a tenant or with any other person or entity that derives its interest in the space through a tenant. (See Proposition D)

**Tenant:** A tenant is a person or entity that has the right to occupy and use leased space under a lease agreement with the owner. (See Proposition D)

**Very low-income household:** As used in Proposition E, a household qualifies as very low-income if it earns up to 50% of the Area Median Income (AMI). (See Proposition E)

**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 California polling place on Election Day. Also known as absentee ballots.



# A

## City College Job Training, Repair and Earthquake Safety Measure

**CITY COLLEGE JOB TRAINING, REPAIR AND EARTHQUAKE SAFETY MEASURE.** To fix/repair City College facilities; make necessary seismic retrofit/earthquake safety improvements; make the College more environmentally sustainable through energy efficient buildings/increased renewable energy use; and acquire, construct, repair facilities, sites/equipment to prepare students for well-paid, local science, technology, and arts related jobs, shall San Francisco Community College District's measure authorizing \$845,000,000 in bonds at legal rates, levying 1.1 cents/\$100 assessed value (\$47,500,000 annually until approximately 2053) be approved, requiring audits and citizen oversight?

YES

☐

NO

☐

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** City College of San Francisco has nine campuses. City voters elect a seven-member Board of Trustees that governs the college. The college is funded in a variety of ways, including a parcel tax and voter-approved bonds.

**The Proposal:** Proposition A is a measure that would allow the college to borrow up to \$845 million by issuing bonds to:

- Repair, construct or acquire buildings, sites and equipment;
- Make earthquake safety improvements; and
- Upgrade energy efficiency and increase the use of renewable energy.

Proposition A would require the creation of a citizens' oversight committee to review how the bond funds are spent.

If needed, Proposition A would allow an increase in the property tax to pay for the bonds.

**A "YES" Vote Means:** If you vote "yes," you want City College of San Francisco to borrow up to \$845 million by issuing bonds to repair, construct or acquire buildings, sites and equipment; make earthquake safety improvements; and upgrade energy efficiency and increase the use of renewable energy.

**A "NO" Vote Means:** If you vote "no," you do not want City College of San Francisco 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 \$845 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

- a) The best estimate from official sources of the average annual tax rate that would be required to be levied to fund that bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed. The best estimate of the final fiscal year in which the tax is anticipated to be collected is 2052–2053.
- b) The best estimate from official sources of the highest tax rate that would be required to be levied to fund that bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed.

**This measure requires 55% 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 65. Some of the words used in the ballot digest are explained starting on page 30.



- c) The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the proposed \$845 million in bonds are issued and sold is \$1,570,016,481.
- d) 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 \$600,000, with a \$7,000 homeowner's exemption, would be approximately \$65.23.

These estimates are based on projections and are not binding. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, prevailing interest rates at the time of the sale and actual assessed valuation over the term of repayment of the bonds. Hence, the actual debt service, tax rates and the years in which such rates are applicable may vary from those estimated above.

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## How "A" Got on the Ballot

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On September 26, 2019, the San Francisco Community College Board voted 7 to 0 to place Proposition A on the ballot.

**This measure requires 55% 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 65. Some of the words used in the ballot digest are explained starting on page 30.**



## Proponent's Argument in Favor of Proposition A

Vote Yes on A to Repair and Rebuild City College of San Francisco for Everyone

City College enrolls and educates more students than any other SF college or university, and provides a crucial ladder to employment and opportunity for many residents. However, 70% of the Ocean Campus facilities are in poor condition and need to be fixed while infrastructure at campuses in the Bayview, Chinatown, Civic Center, Downtown, Mission and Panhandle neighborhoods are also in need of improvements.

Proposition A would allow City College to issue bonds to fund much needed construction including:

- Repair and retrofit the college's decaying infrastructure such as fixing leaky roofs, removing asbestos and mold, updating electrical, security and fire safety systems and improving disabled access.
- Improve safety and environmental sustainability by installing cameras, lighting, and emergency communication systems and installing solar panels and other forms of green energy.
- Rebuild the childcare and student success center and build a STEAM (science, technology, arts and math) building at the Ocean Campus to better prepare students.

- Renovate and expand facilities for workforce training programs at Bayview and meet the increasing local demand for building and construction trade workers.

Proposition A includes protections for taxpayers including an independent Citizens' Oversight Committee and annual financial audits to ensure funds are spent only as authorized.

Vote Yes on A to Rebuild San Francisco City College for everyone. [RebuildCityCollege.com](http://RebuildCityCollege.com)

Proponents

- *City College Trustee Alex Randolph*
- *City College Trustee Tom Temprano*
- *City College Trustee Shanell Williams*
- *City College Trustee Thea Selby*
- *City College Trustee Brigitte Davila*
- *City College Trustee John Rizzo*

## Rebuttal to Proponent's Argument in Favor of Proposition A

VOTE NO ON PROPOSITION A

We agree that City College of San Francisco campuses should be made safe for students, faculty and visitors. But, it is not fair to make only property owners responsible for paying for the deferred repairs and renovations necessitated by not performing the maintenance and renovations in a timely manner. Add the fact that In February 2017 tuition was waived for all San Franciscans, even those who can well afford to pay, adding to the need for other forms of revenue.

All residents and businesses should pay their fair share of the needed improvements. The Board of Trustees should go back to the drawing board and come up with a revenue system that is equitable for everyone.

*San Francisco Republican Party*



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## Opponent's Argument Against Proposition A

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Vote No on Proposition A!

Another bond for City College of San Francisco?  
Adding \$1.5 BILLION in debt to the current \$3.6  
BILLION debt to be financed by property taxes is not  
economically sound. Yes, City College should be made  
safe, but adding another tax to already over burdened  
property owners will raise rents and the cost of goods  
and services sold in San Francisco.

*San Francisco Republican Party*

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## Rebuttal to Opponent's Argument Against Proposition A

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San Francisco needs City College, and City College  
needs Prop A.

As the cost of living continues to skyrocket, City  
College of San Francisco remains as a critical resource  
for thousands of residents. Through job training, ESL,  
certificate programs, associate degrees, and transfer  
requirements, City College provides a pathway toward  
upward mobility, enabling students to get jobs that  
pay enough to afford to live in the Bay Area.

City College has only done minor improvements to its  
main buildings since it was first established in 1935.  
As a result, many of its buildings have been rated in  
poor condition. Prop A will fix and repair these critical  
education facilities, make necessary seismic and earth-  
quake safety improvements, upgrade outdated and  
unsafe electrical and plumbing, improve handicap  
access and make the college more environmentally  
sustainable.

Prop A will enable City College to operate as a state of  
the art community college that meets the scholastic,  
economic, and social needs of San Franciscans in the  
new century. Bond proceeds will be spent on rebuild-  
ing, upgrading, and repairing facilities.

Join the San Francisco Democratic Party and the thou-  
sands of San Franciscans who support Rebuild City  
College, vote Yes on A.

Proponents

*City College Trustee Alex Randolph*  
*City College Trustee Tom Temprano*  
*City College Trustee Shanell Williams*  
*City College Trustee Thea Selby*  
*City College Trustee Brigitte Davila*  
*City College Trustee John Rizzo.*



# B

## San Francisco Earthquake Safety and Emergency Response Bond, 2020

**SAN FRANCISCO EARTHQUAKE SAFETY AND EMERGENCY RESPONSE BOND, 2020.** To improve fire, earthquake, and emergency response by improving, constructing, and/or replacing: deteriorating cisterns, pipes, and tunnels, and related facilities to ensure firefighters a reliable water supply for fires and disasters; neighborhood fire and police stations and supporting facilities; the City's 911 Call Center; and other disaster response and public safety facilities, and to pay related costs, shall the City and County of San Francisco issue \$628,500,000 in general obligation bonds, with a duration up to 30 years from the time of issuance, an estimated average tax rate of \$0.015/\$100 of assessed property value, and projected average annual revenues of \$40,000,000, subject to citizen oversight and regular audits?

YES

☐

NO

☐

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City owns and operates facilities for public safety and emergency response. These facilities include:

- The Emergency Firefighting Water System and related facilities, which provide a dedicated water supply system for fighting fires;
- Fire and police stations and supporting facilities; and
- The 911 Call Center.

**The Proposal:** Proposition B is a bond measure that would authorize the City to borrow up to \$628.5 million by issuing general obligation bonds. The City would spend this money on improvements, including seismic upgrades, to facilities used for emergency response and recovery.

Projects funded by the bond proceeds could include construction, acquisition, improvement and completion of:

- The Emergency Firefighting Water System;
- Fire and police stations;
- A firefighting training campus;
- The 911 Call Center; and
- Other disaster response facilities.

If needed, Proposition B would allow an increase in the property tax to pay for the bonds. City policy is to limit the amount of money it borrows by issuing new bonds only as prior bonds are paid off. Landlords would be permitted to pass through up to 50 percent of any resulting property tax increase to tenants.

Proposition B would require the Citizens' General Obligation Bond Oversight Committee to review how these bond funds are spent.

**A "YES" Vote Means:** If you vote "yes," you want the City to issue \$628.5 million in general obligation bonds for construction, acquisition, improvement and completion of the Emergency Firefighting Water System, fire and police stations, a firefighting training campus, the 911 Call Center and other disaster response facilities.

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

### Controller's Statement on "B"

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

Should the proposed \$628.5 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

**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 67. Some of the words used in the ballot digest are explained starting on page 30.



- a) In fiscal year (FY) 2020–2021, following issuance of the first series of bonds, and the year with the lowest tax rate, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.00151 per \$100 (\$1.51 per \$100,000) of assessed valuation.
- b) In FY 2029–2030, following issuance of the last series of bonds, and the year with the highest tax rate, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.01379 per \$100 (\$13.79 per \$100,000) of assessed valuation.
- c) The best estimate of the average tax rate for these bonds from FY 2020–2021 through FY 2047–2048 is \$0.00826 per \$100 (\$8.26 per \$100,000) of assessed valuation.
- d) 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 \$600,000 would be approximately \$81.79.

The best estimate of total debt service, including principal and interest, that would be required to be repaid if all proposed \$628.5 million in bonds are issued and sold, would be approximately \$1.08 billion. 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 non-binding debt management policy is to keep the property tax rate for City general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

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## How "B" Got on the Ballot

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On July 9, 2019, the Board of Supervisors voted 10 to 0 to place Proposition B on the ballot. The Supervisors voted as follows:

**Yes:** Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Walton, Yee.

**No:** None.

**Excused:** Stefani.

**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 67. Some of the words used in the ballot digest are explained starting on page 30.**



## Proponent's Argument in Favor of Proposition B

YES ON B the Earthquake Safety and Emergency Response Bond, because San Francisco Can't Wait!

Proposition B, the Earthquake Safety and Emergency Response Bond, is critical for earthquake preparedness in San Francisco. It ensures lifesaving improvements to emergency response systems to help first responders reduce casualties, injuries, and property damage.

The question is not if, but when the next big earthquake happens. Preparing now is smart, responsible planning that will not only save lives, but saves San Francisco money in the long run.

Scientists estimate there is a 72 percent chance that a powerful earthquake will hit the Bay Area in the near future. The 1906 earthquake led to a devastating fire that engulfed a largely populated area of the city. In the 1989 Loma Prieta earthquake, the city's Emergency Firefighting Water System shutdown as massive fires broke out in the Marina neighborhood.

Proposition B

- Continues the important work of the successful 2010 and 2014 safety bonds and will not increase property tax rates.
- Strengthens deteriorating cisterns, pipes, and tunnels that are part of the City's emergency firefighting system so our firefighters are prepared for major fire events and always have access to an adequate and reliable water supply.

- Upgrades our 911 call center so that it can handle the overwhelming calls during an earthquake or other emergency.
- Funds seismic upgrades so critical infrastructure and neighborhood fire and police stations can withstand the next earthquake.

San Francisco Can't Wait. Strengthening our emergency readiness will protect lives and help San Francisco achieve a strong and lasting recovery.

On March 3, join with firefighters, first responders, and community leaders in every corner of the city and vote yes on Proposition B.

*Mayor London Breed*

*Board of Supervisors President Norman Yee*

*Supervisor Sandra Lee Fewer*

*Supervisor Catherine Stefani*

*Supervisor Aaron Peskin*

*Supervisor Gordon Mar*

*Supervisor Vallie Brown*

*Supervisor Matt Haney*

*Supervisor Rafael Mandelman*

*Supervisor Hillary Ronen*

*Supervisor Shamann Walton*

*Supervisor Ahsha Safai*

*San Francisco Firefighters Local 798 President Shon Buford*

**No Rebuttal or Opponent's Argument Against Proposition B Was Submitted**



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## Paid Argument IN FAVOR of Proposition B

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### 41st Mayor of San Francisco Willie Brown Endorses Proposition B

With a 72% chance that the Bay Area will be hit with a major earthquake in the next 30 years, the time to support Proposition B, the Earthquake Safety and Emergency Response Bond, is now.

I represented San Francisco in the Assembly, where I was proud to serve as Speaker during the 1989 Loma Prieta earthquake. I saw firsthand the human toll, the damage to our infrastructure, and the long, expensive recovery that followed. The recovery required the retrofitting of City Hall, rebuilding the Bay Bridge, which is now the Willie J Brown Memorial Bridge, and large portions of the Marina District, and knocking down the Embarcadero Freeway.

Damage resulting from a major earthquake today is estimated as high as \$28 billion to \$66 billion. Fire damage would account for 20 to 50 percent of total earthquake damage.

Proposition B focuses on funding vital improvements to our City's Earthquake Safety and Emergency Response systems with infrastructure and seismic upgrades that will help reduce fatalities, injuries and structural damage **before** it happens. It will:

- Allow for seismic upgrades so that critical infrastructure and neighborhood fire stations can withstand the next earthquake.
- Replace deteriorating cisterns, pipes, and tunnels and ensure firefighters have an adequate water supply to fight massive fire events.
- Upgrade our 911 call center so that it can handle the overwhelming number of calls during an earthquake.
- Include tough fiscal controls and public oversight to ensure funds are used as promised.

My experience tells me it is imperative that we act now, before disaster strikes. By doing so we can save lives, reduce injury, lessen the financial impact on our City and citizens, and put San Francisco on the path to a quicker recovery.

I strongly urge a Yes vote on Proposition B.

*Mayor Willie Brown*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Fire, Earthquake and Disaster Preparedness.

The three largest contributors to the true source recipient committee: 1. San Francisco Fire Fighters Local 798 PAC, 2. California Barrel Company, LLC, 3. San Francisco Police Officers Association Issues PAC.

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## Paid Argument IN FAVOR of Proposition B

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### San Francisco Democratic Party supports Prop B.

Every San Franciscan is aware of the high probability our great city will be struck by an earthquake of significant magnitude sometime in the next 25 years. The Earthquake Safety and Emergency Response Bond is vital to the funding of seismic upgrades and critical improvements to aging first responder facilities and infrastructure in San Francisco.

Please join the San Francisco Democratic Party and vote **YES on B**.

*San Francisco Democratic Party.*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Fire, Earthquake and Disaster Preparedness.

The three largest contributors to the true source recipient committee: 1. San Francisco Firefighters Local 798 PAC, 2. California Barrel Company, LLC, 3. San Francisco Police Officers Association Issues PAC.

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## Paid Argument IN FAVOR of Proposition B

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### Proposition B is Supported by Chinese American Leaders

As Leaders in the Chinese American Community, we strongly urge a Yes vote on Proposition B, The Earthquake Safety and Emergency Response Bond.

Continuing the important work of the 2010 and 2014 Earthquake Safety and Emergency Response Bonds, this measure is the third phase in completing much-needed upgrades to our emergency response infrastructure. Living in the Bay Area we all understand it is likely we will face a major earthquake in the near future, and smart planning before the fact is vital to reducing the impact on our communities and our economy.

Proposition B upgrades our Emergency Firefighting Water Supply System to ensure our firefighters have the water they need to fight a major fire event, provides seismic updates to our firehouses and emergency



response centers, and upgrades our 911 system to ensure it can handle the high volume of calls that happens in an earthquake or emergency. These are smart and cost-effective provisions that will help save lives, help protect infrastructure, and help our economy recover quickly when disaster strikes.

We must safeguard our citizens and our economy against a major disaster before it happens. Vote Yes on Proposition B for a safer San Francisco.

*California State Treasurer Fiona Ma  
California State Assemblymember Phil Ting  
San Francisco Assessor-Recorder Carmen Chu\*  
Board of Supervisors President Norman Yee  
Supervisor Sandra Lee Fewer  
Supervisor Gordon Mar*

\*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 Fire, Earthquake and Disaster Preparedness.

The three largest contributors to the true source recipient committee: 1. San Francisco Fire Fighters Local 798 PAC, 2. California Barrel Company, LLC, 3. San Francisco Police Officers Association Issues PAC.

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***End of Paid Arguments IN FAVOR of Proposition B***

**No Paid Arguments AGAINST Proposition B Were Submitted**



# C

## Retiree Health Care Benefits for Former Employees of the San Francisco Housing Authority

Shall the City amend the Charter to make retiree health care coverage available to certain City employees who previously worked for the San Francisco Housing Authority based on their combined years of service and date of hire?

YES ☐

NO ☐

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** Health care coverage costs for retired City and County of San Francisco (City) employees are shared by the City, retirees and City employees.

The San Francisco Housing Authority (Housing Authority) is a local government agency, separate from the City, that provides housing assistance to qualified applicants.

The U.S. Department of Housing and Urban Development (HUD) provides federal funding to support the Housing Authority. In March 2019, HUD asked the City to assume responsibility for some of the Housing Authority's administration.

As a result of this transition, the City has begun to hire former Housing Authority employees. As of November 15, 2019, the City has hired 24 of these employees and may hire more in the next two years.

**The Proposal:** Proposition C is a Charter amendment that would make retiree health care coverage available to certain City employees who previously worked for the Housing Authority based on their combined years of service and date of hire.

Under Proposition C, former Housing Authority employees hired by the City between March 7, 2019, and March 1, 2021, without a break in service, would be eligible for retiree health care coverage under the following conditions:

- Employees hired by the Housing Authority before January 10, 2009, would be eligible for full coverage after five years of combined employment with the City and the Housing Authority; and

- Employees hired by the Housing Authority on or after January 10, 2009, would be eligible for partial coverage between five and before 20 years of combined employment, and full coverage after 20 years.

**A "YES" Vote Means:** If you vote "yes," you want to amend the Charter to make retiree health care coverage available to certain City employees who previously worked for the Housing Authority based on their combined years of service and date of hire.

**A "NO" Vote Means:** If you vote "no," you do not want the City 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 Charter amendment be approved by the voters, in my opinion, it would have a minimal impact on the cost of government. The proposed Charter amendment would increase the City's costs to fund retiree health benefits for certain employees and future retirees of the former Housing Authority (HA) if they become City employees. The total cost would range widely depending on the number of people affected, their ages, years of service, length of continued employment, individual choices regarding medical plan enrollment, and decisions by the City regarding the hiring of affected employees.

The proposed amendment treats former HA employees as having begun City employment from the date of their earlier employment with HA, provided they were employed by the City on or after March 7, 2019, for purposes of determining retiree health benefits. Approximately 24 former HA employees are now employed by the City.

**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 70. Some of the words used in the ballot digest are explained starting on page 30.



