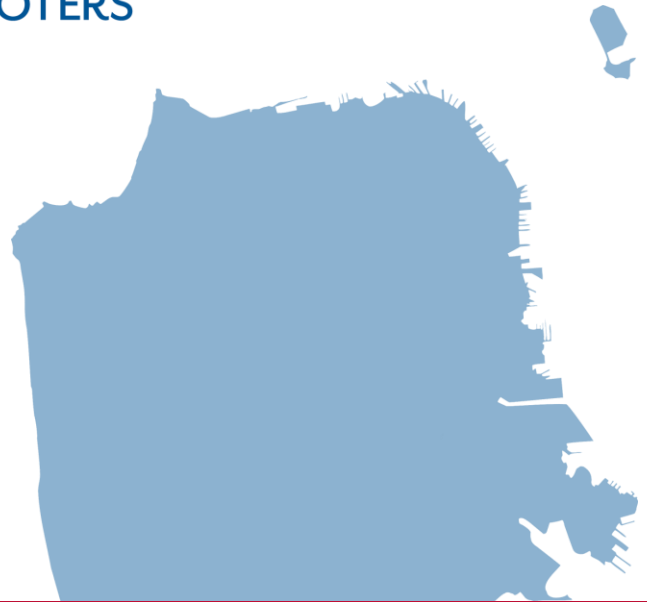




Pros & Cons Guide



Nonpartisan information on election ballot measures

Election Day is Tuesday, November 8, 2022

Polls are open from 7:00 am to 8:00 pm on Election Day

Early voting starts October 10

Register to vote or update your registration online or by mail by October 24

Registered voters will automatically receive their vote-by-mail ballot in early October

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This guide was made by volunteers for the League of Women Voters of San Francisco,
a nonpartisan political nonprofit that defends democracy. We provide education to
encourage people to vote in elections and participate in government. We also engage in
advocacy to influence public policy that benefits the community.

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Proposition A – Retiree Supplemental Cost of Living Adjustment, Retirement Board Contract with Executive Director

This Charter amendment was placed on the ballot by all eleven supervisors. It requires a simple majority vote to pass.

The question

Shall the City amend the Charter to allow City employees who retired before November 6, 1996, to receive a supplemental cost of living adjustment to their pensions even if the retirement system is not fully funded and allow the Retirement Board to have an individual employment contract with its executive director?

Background

Retired City and County employees receive monthly benefit payments from the San Francisco Employees' Retirement System (SFERS). They are entitled to basic cost of living adjustments (COLA), up to a maximum of 2%, to help keep pace with inflation. In the November 6, 1996 election, voters approved a supplemental COLA, up to another 1.5%, which is paid in addition to the basic COLA. In 2011, voters approved a measure requiring that in order for SFERS to pay supplemental COLA benefits it must be fully funded, meaning that it has funds sufficient to provide current and future benefits to retirees in the system. A 2015 court decision held that the supplemental COLA may not be withheld from employees who retired after November 6, 1996, even when SFERS is not fully funded, but it may be withheld from people who retired before that date.

Currently, the Retirement Board, which oversees SFERS, cannot enter into an individual contract with the executive director of SFERS, but rather must follow specific rules set out by the Civil Service Commission, the City Charter, and the Memorandum of Understanding with the Municipal Executives Association.

The proposal

Proposition A would extend supplemental COLA benefits to SFERS members who retired before November 6, 1996, even in years when the pension is not fully funded. These payments would be capped at \$200 per month in years that SFERS is not fully funded for those receiving payments over \$4,167 per month. Though it would not make retroactive supplemental COLA payments to these retirees, it would adjust their base retirement allowance to account for supplemental cost of living adjustments they did not receive in 2013, 2014, 2017, 2018, and 2019, when SFERS was not fully funded. Also, it would allow the retirement board to enter into an individual contract with any executive director of SFERS hired on or after January 1, 2023.