City employees hired after 2009 receive City funding for health benefits when they retire at levels from 50 to 100 percent of premium costs based on their years of service and they must retire from the City to receive this funding. Employees hired before 2009 generally receive fully paid health benefits when they retire after only five years of working for the City and receive these benefits regardless of whether they continue to work, and eventually retire from, City employment.

In general, the amendment would treat any HA employees hired by the City between March 7, 2019 and March 1, 2021 as having begun City employment from the date of their earlier employment with HA. In effect, should these HA employees become City employees, their payroll contributions to the retiree health care trust fund will be less than they would have been without the amendment, and a greater share of their health care premium cost after retirement will be paid by the City. For a typical employee who works an additional 20 years and retires from the City the increased cost to the City under the proposed Charter amendment would be in the range of \$80,000 in today's dollars and this cost would be spread over many years.

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## How "C" Got on the Ballot

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On November 12, 2019, the Board of Supervisors voted 11 to 0 to place Proposition C on the ballot. The Supervisors voted as follows:

**Yes:** Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton, 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 70. Some of the words used in the ballot digest are explained starting on page 30.**



## Proponent's Argument in Favor of Proposition C

Yes on Proposition C - Retiree Health Care Benefits for Former Employees of the San Francisco Housing Authority

Proposition C helps resolve the unanticipated consequences of changes to the San Francisco Housing Authority mandated by the Federal Department of Housing and Urban Development. It is fair and narrowly tailored to ensure employees impacted by the Federal Government's requirements get fair treatment in determining their retirement benefits.

Without Proposition C, employees of the San Francisco Housing Authority who transition to employment with the City and County of San Francisco over the next year will lose credit for their years of service. As a result, some employees who have worked for years at the San Francisco Housing Authority would be required to start from the beginning for purposes of determining their retiree medical benefits.

This measure impacts a very small fraction of public employees in San Francisco, but it is significant to the approximately 50 employees and their families who are affected.

While changes are needed to restructure the San Francisco Housing Authority in order to ensure housing stability for the more than 12,000 San Franciscans who rely on housing subsidies, the employees should not be unfairly harmed by the actions the city must take to comply with federal requirements.

Vote yes on proposition C.

*Mayor London Breed*

*Board of Supervisors President Norman Yee*

*Supervisor Sandra Lee Fewer*

*Supervisor Catherine Stefani*

*Supervisor Aaron Peskin*

*Supervisor Gordon Mar*

*Supervisor Vallie Brown*

*Supervisor Matt Haney*

*Supervisor Rafael Mandelman*

*Supervisor Hillary Ronen*

*Supervisor Shamann Walton*

*Supervisor Ahsha Safai*

**No Rebuttal or Opponent's Argument Against Proposition C Was Submitted**



# D

## Vacancy Tax

Shall the City tax owners or tenants who keep ground floor retail or other commercial space vacant in some areas of San Francisco, at rates of between \$250 and \$1,000 per street-facing foot, starting January 1, 2021 and without any expiration date, and use the annual revenues, estimated at a range of a minimal amount to \$5 million, to assist small businesses?

YES

☐

NO

☐

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City and County of San Francisco (City) does not tax owners or tenants that keep commercial property vacant.

City voters must approve increases in tax revenue spending limits.

**The Proposal:** Proposition D would tax owners or tenants that keep ground floor retail or other commercial space vacant in some areas of the City. The tax, starting January 1, 2021, would be based on two factors:

- The number of feet facing the street of ground level commercial space that owners or tenants have kept vacant; and
- How long that commercial space has been kept vacant.

Owners would be taxed only if a commercial space has been kept vacant for more than 182 days in a calendar year. Vacant days do not include limited periods when certain permits have been applied for or issued, or a fire or natural disaster has made a commercial space unusable.

When tenants or subtenants have kept a commercial property vacant for more than 182 days in a calendar year, they would be taxed instead of owners. Tenants or subtenants that have a two-year or longer lease agreement and operated a business in the leased space for at least 183 days in a row would not be taxed for keeping the space vacant.

This vacancy tax would apply as follows:

- In 2021, owners or tenants would be taxed \$250 per street-facing foot;

- In 2022, owners or tenants would be taxed either \$250 or \$500 per street-facing foot if the space was kept vacant in the immediately preceding year; and
- In 2023 and later, owners or tenants would be taxed either \$250, \$500 or \$1,000 per street-facing foot depending on the number of immediately preceding years in a row the space was kept vacant.

This vacancy tax would not apply to certain nonprofit organizations.

These tax revenues would be used to assist small businesses in the City.

Proposition D would increase the City's annual tax revenue spending limit for four years.

**A "YES" Vote Means:** If you vote "yes," starting January 1, 2021, you want the City to tax owners or tenants that keep ground floor retail or other commercial space vacant in some areas of the City and to use these revenues to assist small businesses.

**A "NO" Vote Means:** If you vote "no," you do not approve this tax.

### 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 result in an annual tax revenue increase to the City of a de minimus amount up to a maximum of \$5 million, with higher revenues expected during an economic downturn. The proposed tax is a dedicated tax and proceeds would be deposited into the Small Business Assistance Fund.

**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 72. Some of the words used in the ballot digest are explained starting on page 30.



The proposed ordinance would amend the City's Business Tax and Regulations Code to impose an annual excise tax of \$1,000 per linear foot of street-facing frontage of vacant ground floor commercial space that is located in a neighborhood commercial district or a neighborhood transit commercial district. The tax would be paid by the building owner, should the commercial space not be leased; the lessee, if leased and not subleased; or the sublessee. Generally, commercial ground floor space would be considered vacant if it is unoccupied, uninhabited, or unused for more than 182 days.

The proposed ordinance would establish the Small Business Assistance Fund. After allowable administrative costs and refunds of any overpayments of the vacancy tax, the Fund would provide assistance to the maintenance and operation of small businesses in San Francisco.

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## How "D" Got on the Ballot

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On November 21, 2019, the Board of Supervisors voted 8 to 0 to place Proposition D on the ballot. The Supervisors voted as follows:

**Yes:** Brown, Fewer, Haney, Mar, Ronen, Safai, Walton, Yee.

**No:** None.

**Excused:** Mandelman, Peskin, Stefani.

**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 72. Some of the words used in the ballot digest are explained starting on page 30.**



## Proponent's Argument in Favor of Proposition D

### Keep San Francisco OPEN for Small Business. Vote Yes on D!

Across San Francisco, our neighborhood commercial districts are suffering from vacant storefronts. Many of these vacancies are being artificially created by a handful of commercial landlords who are holding out for exorbitant rent increases.

**Yes on D provides incentives for these commercial landlords to fill vacant storefronts** and remove the dark eyesores of graffiti and garbage that are blighting neighborhoods from North Beach to the Outer Sunset. Here's how it works:

- **Establishes an avoidable vacancy tax on long-vacant neighborhood commercial properties** – this tax is entirely avoidable if the landlord takes basic, necessary steps to attract new tenants.
- **Stabilizes rents for small businesses** in neighborhood commercial districts.
- **Reduces neighborhood blight** that is caused by long-vacant properties.
- **Prevents evictions of small businesses** by giving them more leverage in rent negotiations.
- **Creates a first-ever Small Business Assistance Fund** to provide assistance to small businesses across the city.
- **No increase to property or sales tax** – this tax would only impact commercial property owners who fail to rent their vacant storefronts in a timely fashion.

Yes on D is a small business-supported measure designed to keep the lifeblood of our neighborhood commercial districts flowing, support local and family-owned small businesses, and keep our city a special place to live.

### Please join us and vote Yes on D.

*Mayor London Breed*

*State Senator Scott Wiener*

*Assemblymember David Chiu*

*Supervisors Sandra Lee Fewer, Catherine Stefani, Aaron Peskin, Gordon Mar, Supervisor Elect Dean Preston, Matt Haney, Norman Yee, Rafael Mandelman, Hillary Ronen, Shamann Walton, Ahsha Safai*

*Small Business Commissioners Kathleen Dooley, Sharky Laguana, William Ortiz-Cartagena, Miriam Zouzounis*

*San Francisco Democratic Party*

*Harvey Milk LGBTQ Democratic Club*

*Alice B. Toklas LGBT Democratic Club*

*Arab American Grocers Association*

*Castro Merchants Association*

*Fillmore Merchants Association*

*Haight Ashbury Merchants Association*

*Ingleside Merchants Association*

*Merchants of Butchertown*

*North Beach Business Association*

*People of Parkside*

## Rebuttal to Proponent's Argument in Favor of Proposition D

### Vote No on Proposition D.

The Supervisors' tax initiative punishes neighborhood small businesses and property owners striving to lease their storefronts quickly, but are often caught up in City Hall's bureaucratic red tape.

### How long is "Long-Vacant"?—Not Very Long.

The proponent's statement says the tax applies to "long-vacant" neighborhood commercial properties. One would think the term means years, not months. The initiative defines the vacancy period as "more than 182 days."

The process to locate a tenant, negotiating a deal, and agreeing on the lease terms can often take longer than six months. When the Supervisors say a storefront is "long-vacant," after only six months, it's misleading.

### Why discriminate against Pop-Ups?

Pop-Ups are short-term tenants offering specialized merchandise, innovative food concepts, or providing unique experiences.

Under the Supervisors' tax, having two Pop-Ups for 90 days, each would leave the space vacant more than 182 days, and incur the tax even though the owner was doing her best to fill the space with neighborhood-serving tenants.

The Supervisors' initiative discourages Pop-Up tenants.

### Why are non-profits given a free pass to seek exorbitant rent increases by keeping storefronts empty?

The proponent's statement attempts to justify the punitive tax by claiming some commercial owners create artificial vacancies to seek exorbitant rent increases. Why doesn't the tax equally apply to non-profits? See Section 2905 (b).

Reject Proposition D and allow more tenants in our neighborhoods.

*Mark Borsuk*

*Real Estate Broker / Attorney*



## Opponent's Argument Against Proposition D

### **DON'T WRITE CITY HALL A BLANK CHECK. Vote No on D.**

Here we go again. City Hall politicians want a new tax. After taxing pretty much everything that moves and some that don't, now it's taxing vacancies. Once again, this is half-baked legislation that won't solve the problem.

### **Neighborhood Commercial Districts are the City's Backbone.**

When my grandfather ran a local store in the Excelsior, working families made ends meet and neighbors looked out for each other. Today, neighborhood commercial districts remain the backbone of San Francisco. Since costs have skyrocketed, we must protect neighborhood businesses from City Hall taxes.

### **Proposition D hits small businesses right in the pocket-book.**

Supporters say this measure is a way to make landlords pay for leaving properties vacant, but Prop. D allows the landlords to pass the tax through to businesses, driving up rents even higher. Small businesses from West Portal to the Bayview would be stuck with the bill.

### **So let's cut the red tape.**

From Haight Street to Ocean Avenue, Church Street to Leland Avenue, we can see that retail vacancies are way too high. In the Sunset, a local small business owner nearly lost all her savings because the City "got it wrong" during permitting. We've got to cut the red tape first.

### **With a \$12 billion budget, San Francisco can do more with existing funds.**

Along Stockton Street and Van Ness Avenue, years of construction delays have hurt small businesses. The City should use some of its \$12 billion to fix these problems first before asking taxpayers for more.

### **No Audits, More City Hall Staff.**

Finally, read the measure itself. There are no regular audits on how funds are used. One thing City Hall can pay for: more staff to collect the tax.

Don't be fooled. Vote No on D.

*Ben Matranga*

*West Portal Homeowner and Taxpayer  
Small Business Owner*

## Rebuttal to Opponent's Argument Against Proposition D

### **Small Businesses Agree: Yes on D!**

San Francisco small businesses from every corner of the city, many of our district merchant associations, and our Small Business Commissioners agree: **Yes on D is good for small business.**

Yes on D doesn't place a tax on small business. Instead, it puts it on the commercial property owners and landlords who keep storefronts vacant, contributing to blight and crime in our neighborhoods.

**Yes on D is a tax that is most effective if it is never paid.** It serves as an incentive for commercial landlords to do the right thing: negotiate fairly with their small business tenants, avoid rent-gouging, and work cooperatively with their neighbors to make sure our neighborhood commercial districts remain fully open for business.

Any revenues collected will go directly to the **Small Business Assistance Fund** to provide assistance to small businesses across the city. The Fund would be subject to an annual audit by the independent City Controller's Office and reviewed by the Board of Supervisors.

**We care deeply about the health of San Francisco's small businesses. Please join us in helping them by voting YES on D!**

*Castro Merchants Association*

*Haight Ashbury Merchants Association*

*Ingleside Merchants Association*

*Merchants of Butchertown*

*North Beach Business Association*

*Small Business Commissioner\* Kathleen Dooley*

*Small Business Commissioner\* Sharky Laguana*

*Small Business Commissioner\* William Ortiz-Cartagena*

*Supervisor Aaron Peskin*

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



## Paid Argument IN FAVOR of Proposition D

### Legacy Small Businesses support YES on D (SUPPORT LEGACY BUSINESS 2.0!)

San Francisco's Legacy Businesses are the cornerstones of our communities. Each of us has operated in San Francisco for over 30 years - we are your neighborhood living rooms and keep San Francisco a unique place to live. In 2015, San Francisco voters adopted legislation to grant us special distinction by the City, but still too many of our favorite restaurants and retailers have been shuttered against their will. Prop D goes one step further to protect us from eviction and to make sure that we continue to serve San Franciscans for decades to come. Please help us support San Francisco local business by voting YES on D.

*Amoeba Music*  
*The Booksmith*  
*Escape from NY Pizza*  
*Faxon Garage*  
*FTC Skateboarding*  
*Golden Gate Fortune Cookies*  
*Macchiarini Designs*  
*Ocean Hair Design*  
*Roxie Theater*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

## Paid Argument IN FAVOR of Proposition D

### LGBTQ Leaders & Small Business Owners Say YES on D

The LGBTQ community relies on locally-owned and community-oriented small businesses. They are vital contributors and safe havens to the entire city of San Francisco and our LGBTQ community. Right now, LGBTQ shop owners need your help. They face increasing threats of eviction or business-ending rent hikes. And the growing problem of vacant storefronts is making it more difficult for us to support each other. Please vote YES on D, and remember to shop local at LGBTQ-owned businesses!

*Harvey Milk LGBTQ Democratic Club*  
*Alice B. Toklas LGBT Democratic Club*  
*State Senator Scott Wiener*  
*Supervisor Rafael Mandelman*  
*David Campos, Chair, San Francisco Democratic Party*  
*Keith Baraka, Vice Chair, San Francisco Democratic Party*

*Francis Hsieh, Member, San Francisco Democratic Party*  
*Peter Gallotta, Member, San Francisco Democratic Party*  
*Honey Mahogany, Member, San Francisco Democratic Party*  
*BART Board Director Bevan Dufty*  
*BART Board Director Janice Li*  
*Shannon Amitin, Co-Owner, Jolene's*  
*Manny Yekutiell, Owner, Manny's*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

## Paid Argument IN FAVOR of Proposition D

### Small Business Commissioners support Proposition D

The mission of the Small Business Commission is to foster, promote, and retain small businesses in the City and County of San Francisco. We endorse Prop D because it can play a critical role in furthering this mission and reducing vacancies in our neighborhoods. Prop D was crafted with participation from the small business community and the organizations who work to promote small business. We are grateful that the legislation has been tailored to ensure that only bad actor property owners are targeted by this tax and to ensure that small mom-and-pop business owners flourish in San Francisco. Please vote YES on D.

*Small Business Commissioner\* Kathleen Dooley*  
*Small Business Commissioner\* Sharky Laguana*  
*Small Business Commissioner\* William Ortiz-Cartagena*  
*Small Business Commissioner\* Miriam Zouzounis*

\*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: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

## Paid Argument IN FAVOR of Proposition D

### San Francisco Democratic Party Endorses Yes on D

From Fillmore Street to Ocean Avenue, from the Outer Sunset to the Outer Mission, from Broadway to Castro to Hayes Valley, our neighborhood commercial districts are where San Franciscans come together to eat, shop, and enjoy the diverse quality of life of our amaz-



ing city. Prop D is the most important tool we have to protect small businesses along these corridors. Please join the San Francisco Democratic Party in voting Yes on D.

*David Campos, Chair, San Francisco Democratic Party*  
*Keith Baraka, Vice-Chair, San Francisco Democratic Party*  
*Leah LeCroix, Vice-Chair, San Francisco Democratic Party*  
*Sophie Maxwell, Vice-Chair, San Francisco Democratic Party*  
*Francis Hsieh, Recording Secretary, San Francisco Democratic Party*  
*Peter Gallotta, Corresponding Secretary, San Francisco Democratic Party*  
*Bevan Duffy, Member, San Francisco Democratic Party*  
*Jane Kim, Member, San Francisco Democratic Party*  
*Honey Mahogany, Member, San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

### **Paid Argument IN FAVOR of Proposition D**

#### **Threatened local businesses ask your help by voting YES on D**

When businesses like ours are displaced by predatory rent increases, they leave tears in the fabric of our communities. We support Prop D because it will give businesses like ours leverage in rent negotiations and encourage landlords to not hold storefronts vacant for speculative profits. Please join us in supporting small businesses and San Francisco neighborhoods by voting YES on D.

*Elias Bikahi, Caffe Sapore*  
*Ani Rivera, Galeria de la Raza*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

### **Paid Argument IN FAVOR of Proposition D**

#### **Asian American Leaders Say on Yes on D.**

Clement Street. Irving Street. Inner Sunset. Noriega. Ocean Avenue. West Portal. Excelsior/Outer Mission.

Japantown. Broadway. Taraval. These are just a few of the vital neighborhood commercial districts that will be protected and supported by Proposition D. These districts are home to shops and restaurants that serve every San Francisco neighborhood, that promote our diverse culture, and preserve the heritage of all of our communities. Please join us in voting YES on D!

*State Assemblymember David Chiu*  
*Board of Supervisors President Norman Yee*  
*Supervisor Gordon Mar*  
*Jane Kim, Former Supervisor*  
*BART Board Director Janice Li*  
*Ivy Lee, Community College Board of Trustees*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

### **Paid Argument IN FAVOR of Proposition D**

#### **Protect African American small business owners, vote YES on D**

In historically African American neighborhoods like the Fillmore and Bayview, the blight of long-term vacant storefronts is taking a toll. Across the city, landlords are keeping storefronts vacant, often for years at a time, in the hopes of landing a more profitable business. Meanwhile, our local business owners struggle to pay increased costs for rent. We can fight back by voting Yes on D. By imposing a fee on storefronts that remain unnecessarily vacant, Prop D gives local small business owners leverage to negotiate reasonable rents. Please vote YES on D.

*Chair, California Board of Equalization Malia Cohen*  
*Supervisor Shamann Walton*  
*Sophie Maxwell, Former Supervisor*  
*Keith Baraka, Vice-Chair, San Francisco Democratic Party*  
*Leah LeCroix, Vice-Chair, San Francisco Democratic Party*  
*Theo Ellington, Former Human Rights Commissioner*  
*Nate Watson, Executive Director Public Glass*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.



## Paid Argument IN FAVOR of Proposition D

### Protect the Mission and Latino Small Businesses by voting YES on D

Our neighborhoods and the entire city are under siege from runaway costs and massive displacement. 8,000 Latinos have been displaced from the Mission in the past decade alone, and small Latino-owned businesses are under the same pressure. Bad actor property owners are unfairly holding space at unreasonable rents in hopes that they can further gentrify sensitive communities across the city. Prop D is a step in the right direction. We've seen too many bad actor property owners evict community institutions and artist live work spaces, and then offer space at unrealistic rents in hopes that they can further gentrify sensitive communities across the city. Prop D will help stabilize the Mission, Calle 24, the Outer Mission, Excelsior and dozens of other unique neighborhoods across San Francisco. Vote Yes on D.

*David Campos, Chair, San Francisco Democratic Party*  
*Roberto Y. Hernández, Co-Founder, Our Mission No Eviction*

*John Avalos, Former Supervisor*

*Evaristo Lito Sandoval, Former President, Latino Democratic Club\**

*Jon Jacobo, Community Organizer*

\*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: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

## Paid Argument IN FAVOR of Proposition D

### Democratic Leaders are united to support Yes on D

Vacant storefronts in otherwise vibrant neighborhood commercial districts degrade the urban environment and reduce our quality of life, leading to blight and crime, particularly when storefronts stay empty for extended periods of time. Vacant storefronts discourage foot traffic and erode the character and uniqueness of San Francisco's diverse neighborhoods and communities. Prop D is a strong solution. It imposes a significant fee when a property owner or landlord fails to actively market a vacant retail storefront to viable commercial tenant, fails to offer the property at a reasonable rate, or holds a storefront off of the market for extended periods of time. Prop D will reduce long-

term retail vacancies, reinvigorate commercial corridors, stabilize commercial rents, allow new small businesses to open and existing small businesses to thrive. All revenue from Prop D will be dedicated to the Small Business Assistance Fund. Please join us and vote YES on D.

*State Senator Scott Wiener*

*Assemblymember David Chiu*

*Chair, California Board of Equalization Malia Cohen*

*Supervisor Rafael Mandelman*

*Supervisor Matt Haney*

*Supervisor-elect Dean Preston*

*Ivy Lee, Community College Board of Trustees*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

## Paid Argument IN FAVOR of Proposition D

### San Francisco Neighborhood Associations support Yes on D

Storefront vacancies are a growing problem for our neighborhoods. Longstanding vacancies create blight as well as unsafe and unsanitary conditions. They also hurt neighboring small businesses who depend on foot traffic to stay afloat. We have a long track record of working to make the City more responsive to neighborhood issues, and we support Prop D. It is carefully constructed and thoughtful legislation that will make a positive difference for our neighborhoods. Please vote YES on D.

*Haight Ashbury Neighborhood Council*

The true source(s) of funds for the printing fee of this argument: NEIGHBORS FOR SMALL BUSINESS.

The two contributors to the true source recipient committee: HAIGHT ASHBURY MERCHANTS ASSOCIATION, NORTH BEACH BUSINESS ASSOCIATION.

## End of Paid Arguments IN FAVOR of Proposition D

## Paid Argument AGAINST Proposition D

Vote No on Proposition D!

Vacancies are a natural part of any real estate market. Commercial property owners already take on significant financial risk. Long-term vacancies are the exception rather than the rule, and the reasons for this are very complex. This unnecessary tax will discourage



property ownership and entrepreneurship, and infringes on individual ownership rights.

*San Francisco Republican Party*

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

*Mark Borsuk  
Real Estate Broker / Attorney*

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

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## **Paid Argument AGAINST Proposition D**

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Why trust the Supervisors to fill vacant storefronts in your neighborhood when they can't solve the homeless or housing crisis?

The Supervisors want to tax vacant storefronts to fill them. They believe the urban myth landlords deliberately leave their properties empty, hoping to get higher rent.

The Supervisors ignore the quickest way to fill empty storefronts is to suspend their convoluted rules, preventing landlords from leasing stores to interested tenants.

Can the Supervisors' tax work?

In analyzing the tax's effectiveness, the City's Chief Economist, Dr. Egan, noted it affects few property owners and generates little revenue.\*

The report explains how retailing in San Francisco is changing. Stores are shuttering with falling retail employment when other private job growth remains robust. One important reason for the shift away from neighborhood shopping is online buying. Many stores can no longer compete on price and convenience. Amazon's next day delivery program will only worsen the trend.

It is the Supervisors who are keeping the storefronts empty.

They cause unexpected and unintended harmful consequences by adding ever more red-tape to an unpredictable and drawn-out permitting process. Their rules prevent many new businesses, including local favorites and digital natives, from quickly filling vacant storefronts, if ever.

The Supervisors need to unshackle the tenants, brokers, and landlords from the arduous permit process, and let them make deals. **Rejecting the vacant storefront tax is the first step in revitalizing the neighborhoods.**

\*Taxing Commercial Vacancies: Economic Impact Report, <https://sfgov.legistar.com/View.ashx?M=F&ID=7882047&GUID=879E01DD-ADD9-4E8F-B675-123D3F378B8D>



# E

## Limits on Office Development

**Shall the City tie annual square-footage allotment for certain Large Office Projects to whether the City is meeting its Affordable Housing Goals, and change the criteria for approving certain office projects?**

**YES** ☐

**NO** ☐

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** In 1986, San Francisco voters approved limits on the development of projects with at least 25,000 square feet of office space.

When deciding whether to approve these projects, the City must consider a range of factors.

The City has not met housing goals set by the State for very low-, low-, and moderate-income households (Affordable Housing Goals).

In 2018, the City approved a plan that allows the development of several office projects in the part of the South of Market neighborhood known as Central SoMa.

**The Proposal:** Proposition E would tie the City's annual allotment for office space projects that are at least 50,000 square feet (Large Office Projects) to whether the City is meeting its Affordable Housing Goals, and sets a minimum Affordable Housing Goal of 2,042 units per year for this purpose.

If the City does not meet its Affordable Housing Goals, the next year's square-footage allotment for Large Office Projects would go down by the same percentage as the housing shortfall.

Proposition E would allow the City to borrow square footage from future office space allotments for:

- Large Office Projects that meet certain affordable housing requirements; and
- Large Office Projects in Central SoMa that were submitted for approval before September 11, 2019, and meet specific criteria.

After January 1, 2019, no more than a total of 6 million square feet of Large Office Projects in Central SoMa can be approved until at least 15,000 new housing units are built in the wider SoMa neighborhood.

Proposition E would change the criteria the City must consider in approving office projects of at least 25,000 square feet.

**A "YES" Vote Means:** If you vote "yes," you want to tie the City's annual square-footage allotment for certain Large Office Projects to whether the City is meeting its Affordable Housing Goals, and you want to change the criteria for approving certain office projects.

**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, it would have the long-term effect of slowing office space construction in the City unless the construction of affordable housing is accelerated, resulting in either significantly lower tax revenues from lower levels of office development or significantly higher expenditures for City government for increased affordable housing development.

In 1986 the voters adopted a program that generally created a limited annual allotment of new office space that may be developed in the City. This proposed ordinance would amend that program in a number of ways, including reducing the annual allotment in any years that the City does not meet its annual goals to produce low- and moderate-income housing under the Regional Housing Needs Assessment established by the Association of Bay Area Governments, or 2,042 affordable housing units per year, whichever is greater. If the City does not meet this target, the subsequent year's annual office space limit would be reduced by the same percentage as the affordable housing shortfall.

**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 75. Some of the words used in the ballot digest are explained starting on page 30.**



The financial impact of the proposal will depend on a number of factors in future years, including the demand for additional office space in the City, annual government funding allocated for affordable housing development, construction cost trends, and a number of other economic factors. These factors will vary significantly over time.

For illustration, had the ordinance been in place for the last ten years, and given the pace of office space and affordable housing development during that period, the ordinance would have resulted in an average annual reduction of 560,000 square feet of office space development in the City, resulting in a cumulative reduction of approximately 5.6 million square feet by the end of that period. This reduction in office development would have resulted in lower General Fund property and business tax revenues and lower City costs to provide services to workers in this space. Given current tax rates, we estimate that a loss of 560,000 square feet of office space would lead to a loss of these tax revenues of approximately \$11.5 million per year. Conservative assumptions regarding the use of City services by office workers result in estimated cost savings of between \$4 million and \$7 million annually, indicating a net fiscal loss of between \$4 million and \$7 million per year during this period. On average, these net costs would grow each year as additional office space was foregone. This analysis does not include transit or other infrastructure investments required to support this development, nor does it include development impact fees, bonding capacity, or other City revenues that would be generated by the development itself and could be used for these purposes.

Alternately, the City could avoid these restrictions on office development by producing sufficient affordable housing to meet the specified target. These investments would vary considerably each year based upon a number of factors. For illustration, additional annual investment requirements would have ranged between \$200 million and \$500 million to meet annual affordable housing shortfalls during the ten-year period referenced above. Recent increases in sources available to support affordable housing would likely reduce these shortfalls in future years.

As noted above, the financial impact of the proposed measure in future years would likely vary considerably from this, dependent on a number of factors. The measure would allow the City to borrow square footage

from future office space allotments for large office projects that meet certain affordable housing requirements or for large office projects in Central SoMa that meet certain criteria that are submitted by September 2019. Any amount added to an annual limit through either of these provisions would be deducted from annual limits in later years. The proposed ordinance limits approval to a total of up to 6 million square feet of Central SoMa large office projects after January 1, 2019 unless at least 15,000 new housing units are approved in the wider SoMa neighborhood.

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## How "E" Got on the Ballot

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On November 8, 2019, 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.

9,485 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 2015. A random check of the signatures submitted by the proponents of the initiative petition prior to the November 4, 2019, 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 75. Some of the words used in the ballot digest are explained starting on page 30.**



## Proponent's Argument in Favor of Proposition E

Yes on E. Let's Build Affordable Housing First — and Faster.

*All San Franciscans agree – we need much more affordable housing! Our State-mandated Goal each year is to build at least 2,042 new affordable homes. But over the last five years we fell at least 32% short - yet our Planning Commission keeps approving more Tech office buildings anyway!*

*Where will their workers live? 1/3 of them actually will need affordable housing too!*

**That's why we need Yes on E:**

- **Puts teeth into our affordable housing goals.** For the first time, Prop E directly ties the actual construction of affordable housing to how much new office space can be approved. So when affordable housing falls short of the State Goal, office development will be *reduced* by the same percent next year.
- **Helps stop displacement.** San Francisco lost 34,000 lower-income households and 4,000 middle-income households in the past eight years due to runaway development. This has to stop!

- **Greenlights over 900 units of affordable housing** in mixed-use projects that also will provide enough affordable housing for their workers. And opens the door to more “balanced” future projects like this too.
- **Requires 15,000 new affordable/market housing units South of Market** and caps additional office development there until those are built first.
- **Puts office projects with the most public and community benefits first in line** for approval by the Planning Commission.

Yes on E is strongly supported by non-profit housing organizations, affordable housing advocates, and San Franciscans from every corner of our city who want to build affordable housing – faster. **Please join us and vote YES on E.**

*Council of Community Housing Organizations  
Affordable Housing Alliance  
San Francisco Tenants Union  
Tenants and Owners Development Corporation  
AIDS Housing Alliance  
SOMA PILIPINAS*

## Rebuttal to Proponent's Argument in Favor of Proposition E

**We do need more affordable housing faster!**

Unfortunately, this measure accomplishes the opposite. Our housing production will slow and eventually stop if Prop E passes.

**Why Prop E sets us back:**

- **Kills funding.** Prop E cuts \$600 to \$900 million in affordable housing fees created by new office space over the next twenty years. How can we expect to build thousands of new affordable homes each year without funding?
- **Displaces small businesses and nonprofits.** If approvals for new office space become more limited than they already are, rents for businesses will skyrocket, leaving our non-tech sectors out to dry.
- **Puts office projects that benefit Prop E's author first in line for approval.** This measure is a giveaway to SOMA developers who have negotiated with the author. Their office space will be approved before Prop E shuts the door on future opportunities.

Voters just approved the landmark Affordable Housing Bond. San Francisco needs to expand on that progress to keep our teachers, first responders, and low- and middle-income families living in the city they call home. Prop E, which will build no new housing, is a misguided attempt to do so.

**Don't let our city, its residents, its small businesses, and its nonprofits suffer. Vote NO on Prop E!**

*Supervisor Catherine Stefani  
Stephen H. Adams, President, Small Business Commission\*  
Rodney Fong, CEO and President, San Francisco Chamber of Commerce\**

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



## Opponent's Argument Against Proposition E

### Our city has an affordable housing crisis and Prop E will just make it worse. Vote no on Prop E!

Prop E is a giveaway to a handful of big developers in SOMA, negotiated in secret and put on the ballot by just one person.

Prop E does nothing to create the affordable housing our city desperately needs — in fact, Prop E limits our ability to build more housing because it drastically reduces the funding the City uses to build affordable housing.

Prop E would cut \$600 to \$900 million in affordable housing fees paid by office space over the next 20 years, essentially eliminating the Affordable Housing Bond voters just approved in November 2019, and further eliminating another \$300 million in affordable housing funding.

Prop E would severely limit office space for our small businesses and nonprofits — space that is already dwindling and becoming more expensive. By severely restricting office space, only the largest corporations like Facebook, Google, and Uber can afford to operate in the City. Our small businesses and nonprofits are already struggling to get by and Prop E makes it even harder for them.

If Prop E passes, the City stands to lose over \$1 billion in property and gross receipts tax revenue that is used to pay for street cleaning, police officers, navigation centers, Muni service, public toilets, and park maintenance.

Prop E is a developer giveaway that severely harms San Francisco just as we are working so hard to build more affordable housing for our teachers, first responders, and low- and middle-income families, help our homeless into shelters and care, and clean our streets.

Please vote no on the developer giveaway — vote no on Prop E!

*Supervisor Catherine Stefani*

*Stephen H. Adams, President, Small Business Commission\**

*Rodney Fong, CEO and President, San Francisco Chamber of Commerce\**

*Larry Mazzola, Jr., Business Manager, UA Local 38*

\*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

### Don't let the scare tactics fool you. Yes on E builds affordable housing faster — and first!

Opponents acknowledge that San Francisco desperately needs more affordable housing. But instead of solutions, they say we should double down on the same failed development policies that got us into this crisis.

Enough is enough. These are the facts about Prop E:

- **San Franciscans are united behind Yes on E.** Nonprofit affordable housing groups, 8 of 11 Supervisors, and the San Francisco Democratic Party endorse Prop E.
- **Yes on E builds more affordable housing -- faster and first!** Prop E demands that the city meet our affordable housing goals *before* it approves new large office construction. That's the way it should be!
- **Yes on E keeps us from falling further behind on housing.** The city's own study shows that for every 1 million square feet of new office space built, we

fall 513 more units behind our affordable housing needs. We can't keep digging this hole!

- **Opponents claims of lost revenue are false.** Their claims are based on the cynical assumption that San Francisco will NEVER meet our affordable housing goals. But under Prop E, we can -- and will!

16,000 San Franciscans signed petitions placing Prop E on the ballot because they know we need new solutions to affordable housing. Dozens of civic leaders, community organizations, and neighborhood groups agree. Please join all of us and vote YES on E!

*San Francisco Democratic Party*

*Council of Community Housing Organizations*

*Affordable Housing Alliance*

*San Francisco Tenants Union*

*Tenants and Owners Development Corporation*

*AIDS Housing Alliance*

*South of Market Community Action Network*

*(SOMCAN)*

*SOMA PILIPINAS*

*Senior & Disability Action*



## Paid Argument IN FAVOR of Proposition E

### Democratic Leaders say YES on E

San Francisco's economic boom has accelerated our housing crisis, increased traffic while overloading transit, and caused the displacement of thousands of low-income and middle-income households. Proposition E is a balanced, common sense measure that for the first time connects the growth of new office space -- which brings more workers, more housing needs and more transit demands -- with the production of affordable housing. It's time for San Francisco to build more affordable housing, or build less office space. Vote Yes on E!

*Board of Supervisor President Norman Yee*  
*Supervisor Sandy Lee Fewer*  
*Supervisor Aaron Peskin*  
*Supervisor-elect Dean Preston*  
*Supervisor Matt Haney*  
*Supervisor Rafael Mandelman*  
*Supervisor Hillary Ronen*  
*David Campos, Chair Democratic Party*  
*Tom Ammiano, Former Assembly-member*  
*Jane Kim, Former Supervisor*  
*John Avalos, Former Supervisor\**  
*Jake McGoldrick, Former Supervisor*  
*Matt Gonzales, Former Supervisor*  
*Eric Mar, Former Supervisor*  
*Art Agnos, Former Mayor*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

## Paid Argument IN FAVOR of Proposition E

### San Francisco Educators Support Yes on E

The median cost of a one-bedroom apartment now requires TWICE the salary of an average San Francisco teacher. At the same time, the City is failing to meet our goals for producing real affordable housing. As educators, we know that San Francisco can and must do better. Voting Yes on E will make a difference by putting teeth into our affordable housing goals and reducing displacement. Please vote YES on E.

*Board of Education Vice-President Mark Sanchez\**  
*Board of Education Commissioner Gabriela Lopez\**

*Board of Education Commissioner Faauuga Moliga\**  
*Community College Trustee Vice-President Tom Temprano\**  
*Community College Trustee Brigitte Davila\**  
*Community College Trustee Ivy Lee\**  
*Community College Trustee John Rizzo\**  
*Community College Trustee Thea Selby\**  
*Community College Trustee Shanell Williams\**  
*Hene Kelly*  
*Dennis Kelly*  
*Tim Wolfred, Former City College Trustee*

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## Paid Argument IN FAVOR of Proposition E

### Democrats are united for Yes on E

San Francisco Democrats are leading the fight for affordable housing and that's why we are united in voting Yes on E. Yes on E balances office development that creates more demand for housing and transit with the need for greater housing construction for low and middle-income households. Please join us and vote YES on E.

*San Francisco Democratic Party*  
*David Campos, Chair San Francisco Democratic Party*  
*Alysabeth Alexander, DCCC member*  
*Keith Baraka, DCCC member*  
*Petra DeJesus, DCCC member*  
*Bevan Dufty, DCCC member*  
*Peter Gallotta, DCCC member*  
*Kelly Groth, DCCC member*  
*Frances Hsieh, DCCC member*  
*Jane Kim, DCCC member*  
*Leah LaCroix, DCCC member*  
*Jen Low, DCCC member*  
*Honey Mahogany, DCCC member*  
*Sophie Maxwell, DCCC member*

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## Paid Argument IN FAVOR of Proposition E

San Francisco has an affordable-housing crisis. Tens of thousands of high-paying tech jobs have not been balanced by new housing for the workers. Consequently, housing prices have risen sharply, driving long-time residents, small businesses, low- and middle-income residents, people of color, artists, and non-profit workers out of our City.

In 1986, working with residents and community leaders, San Franciscans for Reasonable Growth helped pass Proposition M, which placed reasonable limits on new office development. Our ballot argument at the time stated:

“The problems that past overdevelopment have created for all San Franciscans are clear: over-crowded streets, freeways, parking and public transportation, the loss of affordable housing and neighborhood-serving small businesses, and a distorted and unbalanced ‘one-crop’ economy, narrow in its opportunities, vulnerable to mergers and technological change, and greedy in its consumption of city services.”

Despite Proposition M, our problems have worsened over the past few decades. We seek to update Proposition M by maintaining Prop. M’s office development limits **BUT ALSO** requiring that development be linked to affordable housing production. If the housing units fall short of affordable housing goals, office construction is reduced by the same percentage as the affordable housing shortfall. Under Prop E, office projects that include affordable housing would get priority for approval. Prop E also helps tenants by preventing demolition of rental housing.