Controller's statement

<https://sfgov.legistar.com/View.ashx?M=F&ID=11020095&GUID=1BBD382A-7546-4AB1-B196-56E58757B9AD>

A “Yes” vote means: If you vote “yes,” you want to allow City employees who retired before November 6, 1996, to receive a supplemental cost of living adjustment to their pensions even if the retirement system is not fully funded and allow the Retirement Board to have an individual employment contract with its executive director.

A “No” vote means: If you vote “no,” you do not support these changes.

Summary of arguments for Prop A

- It is increasingly expensive to live in San Francisco, and COLA benefits are necessary to help retirees continue to afford to live here.
- The full funding requirement means that around 4,400 retirees in San Francisco do not know from year to year whether they will receive increased payments that will allow them to continue living here.
- The average age of beneficiaries who would benefit from passage of this measure is 85, and the majority of them receive less than \$50,000 per year in SFERS benefits. Many of them receive less than \$22,000 a year.

Summary of arguments against Prop A

- Extending COLA benefits will cost the city millions of dollars every year.
- San Francisco voters decided in 2011 to require the city pension fund to be fully funded in order to pay supplemental COLA.
- Proposition A would override the 2015 court ruling, which held that beneficiaries who retired before November 6, 1996, have no contractual right to supplemental COLA payments.



Proposition B – Public Works Department and Commission, Sanitation and Streets Department and Commission

This Charter amendment was placed on the ballot by Supervisors Chan, Dorsey, Mandelman, Melgar, Preston, Ronen, and Stefani. It requires a simple majority vote to pass.

The question

Shall the City amend the Charter to eliminate the Department of Sanitation and Streets and transfer its duties back to the Department of Public Works and to retain the Sanitation and Streets Commission and Public Works Commission?

Background

In November 2020, voters approved Proposition B, a Charter amendment that divided the Department of Public Works into two separate departments - a Department of Public Works and a Department of Sanitation and Streets - and established a Commission to oversee each department. Under Proposition B, the Department of Public Works and its associated Commission are responsible for designing, building and improving the City's infrastructure and public right of way. The Department of Sanitation and Streets and its associated Commission are responsible for sweeping streets and cleaning sidewalks, providing and maintaining sidewalk trash cans, removing graffiti and illegally dumped waste, and maintaining City buildings, public restrooms, and street trees.

Under Proposition B, the two commissions were assigned specific oversight duties and stated that members of the commissions must have specified qualifications or backgrounds.

Under the transition rules for Proposition B, the Public Works and Streets and Sanitation Commissions would come into existence July 2022, and the Department of Sanitation and Streets will come into existence October 2022.

The proposition also mandated an annual analysis by the Controller's office to evaluate if there is any inefficiency or waste in the two departments' administration, operations or division of labor.

The proposal

This Charter amendment would eliminate the newly formed Department of Sanitation and Streets and would transfer all of its powers and duties back to the Department of Public Works. It would also modify the powers and operation of the two commissions. The Public Works Commission will maintain oversight authority and will be able to make recommendations to the Mayor regarding the appointment or removal of the department head. The Streets and Sanitation Commission will have more limited authority that only relates to sanitation standards and practices and maintaining streets and sidewalks and the public right of way.

The amendment will also remove required qualifications for both commissions, replacing them with desirable qualifications for commissioners. Those who have already been appointed will be allowed to remain through the end of their term. This amendment also removes the requirement for an audit by the Controller's Office to identify waste and inefficiency.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20B%20-%20DPW%20Commission%20SAS%20Commission%20-%20VIP.pdf>

A "Yes" vote means: If you vote "yes," you want to amend the Charter to remove the separate Department of Sanitation and Streets and return the department's activities and authority to the Department of Public Works, and make associated changes to both the Public Works Commission and Streets and Sanitation Commission.

A "No" vote means: If you vote "no," you do not want to make these changes.