Proposition M can only be changed with the approval of the voters.

Tying office development to affordable housing is an urgent need. Vote yes on Proposition E.

*San Franciscans for Reasonable Growth*

*Sue Hestor*

*Dennis Antenore*

*John Elberling*

*Jan Holloway*

*Tom Jones*

*Esther Marks*

*Alan Raznick*

*Calvin Welch*

*Douglas Engmann*

The true source(s) of funds for the printing fee of this argument: Dennis Antenore, Jan Holloway, Esther Marks.

## Paid Argument IN FAVOR of Proposition E

### Planning Commissioners say YES on E!

The office development limits established by voters through Proposition M are over 30 years old and need this critical update. Like the original Prop M, this measure recognizes that we cannot build an unlimited amount of new office space without ensuring that we have affordable housing and transit for the new jobs that will be created. Yes on E puts real force into this requirement by further limiting new office approvals if we haven’t met our affordable housing goals. We believe this will have a very positive impact on efforts to increase affordable housing production for low-income and moderate-income households. Please vote Yes on E.

*Planning Commissioner Kathrin Moore\**

*Jerry Levine, Former Planning Commissioner*

*Esther Marks, Former Planning Commissioner*

*Dennis Antenore, Former Planning Commissioner*

*Douglas J. Engmann, Former Planning Commissioner*

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## Paid Argument IN FAVOR of Proposition E

### The HARVEY MILK LGBTQ DEMOCRATIC CLUB RECOMMENDS YES ON PROP E

In 1986, the Harvey Milk Democratic Club strongly supported Proposition M, which set reasonable limits on office development in San Francisco.

Today, rents and housing prices are soaring in our City, due to the rising demand for housing created by tens of thousands of new workers for our booming tech industry.

Prop E would tie Proposition M’s annual limit on large office projects to the City’s affordable housing production for very low, low and moderate income residents. If new housing does not meet affordable housing goals, office development would be reduced by the same percentage of that deficit.

The LGBTQ communities comprise a vibrant and integral social and spiritual fabric of the South of Market neighborhoods. In recognition of this, the City has



established the South of Market LGBTQ Cultural Heritage District. Prop E incentivizes provision of affordable spaces for such cultural facilities in Central SoMa.

The Harvey Milk Democratic Club backs smart urban planning measures that balance the work, housing and transportation needs of our residents. San Francisco has a long history of welcoming people of all backgrounds. Prop E will help our City remain a place where very-low, low and moderate-income people, LGBTQ residents, artists, people of color and small businesses can thrive.

#### **Please vote Yes on Proposition E.**

*Harvey Milk LGBTQ Democratic Club*  
*Kevin Bard, President*  
*Tab Buckner, Executive Board Political*  
*Reid Coggins, Vice President Internal Affairs*  
*Kaylah Williams Executive Board Outreach*  
*Sophia Andary*  
*MacKenzie Ewing*  
*Lee Hepner*  
*Jeffrey Kwong*  
*Seamus McGeever*  
*Jackie Thornhill*  
*Edward Wright*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

#### **Paid Argument IN FAVOR of Proposition E**

As residents of the INNER SUNSET we urge a yes vote on Proposition E to help protect our neighborhood and other neighborhoods throughout the City from the impacts of excessive office development without sufficient affordable housing. Too many of our neighbors have been forced out of the City due to unaffordable rents.

*Dennis Antenore*  
*Rufus Browning*  
*Allan Chalmers*  
*Linda Chalmers*  
*Ray Dudum*  
*Judy Goddess*  
*Pam Hofmann*  
*Roger Hofmann*  
*Lori Liederman*  
*Denis Mosgofian*  
*Maria Wabl*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

#### **Paid Argument IN FAVOR of Proposition E**

##### **LGBTQ housing advocates support YES on E**

All communities are impacted by our housing crisis. In San Francisco, nearly one-third of the homeless population identifies as LGBT and there are not nearly enough shelter beds for all who need one. Yes on E is a new solution that will increase the production of affordable housing for all of us. Please join us in voting Yes on E.

*Supervisor Rafael Mandelman*  
*David Campos, Chair San Francisco Democratic Party*  
*Bevan Dufty, BART Director\**  
*Janice Li, BART Director\**  
*Tom Temprano, Vice-President City College Trustee\**  
*Honey Mahogany, Past Co-President Harvey Milk Democratic Club\**  
*Tom Ammannio, Former Assembly-member*  
*Peter Gallotta, DCCC*  
*Brian Basinger, Executive Director AIDS Housing Alliance*  
*Kevin Bard, president Harvey Milk LGBTQ Democratic Club*  
*John Dunbar*  
*Frances Hsieh*  
*Lee Hepner*  
*Adam Mehis*  
*Paul Melbostad*  
*Doug Welch*  
*Kimberly Alvarenga*

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#### **Paid Argument IN FAVOR of Proposition E**

##### **Asian American Leaders say YES on E**

Proposition E is a common-sense measure that will help increase affordable housing options for every community in San Francisco. It will also help decrease displacement that comes from a lack of affordable



housing in our city. Yes on E is a balanced measure that prioritizes large projects that have sufficient affordable housing for new workers and projects that have real community benefits. We can have a prosperous economy and build enough affordable housing at the same time! Vote Yes on E.

*Board of Supervisor President Norman Yee*

*Supervisor Sandra Lee Fewer*

*Janice Li, BART Director\**

*Ivy Lee, City College Trustee\**

*Frances Hsieh, DCCC*

*Jane Kim, Former Supervisor*

*Eric Mar, Former Supervisor*

*Alan Wong*

*Hae Min Cho*

*Queena Chen, Rose Pak Democratic Club PAC Chair\**

*Gordon Chin*

*Li Miao Lovett*

*Firass Halawi*

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### **Paid Argument IN FAVOR of Proposition E**

#### **San Francisco's Latino community is united for Prop E**

Rents and evictions continue to rise, and Latino neighborhoods like the Mission and Outer Mission have suffered from displacement of our community. We support Yes on E to increase affordable housing production for all of our neighborhoods.

*David Campos, San Francisco Democratic Central Committee Chair*

*Gabriela Lopez, Board of Education commissioner\**

*Petra DeJesus, Police Commission\**

*Brigitte Davila\**

*John Avalos, Former Supervisor\**

*Lito Sandoval, Former President Latino Democratic Club\**

*Kimberly Alvarenga*

*Sunny Angulo*

*Kevin Ortiz*

*Jose Torres*

*Rosario Cervantes*

*Tracy Brown*

*Jennifer Salerno*

*Ligia Montano*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

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### **Paid Argument IN FAVOR of Proposition E**

#### **African American leaders support Prop E**

San Francisco's African American population has been among the hardest hit by our housing crisis. Proposition E will address the displacement of San Francisco's African American residents and provide greater affordable housing options in our neighborhoods. Please vote Yes on E.

*Keith Baraka, DCCC member\**

*Sophia Maxwell, DCCC member\**

*Honey Maghongy, DCCC member\**

*Leah LaCroix, DCCC member\**

*Kevin Bard, President Harvey Milk LGBTQ 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: Housing Forward SF.

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

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### **Paid Argument IN FAVOR of Proposition E**

#### **Art Agnos asks you to vote Yes on E**

San Francisco's policy of building huge office developments without providing for affordable housing is a dead end. We must not continue down our current path without drastic consequences for middle class and low income residents of San Francisco. Please join me in supporting this thoughtful and powerful amendment to Proposition M to tie office construction to the production of affordable housing.

*Art Agnos*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.



## Paid Argument IN FAVOR of Proposition E

San Francisco Women's Political Committee Endorses  
Yes on E

Economic inequality for women means that rising rents and housing costs has a disproportionate impact on San Francisco women struggling to make ends meet. We need to do more. As San Francisco's leading advocacy organization for women, we strongly support Prop E. It's a smart, effective Proposition which will make San Francisco live up to its promises to construct the affordable housing we need.

Please join us and vote YES on E!

*Kelly Akemi Groth, Co-President*  
*Frances Hsieh, Advisory Board Co-Chair*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

## Paid Argument IN FAVOR of Proposition E

**Coalition on Homelessness supports Yes on E**

San Francisco's tech boom is directly contributing to our displacement crisis and putting more San Francisco residents on the street. Prop E tells our city leaders that they must meet the goals set for producing affordable housing OR slow the pace of new office space development. There is only one answer to homelessness: affordable housing. Prop E will help make it happen.

*Coalition on Homelessness*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

## Paid Argument IN FAVOR of Proposition E

**Protect vulnerable tenants, vote YES on E!**

San Francisco is building new office space for tens of thousands of affluent new residents while long-time, low-income households are being forced out. This is driving rent costs higher, and causing more evictions as property owners seek to clear their buildings and convert them to high-priced luxury housing. Enough is enough! Tenant advocates are united in supporting

Prop E because it puts teeth into the development of more affordable housing. Yes on E!

*Affordable Housing Alliance*  
*San Francisco Tenants Union*  
*Polly Marshall, San Francisco Rent Board Tenant Commissioner 1984-2019*  
*Julian Gross, Co-Director policy-link legal\**

\*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: Housing Forward SF.

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

## Paid Argument IN FAVOR of Proposition E

New office development generates infrastructure needs that that San Francisco taxpayers must pay. City Hall floats bonds to finance affordable housing not paid by development fees. Taxpayers subsidize office owners' creation of additional residential requirements and public transportation. That's why I'm voting "yes" on Proposition E to end the raid on taxpayers' pocket-books.

*Judge Quentin L. Kopp*  
*Retired*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

## Paid Argument IN FAVOR of Proposition E

The Board of the Haight Ashbury Neighborhood Council strongly urges a Yes vote on E.

The unprecedented growth of the commercial office sector has overwhelmed the City's housing stock even though some 77,000 units have been approved in recent years. Investment in commercial real-estate yields more profit than investment in residential real estate, especially after the Trump tax cuts for office developers. This "market reality" demands local regulation which links commercial office development to the production of truly affordable housing. Proposition E is that needed linkage.

*Haight Ashbury Neighborhood Council (HANC)*  
*Tes Welborn, President*  
*Bruce Wolfe, Vice-President*



*Christin Evans, Treasurer*  
*Richard Ivanhoe, Membership Chair*  
*Mary Awbrey, Board member*  
*Karen Fishkin, Board member*  
*James Rhoads, Board member*  
*David Woo, Board member*  
*Calvin Welch, Board member*  
*James Sword, Board member*

The true source(s) of funds for the printing fee of this argument: Haight-Ashbury Neighborhood Council.

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### **Paid Argument IN FAVOR of Proposition E**

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Sunset Parkside Education and Action Committee  
(SPEAK)

#### **VOTE YES ON PROPOSITION E**

The out-of-control office construction boom is most visible South of Market. But its impacts are felt everywhere. Residents in our neighborhoods are being displaced by increased housing costs. Traffic is unbearable and public transit is stretched to the breaking point. Yes on E will make sure the city takes care of our priorities first -- building enough affordable housing, and then approving new office space only if we have met our goals.

Let's make a difference. Vote Yes on E!

*Sunset Parkside Education and Action Committee*  
(SPEAK)  
*Eileen Boken*  
*Mari Eliza*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

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### **Paid Argument IN FAVOR of Proposition E**

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San Franciscans adopted Proposition M in 1986 to keep runaway downtown office development from overwhelming our neighborhoods. In 2019, our neighborhoods are once more endangered. Prop E will add teeth to the 1986 law by tying office building caps to the provision of affordable housing.

It's time to renew our commitment to San Francisco neighborhoods.

Vote Yes on E.

*San Francisco Tomorrow*

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

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### **Paid Argument IN FAVOR of Proposition E**

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NEIGHBORHOOD LEADERS IN SUPPORT OF PROP E.

Office development needs to be tightened. It has led to Loss of Quality of Life, **Soaring Housing Costs**, Overburdened MUNI and Massive Increase in Traffic.

Prop E will help reverse these problems.

Vote YES on Prop E.

*San Francisco Land Use Coalition*  
*Ozzie Rohm*  
*Gary Weiss*  
*Jeffrey Rigo*  
*Anastasia Yovanopoulos*  
*Richard Hall*  
*Tes Welborn*  
*Marl Morgan*  
*Bruce Bowen*  
*Teresa Flandrich*  
*Amy Beinart*  
*Christin Evans*  
*Sue Hestor*  
*Kyle Smeallie*  
*Alan Raznick*  
*Janice Holloway*  
*Sue Hestor*  
*Lorraine Perry*  
*George Wooding*  
*Quintin Mecke*  
*Bernard Choden*  
*Joan Holden*  
*Ken Rackow*  
*Erica Zweig*  
*Betty L. Traynor*  
*Joseph Smooke*  
*Frances Hsieh*  
*Keith Baraka*  
*Sheila Sexton*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

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### **Paid Argument IN FAVOR of Proposition E**

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Fifty years ago, the Bay Guardian warned of the dangers of the Manhattanization of San Francisco, and today, our worst fears are coming true. Too many



office buildings attracting too many new workers – to a city that already has a terrible housing crisis, an overloaded transit system, congested streets, and a strain on city services. The city’s own studies now confirm what we reported back then: The new office buildings don’t pay anywhere near their fair share of the costs of building housing for their workers, providing additional Muni service, providing schools and child-care facilities, and all the other needs to come with massive commercial development.

It’s time to say that new office development has to be linked to new affordable housing. If there’s no room for the new workers, then office development should slow down until the city’s housing stock can catch up. Otherwise we will see continued evictions, homelessness, displacement, gentrification, congestion, ruined neighborhoods and the other brutal impacts of unlimited Manhattanization. Prop E will Save San Francisco. Now.

*Bruce B. Brugmann*  
*Founder and editor-publisher emeritus, San Francisco Bay Guardian.*

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

The two contributors to the true source recipient committee: Yerba Buena Consortium LLC, Tenants and Owners Development Corp.

### **Paid Argument IN FAVOR of Proposition E**

#### **WE CAN DO BETTER!**

**-THE PROBLEM:** San Francisco’s economy is the envy of the world. But we have failed to grow housing to match the consequential population increase. We’re finally building more high-cost housing. **But far too little affordable housing is being added and we are falling farther behind as housing costs continue their**

**upward climb and the City becomes increasingly unaffordable.**

**-HOUSING FOR MIDDLE CLASS:** This initiative seeks to achieve a housing balance specifically directed to benefit our teachers, public servants, muni workers, shop keepers and those of us who have not been fortunate enough to have been part of the dot com and venture capital explosion. We accomplish this by adopting State of California guidelines that specify the number of additional affordable housing units that are required for a given amount of additional office space.

**-HOW IT WORKS:** To the extent there’s a shortfall of new affordable units for the amount of office space added in a given year, Proposition E would reduce the amount of new office space that can be approved *the following year* by the percentage of the previous year’s affordable housing shortfall. This housing can be funded by developers, by government, or both. Some office developers, understanding the scale of the problem, already have built much affordable housing- it can be done.

**-IT’S TIME TO ACT:** We ask you to make the sensible, rational decision and demand that our leaders, when approving additional office space development in this hyper-expensive city, insure sufficient new affordable housing also be approved.

We can make housing affordable for many whose livelihoods are so essential to our City’s functioning- our teachers, our public servants, our muni workers, our service providers, and so many others. **WE CAN DO BETTER- VOTE YES ON E.**

*Alan Raznick*

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

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**End of Paid Arguments IN FAVOR of Proposition E**

## **No Paid Arguments AGAINST Proposition E Were Submitted**

## Proposition A

**“CITY COLLEGE JOB TRAINING, REPAIR AND EARTHQUAKE SAFETY MEASURE.** To fix/repair City College facilities; make necessary seismic retrofit/earthquake safety improvements; make the College more environmentally sustainable through energy efficient buildings/increased renewable energy use; acquire, construct, repair facilities, sites/equipment to prepare students for well-paid, local science, technology and arts related jobs, shall San Francisco Community College District’s measure authorizing \$845,000,000 in bonds at legal rates, levying 1.1 cents/\$100 assessed value (\$47,500,000 annually) while bonds are outstanding be approved, requiring audits/citizen oversight?

Bonds - Yes

Bonds – No

### PROJECTS

The Board of Trustees of the San Francisco Community College District, to be responsive to the needs of its community, evaluated City College’s urgent and critical facility needs, and its capacity to provide students with support and **job training** facilities, an **affordable education** and prepare them for success in **well-paid local jobs**. Job training facilities, safety issues, class size and offerings, and information and computer technology were each considered in developing the types of projects to be funded by this measure. In developing the types of projects, **basic repairs** (such as removing asbestos and mold, repairing deteriorating, electrical and sewer lines and improving access for disabled students), seismic retrofit and earthquake safety, job training facilities, **student safety**, facilities supporting good-paying local jobs in science, technology and engineering, and the expansion of opportunities for local students to receive an **affordable, quality education**, were **prioritized**. If these facility needs are not addressed now, City College would be unable to remain competitive in preparing students for jobs in high demand industries and improve education in San Francisco.

The Board of Trustees determines that **City College of San Francisco MUST:**

- (i) **Make necessary seismic retrofit and earthquake safety improvements;**
- (ii) **Improve outdated, unsafe or ineffective electrical and plumbing in City College facilities that need it most;**
- (iii) **Repair buildings that are leaking or flood during heavy rains;**
- (iv) **Replace failing infrastructure systems at risk of catastrophic failure and address and correct deficiencies that represent significant hazards to students, faculty, staff and the public;**
- (v) **Better prepare students for well-paid local science, technology and arts related jobs.**

The types of projects which are authorized to be undertaken at all City College of San Francisco campuses and education centers, include:

### **PROVIDE LOCAL STUDENTS AN AFFORDABLE EDUCATION IN A SAFE ENVIRONMENT:**

**Basic Upgrade Projects Needed To Allow City College to Provide Job Training and Vocational Programs That Are Needed To Train Students For Well-Paid Local Jobs**

**Goals and Purposes:** City College has only done minor improvements to its main buildings since it was first established in 1935. As a result 70% of Ocean Campus buildings have been rated in poor or very poor condition. This measure will fix and repair facilities in need, make necessary seismic and earthquake safety improvements and significantly reduce on-going maintenance costs.

**City College can be more environmentally sustainable by making buildings more energy efficient, getting more energy from wind and solar power, including innovative water conservation fixtures and making the main campus more accessible to transit to reduce traffic.**

- Upgrade and retrofit aging, seismically unsafe buildings and facilities.
- Repair or replace leaky roofs, old heating and ventilation systems, decaying walls and drainage systems.
- Improve access to college facilities for people with disabilities.
- Improve outdated, unsafe or ineffective electrical and plumbing systems.
- Improve college safety and security systems, including fire security and sprinklers, safety lighting, security door locks, security cameras and emergency communication systems.
- Repair buildings that leak or flood during heavy rains.
- Replace failing infrastructure systems at risk of catastrophic failure and address and correct deficiencies that represent hazards to students, faculty, staff and the public.

### **PROVIDE JOB TRAINING AND COLLEGE TRANSFER:**

**Classroom and Program Improvements To Help Local Students Transfer to Four-Year Universities;  
Be Trained For Well-Paid, Modern Careers**

**Goal and Purpose:** City College must update old facilities in order to offer courses in good-paying local professions like science, technology and engineering to meet the demands of the local economy and so that students can get jobs that pay enough to afford to live in the Bay Area.