Summary of arguments for Prop B

- Reduces unnecessary government bureaucracy.
- This Charter amendment will better serve the intent of voters in 2020 by eliminating wasteful spending on administrative overhead, creating more transparency and accountability by keeping both commissions, and instead, direct the funding straight to the work of cleaning San Francisco's streets.
- Proposition B will not eliminate any City jobs, rather it will focus the jobs on the work of cleaning and maintaining streets instead of administration.

Summary of arguments against Prop B

- This eliminates a department that San Franciscans just voted to create before it has had the chance to do what voters were promised it would do.
- The budget expenditure is not as extreme as proponents suggest - it is a miniscule portion of the budget for a major issue in San Francisco. This is about politicians taking back power, not the budget.
- This measure doesn't allow us to focus on cleaning up our streets. Our streets are some of the dirtiest in America and nearly every other major city has a Department of Sanitation to tend to this issue.

Proposition C – Homelessness Oversight Commission

This Charter amendment was placed on the ballot by all eleven supervisors. It requires a simple majority vote to pass.

The question

Shall the city create a Homeless Oversight Commission to oversee the Department of Homelessness and Supportive Housing?

Background

The Department of Homelessness and Supportive Housing (HSH) was established in 2016 to consolidate several city agencies to oversee projects in San Francisco related to housing, programs, and services for the homeless, including permanent supportive housing, shelters, and transitional housing. HSH is overseen by its department director, with no direct oversight by a city commission. HSH has several advisory committees, limited to policy suggestions, including the Local Homelessness Coordinating Board (LHCB), which is the governing body of the Continuum of Care and advises the HSH on homelessness policy and budgeting. Currently, the LHCB members are appointed by the Mayor, Board of Supervisors, and Controller and the Shelter Monitoring Committee members are appointed by the Mayor, Board of Supervisors, and the LHCB.

This ballot measure has been broached before, but was revived after an [investigative article in *The San Francisco Chronicle*](#)¹ in April 2022.

The proposal

Proposition C would create the Homelessness Oversight Commission (Commission) to oversee HSH. The Commission would have seven members who would serve four-year terms. The mayor would appoint four members, and the Board of Supervisors would appoint three. The mayor's appointees would be subject to Board approval. The Commission would come into effect once four members are appointed or on May 1, 2023, whichever is later.

The mayor's four appointees must have the following qualifications:

- One seat would be for a person who has experienced homelessness;
- One seat would be for a person with significant experience providing services to or engaging in advocacy on behalf of persons experiencing homelessness;
- One seat would be for a person with expertise in providing mental health services or substance abuse treatment; and

¹ Palomino, Joaquin, and Trisha Thadani. "S.F. Has Spent Millions to Shelter the Homeless in Run-down Hotels. These Are the Disastrous Results." *The San Francisco Chronicle*, April 26, 2022. Retrieved September 26, 2022
<https://www.sfchronicle.com/projects/2022/san-francisco-sros/>.

- One seat would be for a person who has participated in a merchants' or small-business association, or a neighborhood association.

In addition to these qualifications, at least one of the mayor's appointees must also have experience in budgeting, finance and auditing.

The Board's appointees must have the following qualifications:

- One seat would be for a person who has personally experienced homelessness;
- One seat would be for a person with significant experience working with homeless families with children or homeless youth; and
- One seat would be for a person with significant experience providing services to or engaging in advocacy on behalf of persons experiencing homelessness.

The Commission would have the ability to approve, evaluate, and construct HSH's goals, applicable departmental budgeting, plans and programs, and policies consistent with City objectives. Additionally, the Commission would have the ability to recommend a HSH department head to the mayor or fire the department head.

The Commission would appoint all members of the Local Homeless Coordinating Board, which would be the governing body of the Continuum of Care and advise the Commission related to that program. The Shelter Monitoring Committee and the Our City, Our Home Oversight Committee would also advise the Commission. Lastly, Proposition C would require the City controller to conduct audits of homelessness services.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20C%20-%20Homeless%20Oversight%20Commission%20-%20VIP.pdf>

A "Yes" vote means: If you vote "yes," you want to establish a Homelessness Oversight Commission to oversee the Department of Homelessness and Supportive Housing and require the City controller to conduct audits of homelessness services.

A "No" vote means: If you vote "no," you do not want to establish this Commission.

Summary of arguments for Prop C

- The Commission allows for community input, public meetings, and independent review of the HSH.
- Commission oversight of the HSH would catch and fix problems related to the squalid SRO conditions.

Summary of arguments against Prop C

- Additional bureaucracy will not provide transparency and will slow down HSH's work.
- Seats for the Commission will go to insiders who will gloss over accountability.

Proposition D – Affordable Housing (Initiative Petition)

This was placed on the ballot through a petition. If Proposition D passes with more votes than Proposition E (competing measure), then Proposition E would have no legal effect. It requires a simple majority vote to pass.

The question

Shall the City change City laws to expedite the construction of affordable multi-family housing according to three criteria: 1) where 100% of the residential units are affordable, 2) with 10 or more residential units and at least 15% on-site affordable housing, which is more than currently required by City law, and 3) where 100% of residential units are for households that include at least one San Francisco Unified School District or City College employee, and where at least 80% of the residential units are affordable?

Background

Currently, under City law, various City boards, commissions and officials generally must review and make decisions to approve or deny the development of new housing. Development of new housing must comply with the City's Planning and Building codes. State law generally requires the project to be evaluated first for impacts on the environment before City officials and boards/commissions can make discretionary decisions. The environmental review process can take anywhere from several months to several years to complete. A permit to begin construction takes an average of 4 years, and 6 years typically pass before tenants can move in.

The City has affordable housing programs that offer housing for sale or rent at below market rates. Affordable housing generally refers to housing that renters or buyers would spend 30% or less of their household income on. Affordable housing has restrictions on eligibility for households, such as maximum household income.

The area median income² (AMI) by household size, as of July 2022, is:

Income level	1 person	2 people	3 people	4 people
80% of AMI	\$77,600	\$88,700	\$99,750	\$110,850
100% of AMI	\$97,000	\$110,850	\$124,700	\$138,550
120% of AMI	\$116,400	\$133,000	\$149,650	\$166,250
140% of AMI	\$135,800	\$155,200	\$174,600	\$193,950

² Source: Affordable Housing Production Act | Final Digest (PDF). Ballot Simplification Committee Information – November 8, 2022, Consolidated General Election. Retrieved September 17, 2022. <https://sfelections.sfgov.org/ballot-simplification-committee-information-november-8-2022-consolidated-general-election>

For certain new development projects with affordable housing, State law limits the City's discretion to approve or deny them. The City must approve, without discretionary review, housing developments that comply with the City's Planning Code and that make at least 50% of the units affordable to households earning no more than 80% of the area median income.

State law also exempts projects that meet these criteria from environmental review.

The proposal

Proposition D would change City laws in order to expedite approval of three types of multi-family affordable housing, as long as the proposed developments complies with City Planning and Building codes:

1. Multi-family housing where all residential units are affordable for households with income up to 140% of AMI. The average household income of all residential units can be no more than 120% of AMI.
2. Multi-family housing with 10 or more residential units that provides at least 15% more on-site affordable housing units than the minimum number City law otherwise requires.

For example, if a project has 100 residential rental units, the project currently must include 22 affordable units on-site. Under Prop D, the project must now provide 3 additional affordable housing units on-site, which is 15% of the previously required 22 on-site affordable units, for a total of 25 affordable units.

3. Multi-family housing, or a development that includes housing and commercial uses, where all residential units are for households that include at least one San Francisco Unified School District or City College employee, with certain household income restrictions and where 80% of the units are affordable.

The City would have five to eight months to approve these developments, depending on the number of units.

Under Proposition D, the Board of Supervisors could amend City law to apply these streamlined approvals to additional types of housing projects.