- Expand vocational training facilities/programs to better prepare students for well-paid local science, technology and arts related jobs.
- Upgrade science, computer and technology labs; construct new permanent buildings.
- Upgrade job training and vocational classrooms.
- Repair deteriorating classrooms and facilities.
- Construct a new childcare center to provide daycare to faculty, staff and students, replacing the current temporary facility.

In addition to the listed types of projects stated above, the types of authorized projects of the measure also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects and the refinancing of outstanding lease obligations, payment of the costs of preparation of all facility planning, fiscal reporting, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated college activities caused by construction projects. In addition to the projects



listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovate student and staff restrooms; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies including, but not limited to, the installation of solar panels or arrays; repair and replace worn-out and leaky roofs, windows, walls doors and drinking fountains; replace or remove outdated buildings and classrooms and construct new classrooms and support buildings; install or upgrade elevators, wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability, State or District compliance standards; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replace or relocate hard courts, fields, turf and irrigation systems; replace turf on athletic fields; upgrade classrooms; build new or renovate existing facilities such as a Science, Technology, Engineering Art and Math (STEAM) building, space for the permanent display of Diego Rivera's Pan American Unity Mural, outdoor classrooms/performance space, fine and theater arts and visual arts and performing arts facilities, science building, student union, and bookstore; upgrade, resurface and recondition existing parking lots, roads and sidewalks; improve vehicular and pedestrian access and circulation; improve drop-off zones; acquire necessary or advisable parking or operations management systems and facility warranties; repair, upgrade and install interior and exterior lighting systems; replace with new or repair water lines, valves and sewer lines; construct, upgrade, acquire or expand, multi-use classrooms and labs, swing space, field lights, bleachers, press box, track replacement, collaborative office suites and administrative offices and a central plant; improve water conservation and energy efficiency; acquire land; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; construct parking facilities; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, and deteriorated asphalt; install, replace or upgrade signage to reflect better wayfinding, bells and clocks; demolition of unsafe facilities; install or upgrade new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, landscaping, gates, gateways and classroom door locks; replace sewer lines and improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths and pathways and bridges for improved safety and access for emergency vehicles, site parking, utilities and grounds; purchase attic stock; and all projects authorized by the District's Proposition A, approved by the voters on November 8, 2005. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access throughout all City College campuses, acquire portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems, technology infrastructure, and other miscellaneous IT and instructional equipment, DATA storage, fiber/copper infrastructure, phones, identity access cards and the construction and installation of a data center in the cloud for District's enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. The allocation of bond proceeds may be affected by the final costs of each project. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project or decisions will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final budgets of projects or on the then current priorities of the District, certain of the projects described above may be delayed or may not be undertaken. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration, including the acquisition and installation of temporary facilities (swing space) may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the types of projects and purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

### FISCAL ACCOUNTABILITY

**This bond measure has strict accountability requirements including:**

1. All money will benefit City College of San Francisco campus and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for ADMINISTRATOR SALARIES or pensions.
3. Require TAXPAYER OVERSIGHT and yearly audits to ensure all funds are used locally, effectively and as promised.
4. NO ADMINISTRATOR SALARIES. Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher and administrator salaries, pensions and other operating expenses.
5. **FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIA-**

**TION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.**

### **TAX RATE STATEMENT**

#### **SAN FRANCISCO COMMUNITY COLLEGE DISTRICT NOVEMBER 6, 2018**

An election will be in the San Francisco Community College District (the "District") on March 3, 2020, to authorize the sale of up to \$845,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the process of tax levies made upon the taxable property in the District. The information regarding tax rates is provided to comply with Section 9401 of the Election Code of the State of California. This information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

Based upon the foregoing and projections of the assessed valuations of taxable property in the District, and assuming the entire debt service, including principal and interest on the bonds, will be paid through property taxation:

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund that bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed. The best estimate of the final fiscal year in which the tax is anticipated to be collected is 2052-2053.
2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund that bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 1.1 cents/\$100 of assessed valuation (\$11/\$100,000) of all property to be taxed.
3. The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is \$1,570,016,481.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only. The actual tax rates and the years in which they will apply may vary from those presently estimated due to variations from these estimates in the timing of bond sales, the amount of bonds sold, and the market interest rates at the time of the sales, and the actual assessed valuations over the term of repayment of the bonds. The date of sale and the amount of bonds sold any given time will be determined by the District based on its need for construction funding as well as other factors. The actual interest rates at which the bonds will be sold will depend on bond market conditions at the time of sale. Actual assessed valuations at future dates will depend upon the amount and value of taxable property within the District as determined by the Assessor in the City and County of San Francisco in the annual assessment and the equalization process. Accordingly, the actual tax rate and the years in which such rates are applicable may vary from those presently estimated above.

## **Proposition B**

**Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 3, 2020, for the purpose of submitting to San Francisco voters a proposition to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of the Emergency Firefighting Water System, firefighting facilities and infrastructure, police facilities and infrastructure, facilities for the Department of Emergency Management's 911 Call Center, and other disaster response facilities and infrastructure for earthquake and public safety 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 in accordance with Administrative Code, Chapter 37; finding that the estimated cost of such proposed project is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed project; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that a portion of the proposed bond is not a project under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the proposed bond; finding that the proposed bond is in conformity with the eight priority policies of Planning Code, Section 101.1(b), and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in California Government Code, Section 53410; incorporating the provisions of Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Administrative Code, Section 2.34.**

Be it ordained by the People of the City and County of San Francisco:

### **Section 1. Findings.**

A. This Board of Supervisors (this "Board") recognizes the need to safeguard and enhance the City's earthquake safety and emergency response and recovery by rehabilitating critical facilities that support the City's first responders.

B. The Earthquake Safety and Emergency Response Bond (the "Bond") will provide funding to construct, improve and rehabilitate earthquake safety and emergency responsiveness facilities and infrastructure (as described below in Section 3).

C. This Board now wishes to describe the terms of a ballot measure seeking approval for the issuance of general obligation bonds to finance all or a portion of the City's earthquake safety and response needs as described below.

Section 2. A special election is called and ordered to be held in the City on Tuesday, the 3rd day of March, 2020, 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 EARTHQUAKE SAFETY AND EMERGENCY RESPONSE BOND, 2020. \$628,500,000 of bonded indebtedness to improve fire, earthquake, and emergency response by improving, constructing, and/or replacing: deteriorating cisterns, pipes, and tunnels, and related facilities to ensure firefighters a reliable water supply for fires and disasters; neighborhood fire and police stations and supporting facilities; the City’s 911 Call Center; and other disaster response and public safety facilities, and to pay related costs, with a duration up to 30 years from the time of issuance, an estimated average tax rate of \$0.015/\$100 of assessed property value, and projected average annual revenues of \$40,000,000, subject to independent citizen oversight and regular audits; and authorizing landlords to pass-through to residential tenants in units subject to Chapter 37 of the Administrative Code (the “Residential Rent Stabilization and Arbitration Ordinance”) 50% of the increase in the real property taxes attributable to the cost of the repayment of the bonds.”

The special election called and ordered shall be referred to in this ordinance as the “Bond Special Election.”

Section 3. PROPOSED PROGRAM. All contracts that are funded with the proceeds of bonds authorized hereby shall be subject to the provisions of Chapter 83 of the Administrative Code (the “First Source Hiring Program”), which fosters construction and permanent employment opportunities for qualified economically disadvantaged individuals. In addition, all contracts that are funded with the proceeds of bonds authorized hereby also shall be subject to the provisions of Chapter 14B of the Administrative Code (the “Local Business Enterprise and Non-Discrimination in Contracting Ordinance”), which assists small and micro local businesses to increase their ability to compete effectively for the award of City contracts. The proposed program can be summarized as follows:

A. EMERGENCY FIREFIGHTING WATER SYSTEM. A portion of the Bond shall be allocated to the construction, acquisition, improvement, renovation, retrofitting, completion and seismic upgrading of the emergency firefighting water system (the “EFWS”) and related facilities, including but not limited to cisterns, pipes and tunnels, and related facilities (collectively, the “EFWS Project”).

B. FIREFIGHTING FACILITIES AND INFRASTRUCTURE. A portion of the Bond shall be allocated to the construction, acquisition, improvement, renovation, retrofitting and completion of critical firefighting facilities and infrastructure for earthquake safety and emergency response, including without limitation, neighborhood fire stations, a Fire Department training facility and supporting facilities (collectively, the “Firefighting Facilities and Infrastructure”).

C. POLICE FACILITIES AND INFRASTRUCTURE. A portion of the Bond shall be allocated to the construction, acquisition, improvement, renovation, retrofitting and completion of police facilities and infrastructure for earthquake safety and emergency response, including without limitation, neighborhood police stations and supporting facilities (collectively, the “Police Facilities and Infrastructure”).

D. 911 CALL CENTER. A portion of the Bond shall be allocated to the construction, improvement, renovation, retrofitting and completion of capital improvements to the City’s 911 Call Center (the “911 Call Center”).

E. DISASTER RESPONSE FACILITIES AND INFRASTRUCTURE. A portion of the Bond shall be allocated to the construction, acquisition, improvement, renovation, retrofitting and completion of seismically unsafe public facilities and infrastructure needed for effective disaster response (collectively, the “Disaster

Response Facilities and Infrastructure”).

F. CITIZEN’S OVERSIGHT COMMITTEE. A portion of the Bond shall be used to perform audits of the Bond, as further described in Section 15.

The proposed uses and amounts described in this Section 3 are estimates only and, with the exception of Section 3F above, are subject, without limitation, to review and revision by resolution by the Mayor and the Board.

#### Section 4. BOND ACCOUNTABILITY MEASURES

The Bond 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 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 and the Board of Supervisors.

B. TRANSPARENCY. The City shall create and maintain a Web page outlining and describing the bond program, progress, and activity updates. The City shall hold an annual public hearing and review on the bond program and its implementation before the Capital Planning Committee. The City shall also hold periodic public hearings and reviews on the bond program and its implementation before the Police and Fire Commissions 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. **280-19**, \$628,500,000.

Such resolution was passed by two-thirds or more of the Board and approved by the Mayor of the City (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, as designed to date.

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 (the “State”) and the Charter of the City (the “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, March 3, 2020. The voting precincts, polling places and officers of election for the March 3, 2020 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 March 3, 2020 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 of California.

Section 8. The ballots to be used at the Bond Special Election shall be the ballots to be used at the March 3, 2020 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 EARTHQUAKE SAFETY AND EMERGENCY RESPONSE BOND, 2020. To improve fire, earthquake, and emergency response by improving, constructing, and/or replacing: deteriorating cisterns, pipes, and tunnels, and related facilities to ensure firefighters a reliable water supply for fires and disasters; neighborhood fire and police stations and supporting facilities; the City's 911 Call Center; and other disaster response and public safety facilities, and to pay related costs, shall the City and County of San Francisco issue \$628,500,000 in general obligation bonds, with a duration up to 30 years from the time of issuance, an estimated average tax rate of \$0.015/\$100 of assessed property value, and projected average annual revenues of \$40,000,000, subject to citizen oversight and regular audits?

The City's current debt management policy is to keep the property tax rate for City general obligation bonds below the 2006 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.”

Each voter to vote in favor of the issuance 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 bonds authorized shall be issued upon the order of the Board. Such bonds shall bear interest at a rate not exceeding applicable legal limits.

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 provided by law, levy and collect annually each year until such bonds are paid, or until there is a sum in the Treasury of said City, or other account held on behalf of the Treasurer of said 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 Re-

sources Code Sections 21000 et seq., the CEQA Guidelines, 14 California Code of Regulations Sections 15000 et seq., (“CEQA Guidelines”), and Administrative Code Chapter 31 (“Chapter 31”):

A. Emergency Firefighting Water System (EFWS) Project. For the reasons set forth in the letter from the Environmental Review Officer of the Planning Department, dated May 8, 2019, a copy of which is on file with the Clerk of the Board in File No. 190494 and incorporated by reference, the Board finds that the bond proposal as it relates to funds for the EFWS Project is not subject to CEQA because as the establishment of a government financing mechanism that does not involve any commitment to specific projects to be constructed with the funds, it is not a project as defined by CEQA and the CEQA Guidelines. The use of bond proceeds to finance any project or portion of any project with funds for the EFWS Project portion of the Bond will be subject to approval of the Board upon completion of planning and any further required environmental review under CEQA for the individual EFWS projects.

B. Firefighting Facilities and Infrastructure. For the reasons set forth in the letter from the Environmental Review Officer of the Planning Department, dated May 8, 2019, a copy of which is on file with the Clerk of the Board in File No. 190494 and incorporated by reference, the Board finds that the bond proposal as it relates to funds for Critical Firefighting Facilities and Infrastructure is not subject to CEQA because as the establishment of a government financing mechanism that does not involve any commitment to specific projects to be constructed with the funds and no site has yet been identified for a training facility, it is not a project as defined by CEQA and the CEQA Guidelines. The use of bond proceeds to finance any project or portion of any project with funds for the Critical Firefighting Facilities and Infrastructure portion of the Bond will be subject to approval of the Board upon completion of planning and any further required environmental review under CEQA for the individual Firefighting Facilities and Infrastructure projects.

C. Police Facilities and Infrastructure. For the reasons set forth in the letter from the Environmental Review Officer of the Planning Department, dated May 8, 2019, a copy of which is on file with the Clerk of the Board in File No. 190494 and incorporated by reference, the Board finds that the bond proposal as it relates to funds for Police Facilities and Infrastructure is not subject to CEQA because as the establishment of a government financing mechanism that does not involve any commitment to specific projects to be constructed with the funds, it is not a project as defined by CEQA and the CEQA Guidelines. The use of bond proceeds to finance any project or portion of any project with funds for the Police Facilities and Infrastructure portion of the Bond will be subject to approval of the Board upon completion of planning and any further required environmental review under CEQA for the individual Police Facilities and Infrastructure projects.

D. 911 Call Center. The Environmental Review Officer in the Planning Department determined that the 911 Call Center project is exempt from environmental review as a Class 1 Categorical Exemption, existing facilities, in a written determination dated May 8, 2019, and contained in Planning Department File No. 2019-005262EEC and this Board's File No. 190494.

E. Disaster Response Facilities and Infrastructure. For the reasons set forth in the letter from the Environmental Review Officer of the Planning Department, dated May 8, 2019, a copy of which is on file with the Clerk of the Board in File No. 190494 and incorporated by reference, the Board finds that the bond proposal as it relates to funds for Disaster Response Facilities and Infra-



structure is not subject to CEQA because as the establishment of a government financing mechanism that does not involve any commitment to specific projects to be constructed with the funds, it is not a project as defined by CEQA and the CEQA Guidelines. The use of bond proceeds to finance any project or portion of any project with funds for the Disaster Response Facilities and Infrastructure portion of the Bond will be subject to approval of the Board upon completion of planning and any further required environmental review under CEQA for the individual Disaster Response Facilities and Infrastructure projects.

Section 13. The Board finds and declares that the proposed Bond is (i) in conformity with the priority policies of Section 101.1(b) of the Planning Code, (ii) in accordance with Section 4.105 of the Charter and Section 2A.53(f) of the Administrative Code, and (iii) 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 8, 2019, a copy of which is on file with the Clerk of the Board in File No. 190494 and incorporates such findings by 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 Section 5.31 of the Citizens' General Obligation Bond Oversight Committee, 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 Section 2.34 of the Administrative Code 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 of Supervisors hereby declares the City's intent to reimburse 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 \$628,500,000. 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.

Section 19. Documents referenced in this ordinance are on file with the Clerk of the Board of Supervisors in File No. 190494, which is hereby declared to be a part of this ordinance as if set forth fully herein.

## Proposition C

**Describing and setting forth a proposal to the voters at an election to be held on March 3, 2020, to amend the Charter of the City and County of San Francisco to provide retiree health care benefits to employees of the Housing Authority of the City and County of San Francisco ("Housing Authority") who started working for the City and County of San Francisco on or after March 7, 2019, and before March 1, 2021, without a break in service between employment with the Housing Authority and employment with the City and County of San Francisco; and affirming the Planning Department's determination under the California Environmental Quality Act.**

Section 1. The Planning Department has determined that the actions contemplated in this proposed charter amendment comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 190945 and is incorporated herein by reference. The Board affirms this determination.

Section 2. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on March 3, 2020, a proposal to amend the Charter of the City and County by revising Sections A8.428 and A8.432, 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.

### A8.428 HEALTH SERVICE SYSTEM TRUST FUND

There is hereby created a health service system trust fund. The costs of the health service system shall be borne by the members of the system and Retired Persons, the City and County of San Francisco because of its members and Retired Persons, the Parking Authority of the City and County of San Francisco because of its members and Retired Persons, the San Francisco Unified School District because of its members and Retired Persons, and the San Francisco Community College District because of its members and Retired Persons.

#### (a) Definitions.

"Credited Service" means years of employment with the Employers or the former Redevelopment Agency of the City and County of San Francisco (the "Redevelopment Agency") or the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (the "Successor Agency"), provided that for any employee of the Redevelopment Agency or Successor Agency, the employee became an

employee of the Redevelopment Agency before September 1, 2010 and became an employee of the City and County without a break in service after January 31, 2012 and before March 1, 2015. “Credited Service” also means years of employment with the Housing Authority of the City and County of San Francisco (the “Housing Authority”), provided that for any employee of the Housing Authority, the employee became an employee of the Housing Authority before March 7, 2019 and became an employee of the City and County without a break in service on or after March 7, 2019 and before March 1, 2021.

“Employers” as used in this section means the City and County of San Francisco (“City and County”), the San Francisco Unified School District (“School District”) and/or the San Francisco Community College District (“Community College District”). Employers shall also include the Superior Court of California, County of San Francisco (“Superior Court”), to the extent the Superior Court participates in the City’s Health Service System, under Section A8.428(e).

“Hired on or Before January 9, 2009” as used in this section means employees hired on or before January 9, 2009, by the City and County, the School District, the Community College District, ~~or the Redevelopment Agency, or the Housing Authority,~~ excluding the following categories of employees: (1) as-needed employees who have never earned 1,040 or more hours of compensation during any 12-month period ending on or before January 9, 2009; (2) employees who have separated from employment with the Employers, ~~or the Redevelopment Agency, or the Housing Authority,~~ on or before January 9, 2009, and have less than 5 years of Credited Service with the Employers, ~~or the Redevelopment Agency, or the Housing Authority;~~ (3) former employees of the Redevelopment Agency who became employees of the City and County after February 28, 2015; (4) former employees of the Redevelopment Agency who left employment with the Redevelopment Agency and became employees of the City and County before February 1, 2012; ~~and~~ (5) former employees of the Redevelopment Agency who have received retiree health care coverage under the Public Employees Medical and Hospital Care Act (PEMCHA) on or before February 28, 2015; ~~(6) former employees of the Housing Authority who left employment with the Housing Authority and became employees of the City and County after March 1, 2021; (7) former employees of the Housing Authority who left employment with the Housing Authority and became employees of the City and County before March 7, 2019; and (8) former employees of the Housing Authority who have received retiree health care coverage under PEMCHA on or before March 7, 2019.~~

“PERS” as used in this section shall mean the Public Employees’ Retirement System of the State of California.

“Plan Year” as used in section A8.423 shall mean the ~~twelve~~ 12-month period beginning on each July 1 and ending on June 30, or such other 12-month period as may be determined by the Health Service Board.

“Registered as Domestic Partners” as used in this section means persons who have established a domestic partnership according to the provisions of Chapter 62 of the San Francisco Administrative Code, or California state law, as amended from time to time, or the law of the city or county in which they reside or of the state outside of California in which they reside. Persons who live in a state, city, or county that does not recognize domestic partnership who submit a completed and notarized City and County Health Service System Declaration of Domestic Partnership Form to the Health Service System shall also be considered domestic partners under this section. Domestic partners who have formed their domestic partnership only by notarization of a declaration of Domestic Partnership as provided in Chapter 62 of the San Francisco Administrative Code shall not be recognized or treated as a domestic partnership under this Section unless and until the domestic partnership is registered or certified.

“Retirement System” as used in this section shall mean the San Francisco City and County Employees’ Retirement System.

“Retired under the San Francisco City and County Employees’ Retirement System” as used in this section includes persons who retire for service; retire for disability; or who receive a retirement or vesting allowance from the Retirement System.

A “Retired Person” as used in this section means:

(1) A former member of the health service system, Hired on or Before January 9, 2009, retired under the Retirement System and/or PERS (hereinafter, “Retired Employee who was Hired on or Before January 9, 2009”);

(2) The surviving spouse or surviving domestic partner of an active employee of the Employers Hired on or Before January 9, 2009, provided that the surviving spouse or surviving domestic partner and the active employee have been married or Registered as Domestic Partners for a period of at least one year prior to the death of the active employee;

(3) The surviving spouse or surviving domestic partner of a Retired Employee who was Hired on or Before January 9, 2009, provided that the surviving spouse or surviving domestic partner and the Retired Employee who was Hired on or Before January 9, 2009 have been married or Registered as Domestic Partners for a period of at least one year prior to the death of the Retired Employee who was Hired on or Before January 9, 2009;

(4) A former member of the health service system, hired by the Employers on or after January 10, 2009, and retired under the Retirement System and/or PERS for disability, or retired under the Retirement System or PERS: (i) within 180 days of separation from employment from the Employers; and (ii) with 10 or more years of Credited Service with the Employers (hereinafter, “Retired Employee who was Hired on or After January 10, 2009”);

(5) The surviving spouse or surviving domestic partner of an active employee of the Employers hired by the Employers on or after January 10, 2009, with 10 or more years of Credited Service with the Employers, who died in the line of duty where the surviving spouse or surviving domestic partner is entitled to a death allowance from the Retirement System as a result of the death in the line of duty, provided that the surviving spouse or surviving domestic partner and the active employee have been married or Registered as Domestic Partners for a period of at least one year prior to the death of the active employee; or

(6) The surviving spouse or surviving domestic partner of a Retired Employee who was Hired on or After January 10, 2009, provided that the surviving spouse or surviving domestic partner and the Retired Employee who was Hired on or After January 10, 2009, have been married or Registered as Domestic Partners for a period of at least one year prior to the death of the Retired Employee who was Hired on or After January 10, 2009.

\* \* \* \*

(f) Notwithstanding the retiree health care eligibility requirements set forth above, a former employee of the Redevelopment Agency Hired on or Before January 9, 2009 must have been employed by the City and County after January 9, 2009 to be eligible for retiree health care coverage under this section. In adopting the Charter amendment revising Sections A8.428 and A8.432 on November 4, 2014 the voters do not intend that it affect the rights of former employees of the Redevelopment Agency Hired on or Before January 9, 2009, who were already eligible for retiree health care coverage as of November 4, 2014.

(g) Notwithstanding the retiree health care eligibility requirements set forth above, a former employee of the Housing Authority Hired on or Before January 9, 2009 must have been employed by the City and County after January 9, 2009 to be eligible for retiree health care coverage under this section. In adopting the Charter amendment revising Sections A8.428 and A8.432 on March 3, 2020, the voters do not intend that it affect the rights of former employees of the Housing Authority Hired on or Before January 9, 2009, who were already eligible for retiree health care coverage as of March 3, 2020.



(g)(h) The purpose of the January 10, 2009, Charter amendment is to amend Section A8.428 to change the required years of service and employer retiree health care contribution amounts for employees hired on or after January 10, 2009. Nothing in that Charter amendment shall expand or contract the groups of employees eligible for retiree health care benefits beyond those groups eligible as of June 3, 2008.

#### **A8.432 RETIREE HEALTH CARE TRUST FUND**

There is hereby created a Retiree Health Care Trust Fund (RHCTF) for the purpose described in Section 12.204. Subject to the disbursement limitations set forth in Section A8.432(d) below, the Retiree Health Care Trust Fund Board (Board) shall have exclusive authority and control over the administration of the RHCTF, investments of trust assets, and disbursements from the trust in accordance with the provisions of this Charter.

\* \* \* \*

#### **(f) Definitions**

“**Actuarial Accrued Liability**” as used in this section, means “Actuarial Accrued Liability” as that term is defined under GASB No. 45 as may be amended from time to time.

“**Commenced Employment on**” as used in this section, shall refer to the time an employee starts employment with the City and County, or with a Participating Employer, for the first time, or the time an employee starts employment with the City and County, or with a Participating Employer, on a subsequent occasion after a prior separation from employment with the City and County or any Participating Employer, whichever date is later.

For purposes of this Section A8.432, an employee of the City and County who was employed by the former Redevelopment Agency of the City and County of San Francisco (the “Redevelopment Agency”) or the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (the “Successor Agency”), and started working for the City and County before March 1, 2015 without a break in service shall be deemed to have commenced employment with the City and County on the date the employee commenced employment with the Redevelopment Agency or the Successor Agency, except that any such former employee of the Redevelopment Agency or the Successor Agency who subsequently separates from employment with the City and County and returns as an employee of the City and County or a Participating Employer at a later date (the “Return Date”) shall be deemed to have commenced employment on the Return Date.

*For purposes of this Section A8.432, an employee of the City and County who was employed by the Housing Authority of the City and County of San Francisco (the “Housing Authority”) before March 7, 2019, and started working for the City and County before March 1, 2021 without a break in service, shall be deemed to have commenced employment with the City and County on the date the employee commenced employment with the Housing Authority except that any such former employee of the Housing Authority who subsequently separates from employment with the City and County and returns as an employee of the City and County or a Participating Employer at a later date (the “Return Date”) shall be deemed to have commenced employment on the Return Date.*

“**Employer**” and “**Employers**” as used in this section means the City and County and the Participating Employers.

“**Fully Funded**” as used in this section means that an Employer’s GASB Actuary has determined that the market value of assets in a sub-trust equals or exceeds the Employer’s Actuarial Accrued Liability.

“**GASB Actuary**” and “**GASB Actuaries**” as used in this section means the actuarial firms hired by the Employers to provide estimates of each Employers’ respective total liability and annual required contribution for post-retirement health benefits under GASB No. 45.

“**GASB No. 45**” as used in this section means Statement No. 45 of the Governmental Accounting Standards Board, Accounting and Finan-

cial Reporting by Employers for Postemployment Benefits Other Than Pensions, as may be amended from time to time.

“**Health coverage**” as used in this section, means the health benefits or health insurance provided by the health service system for retirees, survivors, and dependents under Section A8.428.

“**Normal Cost**” as used in this section, means each Employer’s normal cost under GASB No. 45 as determined by each Employer’s GASB Actuary.

“**Retiree**” as used in this section, means a former employee who is retired and is entitled to health coverage under Section A8.428, and the qualified survivors or dependents of such retirees who are entitled to health coverage under Section A8.428.

“**Participating Employers**” as used in this section and Sections A8.432-1, A8.510 and 12.204, shall include the Superior Court of California, County of San Francisco, San Francisco Unified School District and the San Francisco Community College District, following a resolution by their respective governing boards to participate in the Retiree Health Care Trust Fund.

\* \* \* \*

## **Proposition D**

**Ordinance amending the Business and Tax Regulations Code and Administrative Code to impose an excise tax on persons keeping ground floor commercial space in certain neighborhood commercial districts and certain neighborhood commercial transit districts vacant, to fund assistance to small businesses; increasing the City’s appropriations limit by the amount collected under the tax for four years from March 3, 2020; and affirming the Planning Department’s determination under the California Environmental Quality Act.**

NOTE:

**Unchanged Code text and uncodified text** are in plain font.

**Additions to Codes** are in single-underline italics Times New Roman font.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Pursuant to Articles XIII A and XIII C of the Constitution of the State of California, this ordinance shall be submitted to the qualified electors of the City and County of San Francisco at the March 3, 2020, municipal election.

Section 2. The Business and Tax Regulations Code is hereby amended by adding Article 29, consisting of Sections 2901 through 2911, to read as follows:

#### **ARTICLE 29: VACANCY TAX ORDINANCE**

##### **SEC. 2901. SHORT TITLE.**

*This Article 29 shall be known as the “Vacancy Tax Ordinance,” and the tax it imposes shall be known as the “Vacancy Tax.”*

##### **SEC. 2902. FINDINGS AND PURPOSE.**

*(a) San Francisco’s neighborhood commercial districts prioritize street-level, customer-facing businesses as a means of stimulating a bustling, pedestrian-friendly urban environment. Retail storefronts are the building blocks of neighborhood vitality, encouraging people to stroll through San Francisco’s streets, sidewalks, parks, and other open spaces, and inviting them in.*

*(b) San Francisco residents and visitors have an interest in preserving the vitality of commercial corridors in these districts. Vacant storefronts in otherwise vibrant neighborhood commercial districts degrade the urban environment and reduce the quality of life in those neighborhoods, leading to blight and crime, particularly when storefronts stay empty for extended periods of time. Further, the resulting blight negatively impacts other small businesses in the area by*

discouraging foot traffic and eroding the character and uniqueness of San Francisco's diverse neighborhoods and communities.

(c) Retail vacancies may occur when property owners are performing tenant improvements for prospective tenants, while actively seeking a new commercial tenant, or following a disaster requiring wholesale rehabilitation of a structure. These temporary vacancies reflect a property owner's desire to maintain the active retail storefront environment of San Francisco's neighborhood commercial corridors and to continue contributing to the surrounding community.

(d) But in other instances, retail vacancies occur when a property owner or landlord fails to actively market a vacant retail storefront to viable commercial tenants and/or fails to offer the property at a reasonable rate. Retail vacancies may persist as property owners and landlords hold storefronts off of the market for extended periods of time or refuse to offer the space for a reasonable market rate.

(e) The purpose of the Vacancy Tax is to stimulate the rehabilitation of long-term retail vacancies, and, in turn, to reinvigorate commercial corridors and stabilize commercial rents, thereby allowing new small businesses to open and existing small businesses to thrive.

(f) By dedicating proceeds from the Vacancy Tax to the Small Business Assistance Fund, the Vacancy Tax will also assist small businesses and provide relief to those small businesses adversely affected by blight, crime, and other negative impacts caused by vacant storefronts in San Francisco.

#### **SEC. 2903. DEFINITIONS.**

Unless otherwise defined in this Article 29, the terms used in this Article shall have the meanings given to them in Article 6 of the Business and Tax Regulations Code, as amended from time to time. For purposes of this Article, the following definitions shall apply:

"Affiliate" means a person under common majority ownership or common control with any other person, whether that ownership or control is direct or indirect. An Affiliate includes but is not limited to a person that majority owns or controls any other person or a person that is majority owned or controlled by any other person.

"Building Permit Application Period" means the period following the date that an application for a building permit for repair, rehabilitation, or construction with respect to Taxable Commercial Space in a building or structure is filed with the City through the date the Department of Building Inspection or its successor agency grants or denies that application, but not to exceed one year. Notwithstanding the preceding sentence, if more than one building permit application is filed by or on behalf of one or more persons in the Taxpayer's Group for the same Taxable Commercial Space, the Building Permit Application Period shall mean only the applicable period following the date the first application is filed with the City by or on behalf of anyone in the Taxpayer's Group.

"Conditional Use Application Period" means the 183-day period following the date that a complete application for a conditional use permit for use of Taxable Commercial Space is filed with the City, but if the Planning Commission or its successor agency does not grant or deny that application within 183 days, the Conditional Use Application Period means the period following the date that the application is filed through December 31 of the year in which the date 183 days from the application filing date falls. Notwithstanding the preceding sentence, if more than one complete conditional use permit application is filed by or on behalf of one or more persons in the Taxpayer's Group for the same Taxable Commercial Space, the Conditional Use Application Period shall mean only the applicable period following the date the first complete application is filed with the City by or on behalf of anyone in the Taxpayer's Group.

"Construction Period" means the one-year period following the date that the City issues a building permit for repair, rehabilitation, or construction with respect to Taxable Commercial Space in a building

or structure, provided that if the City issues multiple building permits to or for the benefit of one or more persons in the Taxpayer's Group for the same Taxable Commercial Space, the One-Year Construction Period shall mean only the one-year period following the issuance of the first building permit to or for the benefit of anyone in the Taxpayer's Group.

"Disaster Period" means the two-year period following the date that Taxable Commercial Space was severely damaged and made uninhabitable or unusable due to fire, natural disaster, or other catastrophic event.

"Frontage" means the number of linear feet of Taxable Commercial Space that is adjacent or tangent to a Public Right of Way, rounded to the nearest foot.

"Public Right of Way" means the dedicated public alleys, boulevards, courts, lanes, roads, sidewalks, spaces, streets, and ways within the City, which are under the permitting jurisdiction of the Department of Public Works.

"Related Person" means a spouse or domestic partner, child, parent, or sibling (these latter three relationships including biological, adoptive, and "step" relationships; and the sibling relationship also including half-siblings).

"Residential Real Estate" means real property where the primary use of or right to use the property is for the purpose of dwelling, sleeping or lodging other than as part of the business activity of accommodations. For purposes of this Article 29, "accommodations" means the activity of providing lodging or short-term accommodations for travelers, vacationers, or others, including the business activity described in code 721 of the North American Industry Classification System as of November 6, 2012.

"Taxable Commercial Space" means the ground floor of any building or structure, or the ground floor of any portion of a building or structure, where such ground floor (1) is adjacent or tangent to a Public Right of Way, (2) is located in one of the "Named Neighborhood Commercial Districts" or "Named Neighborhood Commercial Transit Districts" listed in Section 201 of the Planning Code, as those districts exist on March 3, 2020, and irrespective of whether those districts are expanded, narrowed, eliminated, or otherwise modified subsequent to that date, and (3) is not Residential Real Estate.

"Taxpayer's Group" means for each taxpayer, with respect to each Taxable Commercial Space, the taxpayer, any current or former co-owner or co-tenant of the taxpayer, and any Related Person or Affiliate of the taxpayer or the taxpayer's current or former co-owner or co-tenant.

"Vacant" means unoccupied, uninhabited, or unused for more than 182 days, whether consecutive or nonconsecutive, in a tax year. Notwithstanding the previous sentence, a person shall not be considered to have kept a building or structure Vacant during the Building Permit Application Period, Construction Period, Disaster Period, and/or Conditional Use Application Period if that Building Permit Application Period, Construction Period, Disaster Period, and/or Conditional Use Application Period applies to that person for that Taxable Commercial Space. In determining whether a person has kept Taxable Commercial Space Vacant, days within the Building Permit Application Period, Construction Period, Disaster Period, and Conditional Use Application Period shall be disregarded if that Building Permit Application Period, Construction Period, Disaster Period, and/or Conditional Use Application Period applies to that person for that Taxable Commercial Space.

#### **SEC. 2904. IMPOSITION OF TAX.**

(a) Except as otherwise provided in this Article 29, for the purposes described in Section 2907, the City imposes an annual Vacancy Tax on keeping Taxable Commercial Space Vacant.

(b) The tax on keeping Taxable Commercial Space Vacant in a tax year shall be as follows:

(1) For the 2021 tax year, \$250 per linear foot of Frontage.



(2) For the 2022 tax year, \$250 per linear foot of Frontage for Taxable Commercial Space that has not been kept Vacant by any person in the 2021 tax year and \$500 per linear foot of Frontage for Taxable Commercial Space that has been kept Vacant by any person in the 2021 tax year.

(3) For the 2023 tax year and subsequent tax years:

(A) \$250 per linear foot of Frontage for Taxable Commercial Space that has not been kept Vacant by any person in the immediately preceding tax year;

(B) \$500 per linear foot of Frontage for Taxable Commercial Space that has been kept Vacant by any person in the immediately preceding tax year but not kept Vacant by any person in the tax year immediately preceding that tax year; and

(C) \$1,000 per linear foot of Frontage for all situations in which neither subsection (3)(A) nor subsection (3)(B) of this Section 2904 applies.

(c) The Vacancy Tax shall be payable by: (1) the owner or owners of the Taxable Commercial Space kept Vacant, provided that the Taxable Commercial Space is not leased; (2) the lessee or lessees, and not the owner, of the Taxable Commercial Space kept Vacant, if that Taxable Commercial Space is leased but not subleased; and (3) the sublessee or sublessees, and not the owner or sublessor, of the Taxable Commercial Space kept Vacant, if that Taxable Commercial Space is subleased. Not more than one tax shall be imposed under this Section 2904 by reason of multiple liable owners, lessees, or sublessees. If there are multiple liable owners, lessees, or sublessees, each such person shall be jointly and severally liable for the Vacancy Tax.

(d) A person shall be liable for the Vacancy Tax only if that person has kept Taxable Commercial Space Vacant in a tax year. A person shall be deemed to have kept Taxable Commercial Space Vacant in a tax year if that person and all Related Persons and Affiliates of that person, individually or collectively, have kept that Taxable Commercial Space Vacant for more than 182 days in that tax year.

#### **SEC. 2905. EXEMPTIONS AND EXCLUSIONS.**

(a) For only so long as and to the extent that the City is prohibited from imposing the Vacancy Tax, any person upon whom the City is prohibited under the Constitution or laws of the State of California or the Constitution or laws of the United States from imposing the Vacancy Tax shall be exempt from the Vacancy Tax.

(b) Any organization that is exempt from income taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, shall be exempt from the Vacancy Tax.

(c) The City shall not be exempt from the Vacancy Tax.

(d) If a lessee or sublessee has operated a business in Taxable Commercial Space for more than 182 consecutive days during a lease or sublease of at least two years, such lessee or sublessee shall not be liable for the Vacancy Tax for the remainder of that lease or sublease, regardless of whether that lessee or sublessee keeps the Taxable Commercial Space Vacant.

#### **SEC. 2906. ADMINISTRATION.**

Except as otherwise provided under this Article 29, the Vacancy Tax shall be administered pursuant to Article 6 of the Business and Tax Regulations Code.

#### **SEC. 2907. DEPOSIT OF PROCEEDS; EXPENDITURE OF PROCEEDS.**

(a) All monies collected under the Vacancy Tax Ordinance shall be deposited to the credit of the Small Business Assistance Fund ("Fund"), established in Administrative Code Section 10.100-334. The Fund shall be maintained separate and apart from all other City funds and shall be subject to appropriation. Any balance remaining in the Fund at the close of any fiscal year shall be deemed to have been provided for a special purpose within the meaning of Charter Section 9.113(a) and shall be carried forward and accumulated in the Fund for the purposes

described in subsection (b).

(b) Subject to the budgetary and fiscal provisions of the Charter, monies in the Small Business Assistance Fund shall be appropriated on an annual or supplemental basis and used exclusively for the following purposes:

(1) To the Tax Collector and other City Departments, for administration of the Vacancy Tax and administration of the Fund.