Contractors who build projects of 10 or more units under this measure must pay their employees prevailing wages. Contractors who build projects with 40 or more units must also provide healthcare benefits and offer apprenticeship opportunities.

Controller's statement

https://sfelections.sfgov.org/sites/default/files/Documents/candidates/Prop%20D%20-%20Initiative%20Ordinance%20-%20Affordable%20Housing%20VIP_0.pdf

A “Yes” vote means: If you vote “yes,” you want to expedite the construction of affordable housing that provides:

1. Multi-family housing where all units are affordable for households with income up to 140% of AMI. The average household income of all residential units can be no more than 120% of AMI.
2. Additional affordable housing units equal to at least 15% of the previously required number.
3. All residential units are for households that include at least one San Francisco Unified School District or City College employee, with certain household income restrictions.

A “No” vote means: If you vote “no,” you do not want to make these changes.

Summary of arguments for Prop D

- San Francisco is one of the costliest cities to live in and has a severe shortage of affordable housing, yet construction of new affordable housing often takes 7 years to approve. Prop D would remove many barriers, allowing faster production of housing.
- Prop D requires construction workers to be paid prevailing wages and provided health insurance. It provides training opportunities for apprentices.
- Prop D includes people of middle income, in addition to lower income, compared to Prop E (180% versus 120% AMI required by Prop E, and entire project AMI of no more than 80% versus 140%) to qualify for affordable housing.

Summary of arguments against Prop D

- Prop D would allow people of higher income (180% versus 120% AMI required by Prop E, and entire project AMI of no more than 80% versus 140%) to qualify for affordable housing.
- Prop D is less stringent about requiring a skilled and trained workforce and prevailing wages than is Prop E and allows developers to produce any sort of housing, for example studios versus multiple bedroom units that would accommodate families.
- Prop D removes public oversight and transparency, making it more difficult for communities to participate in the decision-making process for how their neighborhoods change and grow.

Proposition E – Affordable Housing (Board of Supervisors)

This Charter amendment was placed on the ballot by Supervisors Chan, Mar, Peskin, Preston, Ronen, Safai, and Walton. If Proposition E passes with more votes than Proposition D (competing measure), then Proposition D would have no legal effect. It requires a simple majority vote to pass.

The question

Shall the City amend the Charter to streamline approval of affordable housing that provides: 1) housing for households with income up to 120% of area median income (AMI) but where the average household income is no more than 80% of AMI, 2) additional affordable housing units equal to 8% of the required number of affordable on-site units, or 3) housing for households that include at least one San Francisco Unified School District or City College employee, with certain household income restrictions; and to continue requiring Board of Supervisors' approval for those types of projects if they use City property or financing?

Background

Currently, under City law, various City boards, commissions and officials generally must review and make decisions to approve or deny the development of new housing, which must comply with the City's Planning and Building codes. State law generally requires the project to be evaluated first for environmental impacts before City officials and boards/commissions can make discretionary decisions. The environmental review process can take from several months to several years to complete, a permit to begin construction takes an average of 4 years, and 6 years typically pass before tenants can move in.

The City has affordable housing programs that offer housing for sale or rent at below market rates. Affordable housing generally refers to housing that renters or buyers would spend 30% or less of their household income on. Affordable housing has restrictions on eligibility for households, such as maximum household income.

The area median income³ (AMI) by household size, as of July 2022, is:

Income level	1 person	2 people	3 people	4 people
80% of AMI	\$77,600	\$88,700	\$99,750	\$110,850
100% of AMI	\$97,000	\$110,850	\$124,700	\$138,550
120% of AMI	\$116,400	\$133,000	\$149,650	\$166,250
140% of AMI	\$135,800	\$155,200	\$174,600	\$193,950

³ Source: Affordable Housing Production Act | Final Digest (PDF). Ballot Simplification Committee Information – November 8, 2022, Consolidated General Election. Retrieved September 17, 2022. <https://sfelections.sfgov.org/ballot-simplification-committee-information-november-8-2022-consolidated-general-election>

For certain new development projects with affordable housing, State law limits the City's discretion to approve or deny them. The City must approve, without discretionary review, housing developments that comply with the City's Planning Code and that make at least 50% of the units affordable to households earning no more than 80% of the area median income.

State law also exempts projects that meet these criteria from environmental review.

The proposal

Proposition E would streamline the approval process by exempting certain affordable housing developments from a number of approvals by the City if those developments comply with the Planning and Building codes. When the City leases its property or provides financing for these housing projects, approval by the Board of Supervisors may be necessary.

Proposition E would streamline approval of three types of multifamily affordable housing:

1. Multi-family housing where all residential units are affordable for households with income up to 120% of AMI. The average household income for all residential units can be no more than 80% of AMI.
2. Multi-family housing with 10 or more residential units that provides on-site affordable units required by City law, plus additional affordable housing units equal to at least 8% of the total number of units in the entire project. This 8% would include requirements for two- and three-bedroom units.

For example, if a project has 100 residential rental units, the project must include 22 affordable units on-site. Under this measure, the project must provide 8 additional affordable housing units on-site, which is 8% of the total units of the entire project for a total of 30 affordable units.

3. Multi-family housing, or a development that includes housing and other commercial uses, where all residential units are for households that include at least one San Francisco Unified School District or City College employee, with certain household income restrictions.

The Planning Department would provide ministerial review for these projects instead of certain approvals, which are currently required by the Planning Commission, Historic Preservation Commission, Arts Commission, Boards of Supervisors, and Board of Appeals.

The amendment also requires sponsors of projects to pay prevailing wages during construction on 100% Affordable Housing Projects, Educator Housing Projects, Increased Affordability Housing Projects of 10 or more units. Educator Housing Projects and Increased Affordability Housing Projects of 25 or more units would also be required to use a skilled and trained workforce. This would require the City to adopt an ordinance to allow the Office of Labor Standards Enforcement to enforce these requirements.

Additionally, the Planning Department approval will expire if the developer does not begin construction within 24 months.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20E%20-%20Board%20of%20Supervisors%20-%20Affordable%20Housing%20-%20VIP.pdf>

A “Yes” vote means: If you vote “yes,” you want to streamline approval of affordable housing projects that provide:

- Multi-family housing where all units are for households with income up to 120% of area median income and the average household income for all residential units can be no more than 80% of AMI;
- Additional on-site affordable units equal to 8% of the total number of units in the entire project; or
- That all residential units are for households that include at least one San Francisco Unified School District or City College employee, with certain household income restrictions.

Projects that use City property or City financing would continue to require Board of Supervisors’ approval. The Board of Supervisors could not amend City law to apply these streamlined approvals to additional types of housing projects.

In certain projects, contractors must use a skilled and trained workforce that includes workers who have graduated from apprenticeship programs.

A “No” vote means: If you vote “no,” you do not want to make these changes.

Summary of arguments for Prop E

- Prop E reserves affordable housing for lower income people than does Prop D (120% AMI versus 180% AMI, and entire project AMI of no more than 80% versus 140%).
- Streamlines the approval process, but still provides transparency by requiring an annual Affordable Housing Report in the Mayor’s annual budget proposal. It requires approval by the Board of Supervisors.
- Requires construction of 2 and 3 bedroom affordable units, and construction must begin within 2 years of approval.
- Requires a skilled and trained construction workforce, paid prevailing wages and provided health insurance.

Summary of arguments against Prop E

- Prop E allows the Board of Supervisors to continue to block housing construction projects that they don’t like.
- According to the City’s Planning Department Housing Affordability Strategies Feasibility Study, Prop E’s requirements for the number of affordable homes is infeasible.
- Requires contractors to apply exclusionary workforce criteria. Currently, statewide, only 1 in 10 workers would qualify.
- Prop E has a stricter income qualification requirement for affordable housing.