(2) Refunds of any overpayments of the Vacancy Tax, including any related penalties, interest, and fees.

(3) All remaining amounts to provide funding to assist the maintenance and operation of small businesses in the City.

(c) Commencing with a report filed no later than February 15, 2023, covering the fiscal year ending on June 30, 2022, the Controller shall file annually with the Board of Supervisors, by February 15 of each year, a report containing the amount of monies collected in and expended from the Small Business Assistance Fund during the prior fiscal year, the status of any project required or authorized to be funded by this Section 2907, and such other information as the Controller, in the Controller's sole discretion, shall deem relevant to the operation of this Article 29.

#### **SEC. 2908. TECHNICAL ASSISTANCE TO THE TAX COLLECTOR.**

The Department of Public Works, the Department of Building Inspection, and the Office of Economic Workforce Development shall provide technical assistance to the Tax Collector, upon the Tax Collector's request, to administer the Vacancy Tax.

#### **SEC. 2909. AMENDMENT OF ORDINANCE.**

The Board of Supervisors may amend or repeal this Article 29 by ordinance by a two-thirds vote and without a vote of the people except as limited by Articles XIII A and XIII C of the California Constitution.

#### **SEC. 2910. SEVERABILITY.**

(a) Except as provided in Section 2910(b), if any section, subsection, sentence, clause, phrase, or word of this Article 29, 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 Article. The People of the City and County of San Francisco hereby declare that, except as provided in Section 2910(b), they would have adopted this Article 29 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 Article or application thereof would be subsequently declared invalid or unconstitutional.

(b) If the imposition of the Vacancy Tax in Section 2904 is held in its entirety to be facially invalid or unconstitutional in a final court determination, the remainder of this Article 29 shall be void and of no force and effect, and the City Attorney shall cause it to be removed from the Business and Tax Regulations Code.

#### **SEC. 2911. SAVINGS CLAUSE.**

No section, clause, part, or provision of this Article 29 shall be construed as requiring the payment of any tax that would be in violation of the Constitution or laws of the United States or of the Constitution or laws of the State of California.

Section 3. Chapter 10 of the Administrative Code is hereby amended by adding Section 10.100-334 to Article XIII, to read as follows:

#### **SEC. 10.100-334. SMALL BUSINESS ASSISTANCE FUND.**

(a) Establishment of Fund. The Small Business Assistance Fund ("Fund") is established as a category four fund as defined in Section 10.100-1 of the Administrative Code, and shall receive all taxes, penalties, interest, and fees collected from the Vacancy Tax imposed under Article 29 of the Business and Tax Regulations Code.

(b) Use of Fund. Subject to the budgetary and fiscal provisions of the Charter, monies in the Fund shall be used exclusively for the purposes

*described in Section 2907(b) of Article 29 of the Business and Tax Regulations Code.*

*(c) Administration of Fund. As stated in Section 2907(c) of Article 29 of the Business and Tax Regulations Code, commencing with a report filed no later than February 15, 2023, covering the fiscal year ending June 30, 2022, the Controller shall file annually with the Board of Supervisors, by February 15 of each year, a report containing the amount of monies collected in and expended from the Fund during the prior fiscal year, the status of any project required or authorized to be funded by Section 2907, and such other information as the Controller, in the Controller's sole discretion, deems relevant to the operation of Article 29.*

Section 4. Appropriations Limit Increase. Pursuant to California Constitution Article XIII B and applicable laws, for four years from March 3, 2020, the appropriations limit for the City shall be increased by the aggregate sum collected by the levy of the tax imposed under this ordinance.

Section 5. Effective and Operative Dates. The effective date of this ordinance shall be ten days after the date the official vote count is declared by the Board of Supervisors. This ordinance shall become operative on January 1, 2021.

## Proposition E

**NOTE:** Unchanged Code text and uncodified text are in plain font. Additions to Codes are in *single-underline italics*. Deletions from Codes are in ~~strikethrough italics~~.

*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 "San Francisco Balanced Development Act" (referred to hereinafter as the "Initiative").

### SECTION 2. Findings and Purposes

(a) In 1986, San Francisco voters adopted Proposition M. Proposition M established Priority Policies for the City's Master Plan and required that certain City decisions be consistent with those Priority Policies. It amended and extended an existing annual limitation on construction of new office space that was adopted by the Board of Supervisors in 1985 concurrently with approval of the Downtown Plan, a nationally recognized comprehensive plan to regulate downtown growth. It also required the City to study and adopt a program to coordinate local programs on job training and placement for people who live in San Francisco. Proposition M was first approved more than 30 years ago, and the real estate market in San Francisco has changed dramatically since then.

(b) San Francisco has among the lowest office space vacancy rates in the nation; office space is in high demand, and the high cost of renting forces out small local businesses and non-profits. Rising rents have left many of these small businesses and nonprofit organizations unable to find office space, pricing many out of the City. By modifying Prop M and creating new office space, we can relieve rent pressures and keep small firms and non-profits in San Francisco.

(c) In early 2011, the City began preparing the Central SoMa Plan to provide goals, objectives, and policies that will guide development of roughly 230 acres of land adjacent to Downtown San Francisco and bounded approximately by Second Street, Townsend Street, Sixth Street, Howard and Folsom Streets. The Central SoMa area has excellent transit access to regional and local transit, being served by CalTrain and numerous local and regional bus lines. Starting in 2020, the area will

also be served by the Central Subway running down Fourth Street. The vision of the Central SoMa Plan is for the creation of a sustainable, transit-oriented neighborhood with a mix of housing, commercial, and light industrial uses. This measure will support reducing greenhouse gas emissions and curbing further sprawl by concentrating future office development adjacent to mass transit like the new Central Subway and Caltrain.

(d) New developments in the Central SoMa Plan Area are projected to generate up to \$2 billion in direct public benefits to serve the Central SoMa neighborhood over the life of the Plan, along with an additional \$1 billion for the City's General Fund. The Central SoMa Plan and Implementation Strategy, approved in Fall 2018, includes a detailed public benefits package that will increase fees and taxes on private developments to fund a comprehensive program of public improvements and construction of affordable housing. New developments will generate these direct public benefits by paying one-time impact fees and ongoing special taxes, constructing or dedicating land for affordable housing, and building public improvements. The \$2 billion in direct public benefits represents a 667 percent increase in public benefits over the \$300 million that would be generated without the Central SoMa Plan.

(e) In 2014, the voters adopted Proposition K, which established a goal of setting aside at least one-third of newly constructed units in the City as permanently affordable housing. Office projects will contribute to Proposition K's affordable housing goal by participating in the Jobs-Housing Linkage Program, which requires that office developments contribute land or funds for construction of affordable housing. Office developments within the Central SoMa Plan Area are anticipated to generate more than \$200 million in affordable housing funds. This is a critical source of funding to ensure that the Central SoMa Plan achieves its goal of setting aside at least 33% of the new and rehabilitated housing within the South of Market Neighborhood as affordable to very low, low, and moderate income households consistent with Proposition K.

(f) Increased land values in SoMa due to new development make it impossible to buy sites for new affordable housing development, result in displacement of community arts organizations from the older buildings, and drive storefront commercial rents up to levels that neighborhood-serving stores cannot afford. This Initiative would create a reserve of 1,700,000 square feet of office space for large office projects that could be constructed within Central SoMa Plan Area earlier than would normally be allowed under Proposition M. To qualify for an allocation from this reserve, an office project would be required to either dedicate land for the construction of permanently affordable housing, include below-market community arts, neighborhood serving retail space, or build a new City public safety facility. Any allocation from the reserve would then be deducted in equal annual increments over the next ten years from the office allocation allowed under Proposition M. Thus, the total amount of office development allowed on a citywide basis would not actually increase in the long term.

(g) The longtime Filipino and LGBTQ communities comprise a vibrant and integral social and spiritual fabric of the South of Market neighborhood. In recognition of this, the City has established the South of Market Filipino Cultural Heritage District and the South of Market LGBTQ Cultural Heritage District. This Initiative incentivizes provision of affordable spaces for such cultural facilities in Central SoMa.

(h) To ensure that housing production keeps pace with office construction, this Initiative would require the Planning Department to maintain an inventory of the number of residential



units that have been approved within the South of Market Neighborhood and would prohibit the City from approving more than 6,000,000 square feet of large office projects within the Central SoMa Plan area until a total of at least 15,000 housing units have been approved and started construction there.

(i) This measure would also create an estimated 13,000 good union construction jobs with benefits. It would also support more than 28,000 permanent jobs with benefits in San Francisco and help more middle income families and residents stay in the City (Office of Economic & Workforce Development, 2017 estimate).

(j) This measure would potentially increase the supply of commercial office space sooner without any long-term increase overall, leading to lower rents and more opportunities for local businesses and organizations to remain in San Francisco during the current economic boom.

(k) Large-scale office developments in the City have attracted and continue to attract employees to the City, and there is a causal connection between such developments and the need for additional housing in the City, particularly housing affordable to households of lower and moderate income. Office developments in the City benefit from the availability of housing close by for their employees. However, housing development in the City has not kept pace with the demand for housing created by these new employees. Due to this shortage in housing, office employers have difficulty in securing a labor force, and employees, unable to find decent and affordable housing, will be forced to commute long distances, having a negative impact on quality of life, limited energy resources, air quality, social equity, and already-overcrowded highways and public transportation. This Initiative would provide significant incentives for additional development of affordable housing in conjunction with future office developments to directly address these crucial issues.

(l) The Bay Area has seen dramatic increases in costs for housing and the affordability gap for low- to moderate-income workers seeking housing. Commute patterns for the region have also changed, with more workers who work outside of San Francisco seeking to live in the City, thus increasing demand for housing here and decreasing housing availability. As the region's job center, San Francisco has historically had the highest ratio of jobs to housing units in the Bay Area. The ratio of jobs to housing has remained relatively unchanged between 1980 and 2019, at about 1.75 jobs per unit of housing.

(m) Objective 1, Policy 7 of the Residence Element of the San Francisco General Plan calls for the provision of additional housing to accommodate the demands of new residents attracted to the City by expanding employment opportunities caused by the growth of large-scale commercial activities in the City.

(n) Many of the employees in new office developments are competing with present residents for scarce, vacant affordable housing units in the City. The Mayor's Office of Housing and Community Development ("MOHCD") continues to see a widening affordability gap for extremely-low, low-, and moderate-income households in both the rental and homeownership markets.

(o) The City has consistently set housing production goals to address the regional and citywide forecasts for population, households, and employment. Although San Francisco has seen increased housing production each successive decade since the 1970s, the City has not been able to close the gap between its housing production goals and actual production.

(p) Demand for affordable housing has continued to rise yet there is a continuing shortage of low- and moderate-income housing in the City. For the years 2015-2022, housing produc-

tion targets in the City's Housing Element called for 3,849 units per year. Of those, 57%, or 2,178 new units per year, should be affordable to meet growing demand.

(q) As demonstrated in the 2018 Jobs Housing Balance Report, between 2008 and 2018, the City produced only 657 net new affordable housing units per year, which represented 23.5% of housing production during that time period.

(r) The Jobs Housing Nexus Analysis of May 2019 prepared for the City and County of San Francisco by Keyser Marston Associates, Inc. determined that the Affordable Unit Demand Factor for 1,000 square feet of new San Francisco office development is currently 0.80892 affordable housing units. That is equal to 809 housing units affordable to households with household incomes no greater than 120% of Area Median Income per 1,000,000 square feet of new office development.

(s) State law requires each local government in California to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and project housing needs of people at all income levels. The Regional Housing Need Allocation (RHNA) is the State-mandated process to identify the total number of housing units by affordability level that each city must accommodate in its Housing Element. As part of that process the California Department of Housing And Community Development identifies the total housing need for the San Francisco Bay Area for an eight-year period from 2015 to 2023. The Association of Bay Area Governments then determines the distribution of this need to each city.

(t) In 2013, the Association of Bay Area Governments determined that this total eight-year RHNA allocation for Very-Low, Low, and Moderate income affordable housing development for San Francisco is 16,333 new affordable housing units, which is 2,042 new affordable housing units per year. This Initiative would provide new incentives that would significantly support achievement of this goal.

### SECTION 3. Planning Code Amendment

Sections 320, 321, and 322 of the San Francisco Municipal Code (Planning Code) are hereby amended to read as follows:

#### SEC. 320. OFFICE DEVELOPMENT: DEFINITIONS.

When used in Sections 320-~~325~~, ~~321~~, ~~322~~ and ~~323~~, the following terms shall each have the meaning indicated. See also Section 102.

(a) "Additional office space" shall mean the number of square feet of gross floor area of office space created by an office development, reduced, in the case of a modification or conversion, by the number of square feet of gross floor area of preexisting office space which is lost.

(b) "Annual RHNA Affordable Housing Goal" shall mean one-eighth of the eight-year Final Regional Housing Need Allocation for the years 2015-2023 for San Francisco City and County, adopted by the Executive Board of the Association of Bay Area Governments on July 13, 2013, pursuant to California Government Code sec. 65580, for the "Very Low," "Low," and "Moderate" categories combined. The total eight-year Final Regional Housing Need Allocation in these categories combined is 16,333 units, which is 2,042 units per year. If future implementation of California Government Code sec. 65580, or any successor statewide mechanism to establish local affordable housing goals, establishes a higher annual allocation for San Francisco for production of units affordable to households earning up to 120 percent of area median income, then such higher annual allocation shall replace the number of units established pursuant to the first sentence of this Subsection (b). However, in no case shall the Annual RHNA Affordable Housing Goal be less than 2,042 units.

(c) ~~(b)~~ “Approval period” shall mean the 12-month period beginning on October 17, 1985 and each subsequent 12-month period.

(d) ~~(e)~~ “Approve” shall mean to approve issuance of a project authorization and shall include actions of the Planning Commission, Board of Appeals and Board of Supervisors.

(e) “City of San Francisco Affordable Housing Development Funding” means any capital development funds or subsidies administered or awarded by the City or County of San Francisco or any entity thereof. Such entities include the Office of Community Investment and Infrastructure, any future local redevelopment agency established pursuant to state law, the Port of San Francisco, and all other City or County departments or agencies. Such funds and subsidies include lease or sale of City property at less than market value, state or federal capital development funds administered or awarded by the City, and any other direct or indirect public support for capital development provided to a project. Tax credits, rent subsidies, and the Welfare Property Tax Exemption are excluded from this definition. Fees and exactions that are imposed on the proposed project pursuant to City requirements to fund affordable housing development that are retained or reimbursed for use by the proposed project to build affordable housing as a component of the project are excluded from this definition.

(f) “City’s Affordable Housing Demand Ratio” means 809 housing units affordable to households with household incomes no greater than 120% of Area Median Income per 1,000,000 square feet of new office development, as detailed in the Jobs Housing Nexus Analysis of May 2019 prepared for the City and County of San Francisco by Keyser Marston Associates, Inc., which determined that the Affordable Unit Demand Factor for 1,000 square feet of new San Francisco office development is currently 0.80892 affordable housing units. The City shall update the Affordable Unit Demand Factor at least every five years, and the City’s Affordable Housing Demand Ratio shall be adjusted according to the updated Factor.

(g) ~~(d)~~ “Completion” shall mean the first issuance of a temporary certificate of occupancy or a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code Section 307.

(h) ~~(e)~~ “Disapprove” shall mean for an appellate administrative agency or court, on review of an office development, to direct that construction shall not proceed, in whole or in part.

(i) “Large Cap Maximum” shall mean the portion of the maximum set forth in Subsection (a)(1)(A) that is available to buildings of at least 50,000 square feet in gross floor area of office development.

(j) “New Affordable Housing Unit” shall mean a newly constructed unit with permanent affordability requirements that conform to standards established by the State of California as applicable to the City and County of San Francisco for determination of affordability to households with incomes of up to no more than 120 percent of the Area Median Income.

(k) ~~(f)~~ “Office space” shall mean space within a structure intended or primarily suitable for occupancy by persons or entities which perform for their own benefit or provide to others services at that location, including but not limited to professional, banking, insurance, management, consulting, technical, sales and design, or the office functions of manufacturing and warehousing businesses, but shall exclude the following: Retail use; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; any facility, other than physicians’ or other individuals’

offices and uses accessory thereto, customarily used for furnishing medical services, and design showcases or any other space intended and primarily suitable for display of goods. This definition shall include all uses encompassed within Section 102 of this Code.

(l) ~~(g)~~ “Office development” shall mean construction, modification or conversion of any structure or structures or portion of any structure or structures, with the effect of creating additional office space, excepting only:

(1) Development which will result in less than 25,000 square feet of additional office space;

(2) Development either:

(i) Authorized under San Francisco Redevelopment Agency disposition or owner participation agreements which have been approved by Agency resolution prior to the effective date of this Section, or

(ii) Authorized prior to the effective date of this Section by Agency resolution in anticipation of such agreements with particular developers identified in the same or a subsequent agency resolution;

(3) Any development which is governed by prior law under Section 175.1(b) of this Code, unless modified after the effective date specified in Section 175.1(b) to add more than 15,000 square feet of additional office space. Any addition of office space up to 15,000 square feet shall count against the maximum for the approval period, pursuant to Section 321(a)(2)(B);

(4) Any development including conversion of 50,000 square feet or more of manufacturing space to office space where the manufacturing uses previously located in such space are relocated to another site within the City and County of San Francisco and the acquisition or renovation of the new manufacturing site is funded in whole or part by an Urban Development Action Grant approved by the Board of Supervisors;

(5) Any mixed-residential-commercial development which will be assisted by Community Development Block Grant funds approved by the Board of Supervisors in which all of the housing units shall be affordable to low-income households for a minimum of 40 years and for which an environmental review application and site permit application have been filed prior to the effective date of this ordinance which enacted the provisions of this Section;

(6) Any development authorized pursuant to a Planned Unit Development, as provided for by City Planning Code Section 304, providing for a total of 500 or more additional units of housing, provided such development first received a Planned Unit Development authorization prior to November 4, 1986. Such Planned Unit Development may be amended from time to time by the Planning Commission, but in no event shall any such amendment increase the amount of office space allowed for the development beyond the amount approved by the Planning Commission prior to November 4, 1986.

(m) “Produced” shall mean, with regard to an affordable housing unit, that the housing unit is issued a first construction document, as defined in San Francisco Building Code sec. 107A.13.1.

(n) ~~(h)~~ “Project authorization” shall mean the authorization issued by the Planning Department pursuant to Sections 321 and 322 of this Code.

(o) ~~(i)~~ “Replacement office space” shall mean, with respect to a development exempted by Subsection (g)(6) of this Section, that portion of the additional office space which does not represent a net addition to the amount of office space used by the occupant’s employees in San Francisco.



~~(p)~~ ~~(f)~~—“Retail Use” shall mean supply of commodities on the premises including, but not limited to, stores, shops, Restaurants, Bars, eating and drinking businesses, and Retail Sales and Services uses defined in Planning Code Section 102, except for Hotels and Motels.

~~(q)~~ ~~(k)~~—“Preexisting office space” shall mean office space used primarily and continuously for office use and not accessory to any use other than office use for five years prior to Planning Commission approval of an office development project which office use was fully legal under the terms of San Francisco law.

## **SEC. 321. OFFICE DEVELOPMENT: ANNUAL LIMIT.**

### **(a) Limit.**

(1) (A) No office development may be approved during any approval period if the additional office space in that office development, when added to the additional office space in all other office developments previously approved during that approval period, would exceed 950,000 square feet or any lesser amount resulting from the application of Section 321.1. To the extent the total square footage allowed in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period.