Proposition F – Library Preservation Fund

This Charter amendment was placed on the ballot by all eleven Supervisors. It requires a simple majority vote to pass.

The question

Shall the City amend the Charter to extend the Library Preservation Fund for 25 years (through June 2048) to set aside funds to provide library services and materials at the Main Library and 27 branch library facilities?

Background

Last renewed in 2007 with 74% of the vote, the Library Preservation Fund expires June 30, 2023. The money for the Fund comes from a property tax set-aside of 2.5 cents per \$100 each year.

The Library Commission must use this Fund to provide library services, acquire books and other materials and equipment, and construct, improve, rehabilitate, maintain, and operate library facilities.

Separate from the set-aside, the Charter requires the City to continue to fund library services, materials, facilities and equipment at a baseline level. It also requires the City adjust the amount of baseline funding every year based on increases or decreases in the City's aggregate discretionary revenues.

The proposal

Proposition F would renew the Fund for 25 years (an increase from its current 15-year term), through June 2048. The money in the Fund would still come from the same annual property tax, with no increase in the tax rate. The Fund would continue to pay for library services and construction and maintenance of the facilities of the Library.

Proposition F would also:

- Allow the City to temporarily freeze baseline funding increases in years where the City Controller anticipates a budget deficit of more than \$300 million in the upcoming year. Following a funding freeze, baseline funding will be restored over two fiscal years to what it would have been without the funding freeze; and
- Expand weekly service hours by 16% until 2028, requiring the library to provide at least 1,400 weekly permanent system-wide service hours and existing permanent branch hours. Every five years, the Library must hold public hearings to reevaluate and possibly modify service hours for the next five years.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20F%20-%20Library%20Perservation%20Fund%20-%20VIP.pdf>

A “Yes” vote means: If you vote “yes,” you want to amend the Charter to:

- Renew a voter-approved requirement that property tax revenues in the amount of 2.5 cents out of every \$100 of assessed valuation be used exclusively by the Library for services and materials, and extend the period of this property tax set-aside for 25 years, through fiscal year (FY) 2047-2048.
- Extend the current baseline requirement that the City maintain and increase discretionary revenues allocated for library services. (The baseline amount is approximately \$112.8 million annually in FY 2022-2023. It would change in future years given changes in overall discretionary revenues).
- Allow the City to temporarily freeze an increase to baseline funding in years when the City projects a budget deficit in the upcoming year of more than \$300 million.
- Increase weekly permanent system-wide service hours and existing permanent branch hours from 1,211 to 1,400 until 2028.

A “No” vote means: If you vote “no,” you do not want to make these changes to the Charter.

Summary of arguments for Prop F

- This Charter amendment would allow the Library to maintain and enhance its current level of service to the residents of the City and County of San Francisco for the next 25 years.
- It is expected to have minimal impact on the cost of government by renewing existing uses of property tax funds and other city revenues for the Library.

Summary of arguments against Prop F

- The current voter-approved Library Preservation Fund renewal period of 15 years is satisfactory.
- Set-aside does not allow flexibility to use for other City needs, driving up property taxes.

Proposition G – Student Success Fund, Grants to the San Francisco Unified School District

This Charter amendment was placed on the ballot by all eleven Supervisors. It requires a simple majority vote to pass.

The question

Shall the City amend the Charter to establish the Student Success Fund under which the Department of Children, Youth and Their Families (DCYF) will provide grants to the San Francisco Unified School District and schools in the District to implement programs that improve the academic achievement and social/emotional wellness of students; and to require an annual appropriation in a designated amount to the Fund for 15 years based on a calculation of the City's excess Educational Revenue Augmentation Fund allocation in specified fiscal years?

Background

The City currently provides funding to the San Francisco Unified School District (SFUSD) through the Public Education Enrichment Fund (PEEF). That funding is divided into three parts to pay for 1) enrichment programs, such as arts, music, sports, and libraries, 2) universal preschool, and 3) general education purposes.