(B) For the one-year approval period that commences in October 2020, the Large Cap Maximum shall be permanently reduced by a percentage equal to the percentage by which the total of New Affordable Housing Units Produced in the City during the five calendar years of 2015-2019 is less than the combined total of five years of the Annual RHNA Affordable Housing Goal (i.e., 10,210 units). In no case shall operation of this Subsection (a)(1)(B) act to increase the office development permitted pursuant to Subsection (a)(1)(A).

(C) Thereafter, for the one-year approval period that commences in October 2021 and for all subsequent annual approval periods, the Large Cap Maximum for each single year shall be permanently reduced by a percentage equivalent to the percentage by which New Affordable Housing Units Produced in the City during the single complete calendar year prior to the calendar year in which the approval period commenced is less than the annual RHNA Affordable Housing Goal. In no case shall operation of this Subsection (a)(1)(C) act to increase the office development permitted pursuant to Subsection (a)(1)(A).

(2) The following amounts of additional office space shall count against the maximum set in Subsection (a)(1):

(A) All additional office space in structures for which the first building or site permit is approved for issuance during the approval period and which will be located on land under the jurisdiction of the San Francisco Port Commission or under the jurisdiction of the San Francisco Redevelopment Agency; provided, however, that no account shall be taken of structures which are exempt under Section 320(g)(2);

(B) The amount of added additional office space approved after the effective date of this ordinance in structures which are exempt under Section 320(g)(3);

(C) All additional office space in structures owned or otherwise under the jurisdiction of the State of California, the federal government or any State, federal or regional government agency, which structures are found to be otherwise exempt from this Section 321 or Section 322 by force of other applicable law;

(D) All additional office space in structures exempt under Section 320(g)(4) or 320(g)(6) or the last sentence of Section 175.1(b), or which satisfy the substantive terms of either of said exemptions but for which the first building or site permit is authorized or conditional use or variance approved by the Planning Commission after June 15, 1985 but before the effective date of this ordinance.

The additional office space described in Subsection (a)(2) (A) shall be taken into account with respect to all proposed office developments which are considered after the first site or building permit is approved for issuance for the described project. The additional office space described in Subsections (a)(2)(B) and (a)(2)(D) shall be taken into account with respect to all proposed office developments which are considered during the approval period and after the project or the added additional office space is first authorized or a conditional use or variance approved by the Planning Commission. The additional office space described in Subsection (a)(2)(C) shall be taken into account with respect to all proposed office developments which are considered during the approval period and after commencement of construction of the described structures. Modification, appeal or disapproval of a project described in this Section shall affect the amount of office space counted under this Section in the time and manner set forth for office developments in Section 321(c).

(3) The Planning Department shall maintain and shall make available for reasonable public inspection a list showing:

(A) All office developments and all projects subject to Section 321(a)(2) for which application has been made for a project authorization or building or site permit and, if applicable, the date(s) of approval and of approval for issuance of any building or site permit;

(B) The total amount of additional office space and, if applicable, replacement office space, approved with respect to each listed development;

(C) Approved office developments (i) which are subsequently disapproved on appeal; (ii) the permit for which expires or is cancelled or revoked pursuant to Subsection (d)(1) of this Section; or (iii) the approval of which is revoked pursuant to Subsection (d)(2) of this Section; and

(D) Such other information as the Department may determine is appropriate.

(4) Not less than six months before the last date of the approval period, the Planning Department shall submit to the Board of Supervisors a written report, which report shall contain the Planning Commission's recommendation with respect to whether, based on the effects of the limitation imposed by this Section on economic growth and job opportunities in the City, the availability of housing and transportation services to support additional office development in the City, office vacancy and rental rates, and such other factors as the Commission shall deem relevant, there should continue to be a quantitative limit on additional office space after the approval period, and as to what amount of additional office space should be permitted under any such limit.

(5) Every holder of a site permit issued on or after July 1, 1982 for any office development, as defined in Section 320(g) without regard to Subsections (g)(2) through (g)(5), shall provide to the Planning Commission reports containing data and information with respect to the following:

(A) Number of persons hired for employment either in construction of the development or, to the extent such information is available to the permittee, by users of the completed building;

(B) The age, sex, race and residence, by City, of each such person;

(C) Compensation of such persons, classified in \$5,000 increments, commencing with annualized compensation of \$10,000;

(D) The means by which each such person most frequently travels to and from the place of employment.

Such reports shall commence on October 1, 1985 and continue quarterly thereafter during the approved period. A report

containing information by quarter for the period between July 1, 1982 and the effective date of the ordinance shall be submitted not later than December 31, 1985. The Planning Commission shall have full access to all books, records and documents utilized by any project sponsor in preparation of the written reports referred to above, and shall inspect such books, records and documents from time to time for purposes of authenticating information contained in such reports.

(6) Central SoMa Plan Area. This Subsection (a)(6) shall apply within the boundaries of the Central SoMa Special Use District, as established and described in Planning Code Sec. 249.78.

(A) Additional Limitations on Office Development. No more than a total of 6,000,000 square feet of office space shall be approved in office developments within the Central SoMa Plan Area, after January 1, 2019, until a combined total of at least 15,000 new housing units have been Produced within the South of Market Neighborhood, as delineated in the Neighborhood Boundaries Map contained within the Department of City Planning's May 2011 "San Francisco Neighborhoods Socio-Economic Profiles" report, after January 1, 2019 (the "South of Market Neighborhood"). Space in individual projects that contain less than 50,000 square feet of office space shall neither be subject to, nor contribute to, the footage limit described in this Subsection (a)(6)(A).

(B) Jobs-Housing Balance Monitoring. On or before October 17, 2020, and on an annual basis thereafter, the Planning Department shall publish an inventory of the number of housing units Produced that may be credited under this Subsection.

(C) Central SoMa Incentive Reserve. Notwithstanding the limit specified in Subsection (a)(1), the Planning Commission may approve up to an additional 1,700,000 square feet in total of office space located in the Central SoMa Special Use District. A proposed office development may only be approved pursuant to this Subsection (a)(6)(C) if all of the following criteria are satisfied:

(i) The Preliminary Project Assessment application for the proposed office development was submitted prior to September 11, 2019;

(ii) The proposed office development contains more than 49,999 square of additional office space;

(iii) The amount of office space in the proposed office development exceeds the square footage available pursuant to Subsection (a)(1) in the current approval period;

(iv) Any current or prior phase of the project of which the proposed office development is a part satisfies any of the following criteria:

(a) Includes a parcel on-site or off-site in the South of Market Neighborhood of no less than 10,000 square feet to be deeded to the City for future development of affordable housing;

(b) Includes community arts PDR space or neighborhood-serving retail space of no less than 10,000 square feet that will be affordable to such tenants at no more than 60% of comparable market rent for no less than 30 years.

(c) Includes funding and construction of a new or replacement City public safety facility of no less than 10,000 square feet on-site or off-site in the South of Market Neighborhood.

(v) Approval of the proposed office development would not cause the total amount of additional office development approved in the Central SoMa Plan Area to exceed the 6,000,000 square foot total allowed by Subsection (a)(6)(A).

(7) Office Jobs/Affordable Housing Balance Incentive Reserve. At the election of a project sponsor, the Planning Commission may grant an authorization for a proposed office development notwithstanding the limit specified in Subsection (a)(1) if all of the following criteria are satisfied:

(A) The proposed office development contains more than 49,999 square of additional office space.

(B) The proposed project of which the office development is a component includes development of New Affordable Housing units in an amount no less than 100% of the New Affordable Housing Units required to house the future employees of the proposed project's office development in accordance with the City's Affordable Housing Demand Ratio, and such units are either: (a) on-site, or (b) located off-site within a Community of Concern as designated by the Board of Supervisors and developed pursuant to a requirement included in a development agreement authorized by Government Code Section 65865 or any successor Section for the proposed office development. If the project sponsor elects to satisfy Section 415.5 of the Planning Code by payment of an Affordable Housing Fee to the City, then one-half (50%) of the New Affordable Housing Units credited to satisfaction of that inclusionary housing requirement by payment of the Fee in accordance with Subsection 515.5 (b)(C) shall also be counted toward satisfaction of this Subsection (a)(7)(B). For projects developed in multiple phases as provided in an approved development agreement authorized by Government Code Section 65865 or any successor Section, the total of all New Affordable Housing Units required to be Produced by the development agreement in all phases shall be considered in evaluating a project sponsor's application for an allocation of office space pursuant to this Subsection (7) at any time.

(C) No other City of San Francisco Affordable Housing Development Funding will be used to fund capital development costs of such affordable housing component of the project.

(8) Additional office space in projects approved pursuant to Subsections (a)(6)(C) and (a)(7) shall be deducted from the amount otherwise available pursuant to Subsection (a)(1) in equal annual increments of one-tenth of such approved additional office space per year over a ten year period. The first such deduction shall occur at the outset of the approval period that commences following approval of the proposed project, and the nine subsequent deductions shall occur annually at the outset of each approval period thereafter, until the proposed project's entire allocation of additional office space has been deducted from the ten subsequent approval periods.

(b) Guidelines.

(1) During the approval period, the Planning Commission, and the Board of Supervisors and Board of Appeals on appeal from the Planning Commission shall approve, within the allowable limit, subject to Subsection (b)(2) of this Section, only those office developments which they shall determine in particular promote the public welfare, convenience and necessity, and shall be empowered under this Section to disapprove the remainder. The Planning Department shall issue to office developments so approved, in accord with Sections 320 through 323 of this Code, a project authorization.

(2) The following proposed office developments, subject to all other applicable sections of this Code and other applicable law, shall be approved under this Section in preference to all others:

(A) All proposed developments to the extent approval is required by court order; and, thereafter,



(B) Subject to Subsection (a)(1) of this Section, all proposed office developments which were approved by the Planning Commission during the approval period, but subsequently disapproved by any administrative appellate body or court, if and when said disapproval is later reversed.

(3) In determining which office developments best promote the public welfare, convenience and necessity, the Board of Supervisors, Board of Appeals and Planning Commission shall consider:

(A) Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth, on the one hand, and housing, transportation and public services, on the other;

~~(B) The contribution of the office development to, and its effects on, the objectives and policies of the General Plan;~~

~~—(C) The quality of the design of the proposed office development;~~

~~(B) — (D)~~ The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location;

(C) Whether the proposed project includes development of New Affordable Housing Units such that all of the following criteria are satisfied:

(i) The New Affordable Housing units are on-site or located within a Community of Concern as designated by the Board of Supervisors;

(ii) The New Affordable Housing Units will be developed pursuant to a requirement included in a development agreement authorized by Government Code Section 65865 or any successor section for the proposed office development;

(iii) The number of New Affordable Housing Units is no less than 100% of the New Affordable Housing Units required to house the future employees of the proposed project's office development in accordance with the City's Affordable Housing Demand Ratio.

~~—(E) The anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses;~~

~~—(F) The extent to which the proposed development will be owned or occupied by a single entity;~~

~~—(G) The use, if any, of TDR by the project sponsor;~~

~~— Payments, other than those provided for under applicable ordinances, which may be made to a transit or housing fund of the City, shall not be considered.~~

(D) The extent to which the project incorporates Community Improvements that exceed the requirements of zoning and City ordinances applicable to the project. "Community Improvement(s)" include construction, financing, land dedication, or land exchanges for the creation of any of the following facilities: community-serving facilities, including without limitation, childcare facilities, tot lots, community gardens, parks, indoor and outdoor neighborhood-oriented plazas and open space, neighborhood recreation centers, dog parks, public safety facilities, affordable space for community-serving retail services and food markets, and affordable space for community arts and cultural activities.

(4) Reserve for Smaller Buildings. In each approval period at least 75,000 square feet of office development shall be reserved for buildings between 25,000 and 49,999 square feet in gross floor area of office development. To the extent the total square footage allowed under this Subsection in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period and added only to the Reserve

for Smaller Buildings.

(5) With respect to any office development which shall come before the Board of Supervisors for conditional use review, that Board shall consider, in addition to those criteria made applicable by other provisions of law, the criteria specified in Subsection (b)(3). As to any such office development, the decision of the Board of Supervisors with respect to the criteria specified in Subsection (b)(3) shall be a final administrative determination and shall not be reconsidered by the Planning Commission or Board of Appeals.

(6) The Planning Commission shall establish procedures for coordinating review of project authorization applications under Section 322 with review under Section 309 of this Code. The Commission may hold hearings under Sections 309 and 322 in such sequence as it may deem appropriate, but may not issue any project authorization until the requirements of Section 309 have been satisfied.

(c) Appeal and Modification.

(1) If an approved office development is disapproved, or if a previously unapproved office development is approved, by a court or appellate agency, the list described in Subsection (a) (3) of this Section shall be revised accordingly at the time that the period for rehearing before the appellate body in question shall have lapsed. Approval on appeal of any office development, if conditioned on disapproval of another office development which was previously approved, shall not be effective before the time for rehearing with respect to the disapproval shall have lapsed.

(2) The amount of additional office space of any development shall not count against the maximum for the approval period, beginning from the time the office development loses its approved status on the Planning Department list under Subsection (c)(1); provided, however, that if a decision disapproving an office development permits construction of a part of the project, the permitted additional office space only shall continue to count against the maximum, unless and until all building or site permits for the development expire or are cancelled, revoked or withdrawn.

(3) Any modification of an approved office development, including, without limitation, modification by a court or administrative appellate agency, shall be governed by this Subsection, subject, in the case of a court order, to Subsection (b)(2)(A).

(A) Any office development which is modified for any reason after it is first approved so as to increase its amount of additional office space shall lose its approved status on the list described in Subsection (a)(3) at the time such modification is approved, and may be approved as modified only subject to the limits of Subsection (a)(1). Such a modified development shall not be constructed or carried out based on its initial approval. Approval on appeal of such a modified development, if approval would violate the maximum set forth in Subsection (a)(1) of this Section but for disapproval of another previously approved office development, shall not be effective, nor grounds for reliance, until the time for rehearing with respect to the disapproval shall have lapsed.

(B) An approved office development may be modified so as to reduce the amount of additional office space, subject to all authorizations otherwise required by the City. No additional office space shall become available for any other development during the approval period on account of such a modification, unless the modification is required by any appellate administrative agency or a court, in which case additional office space shall become available when the time for rehearing has lapsed.

(d) Unbuilt Projects; Progress Requirement.

(1) The maximum amount of additional office space for the approval period shall be increased by the amount of such space included in office developments which were previously approved during the period but for which during such period an issued site or building permit has been finally cancelled or revoked, or has expired, with the irrevocable effect of preventing construction of the office development.

(2) Construction of an office development shall commence within 18 months of the date the project is first approved, or, in the case of development in the C-3-O(SD) District the development shall commence within three (3) years. Notwithstanding the above provision, office projects larger than 500,000 gross square feet in the C-3-O(SD) District shall commence construction within five (5) years. Failure to begin work within that period, or thereafter to carry the development diligently to completion, shall be grounds to revoke approval of the office development. Neither the Department of Building Inspection nor the Board of Appeals shall grant any extension of time inconsistent with the requirements of this Subsection (d)(2).

(3) The Department of Building Inspection shall notify the Planning Department in writing of its approval for issuance and issuance of a site or building permit for any office development, and for any development under the jurisdiction of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco or the Port Commission subject to Section 321(a)(2), and of the revocation, cancellation, or expiration of any such permit.

(e) Rules and Regulations. The Planning Commission shall have authority to adopt such rules and regulations as it may determine are appropriate to carry out the purposes and provisions of this Section and Sections 320, 322 and 323.

## **SEC. 322. PROCEDURE FOR ADMINISTRATION OF OFFICE DEVELOPMENT LIMIT.**

(a) Project Authorization Required. During the approval period, every site or building permit application for an office development must, before final action on the permit, include a copy of a project authorization for such office development, certified as accurate by the Planning Department. No such application shall be considered complete and the Department of Building Inspection shall not issue any such site or building permit unless such a certified copy is submitted. No site or building permit shall be issued for an office development except in accordance with the terms of the project authorization for such office development. Any such site or building permit which is inconsistent with the project authorization shall be invalid.

(b) Application for Project Authorization. During the approval period, an applicant for approval of an office development shall file an application for a project authorization with the Planning Department contemporaneously with the filing of an application for environmental evaluation for such development. Such application shall state such information as the Planning Department shall require; provided, however, that an application for a project authorization for each office development for which an environmental evaluation application has been filed prior to the effective date of this Section, shall be deemed to have been filed effective as of the date such environmental evaluation application was filed.

(c) Processing of Applications.

(1) The approval period shall be divided into such review periods as the Planning Commission shall provide by rule. The first review period shall commence on the effective date.

(2) Applications for project authorizations shall be considered by the Planning Commission during a specific review period in accordance with the following procedures:

(A) During a specific review period the Planning Commission shall consider all project authorization applications for which, prior to the first day of such review period, a final Environmental Impact Report has been certified, or a final Negative Declaration has been issued, or other appropriate environmental review has been completed; provided, however, that during the first review period, the Planning Commission shall consider only those office developments for which (i) an environmental evaluation application and a site or building permit application were submitted prior to June 1, 1985, or (ii) a draft environmental impact report or a preliminary negative declaration was published prior to the effective date.

(B) The Planning Commission may hold hearings on all project authorization applications assigned to a specific review period before acting on any such application.

(C) In reviewing project authorization applications, the Planning Commission shall apply the criteria set forth in Section 321, and shall, prior to the end of such a review period, approve, deny, or, with the consent of the applicant, continue to the next subsequent review period each such application based on said criteria.

(D) Notwithstanding any other provisions of this Section or Section 321, the Planning Commission may at any time, after a noticed hearing, deny or take other appropriate action with respect to any application for a project authorization as to which environmental review, in the judgment of the Commission, has not been or will not be completed in sufficient time to allow timely action under applicable law.

(E) Any project authorization application which is denied by the Planning Commission, unless such denial is reversed by the Board of Appeals or Board of Supervisors, shall not be resubmitted for a period of one year after denial.

(d) Appeal of Project Authorization. The Planning Commission's determination to approve or deny the issuance of a project authorization may be appealed to the Board of Appeals within 15 days of the Commission's issuance of a dated written decision pursuant to the procedural provisions of Section 308.2 of this Code, except in those ~~instances~~cases where either (i) a conditional use application was filed-, or (ii) the project would proceed under terms of a development agreement authorized by Government Code Section 65865 or any successor section. ~~In cases in which a conditional use application was filed such case,~~ the decision of the Planning Commission may be appealed only to the Board of Supervisors pursuant to Section 308.1 of this Code. The decision on the project authorization by the Board of Appeals or Board of Supervisors shall be the final administrative determination as to all matters relating to the approval of the office development that is the subject of the project authorization, except for matters, not considered in connection with the project authorization, which arise in connection with a subsequent building or site permit application for the development in question.

(e) Modification of Project Authorization. The Planning Commission may approve a modified project authorization, after a noticed hearing, during the review period in which the initial project authorization was approved or a subsequent review period. Approval or denial of a modified project authorization shall be subject to appeal in accord with Subsection (d).

(f) No Right to Construct Conveyed. Neither approval nor issuance of a project authorization shall convey any right to proceed with construction of an office development, nor any right to approval or issuance of a site or building permit or any other license, permit, approval or authorization which may be required in connection with said office development.