However, SFUSD has faced growing challenges over the past several years, including increasing costs, declining enrollments, and insufficient funding. The pandemic and high employee turnover within SFUSD have only exacerbated these challenges. As a result, many SFUSD students find themselves struggling academically, without the necessary resources to overcome the barriers to learning that they face, including mental health issues, persistent poverty, and systemic racism.

The SFUSD lacks a community school framework to address these ongoing concerns. Within a community school framework, parents and educators work together to figure out how best to help students thrive, both academically and personally. The parents and educators then collaborate with relevant stakeholders from a variety of government agencies and community organizations to implement their recommendations.

The proposal

Proposition G would establish the Student Success Fund (SSF) with excess money from the City's Educational Revenue Augmentation Fund (ERAF). The SSF, administered by the Department of Children, Youth and Their Families, would pay for school and district grants designed to help the students most impacted by the opportunity gap achieve academic proficiency and improve their social and emotional well-being.

Proposition G would require increasing appropriations from the City to the SSF for the first few years, starting in fiscal year 2023-2024 with \$11 million and increasing over the next two years to \$35 million and \$45 million, respectively. From fiscal year 2026-2027 to fiscal year 2037-2038,

the City's annual appropriation to the Fund would be approximately \$60 million. Each year the amount would be adjusted to correspond to the growth rate of the City's discretionary revenues with a cap of 3% growth in a single year.

In years with a projected budget deficit of more than \$200 million, the City would not be required to increase its appropriation to the SSF. Moreover, in those years the City might choose to appropriate as little as \$35 million to the SSF rather than what the Charter typically would require. That option would also apply if the excess money in the ERAF were 50% less than in the previous fiscal year or in the fiscal year three years earlier.

The amendment would also require the creation of a task force that would advise the Board and the Mayor about alternative revenue sources for the SSF. In the future, if voters were to approve a special tax for the SSF, the City's annual appropriation could decrease.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20G%20-%20Student%20Success%20Fund%20-%20VIP.pdf>

A “Yes” vote means: If you vote “yes,” you want to amend the Charter to establish the Student Success Fund for school and district grants funded by excess money from the City's Educational Revenue Augmentation Fund (ERAF).

A “No” vote means: If you vote “no,” you do not want to make these changes to the Charter.

Summary of arguments for Prop G

- The SSF could help address the complex needs of students impacted by multiple barriers to learning since it would prioritize schools with low academic achievement, high rates of poverty, and/or high enrollments of English language learners, foster youth, and unhoused students.
- By providing schools with additional resources and community partners, the SSF could help lighten the workload of overburdened teachers and staff and thereby reduce employee turnover.
- Based on a community school framework that has been successful in school districts across the country, the SSF could provide resources for locally determined evidence-based interventions and ensure ongoing improvement through data collection and analysis.

Summary of arguments against Prop G

- The Student Success Fund would significantly increase the City's costs by reallocating funds that would otherwise go to the General Fund.
- This amendment is not in compliance with Proposition S, a city policy adopted by voters in 2008 that seeks to limit set-asides which reduce General Fund dollars.
- Each school that receives a grant from the proposed Student Success Fund must have a full-time Community School Coordinator to implement the newly funded programs. Given the already-existing needs of the District, creating so many new administrative positions seems ill advised.

Proposition H – City Elections in Even-Numbered Years

This Charter amendment was placed on the ballot by Supervisors Chan, Melgar, Peskin, Preston, Ronan, Safai, and Stefani. It requires a simple majority vote to pass.

The question

Shall the City amend the Charter to hold elections for Mayor, Sheriff, District Attorney, City Attorney, and Treasurer in November of presidential election years, extend the current terms of these officials by one year to January 2025, provide that there would be no regularly scheduled election in 2023, hold elections for local ballot measures only in even-numbered years or in special elections, and change the minimum number of signatures required for voters to place ordinances and declarations of policy on the ballot?

Background

The Mayor, Sheriff, District Attorney, City Attorney, and Treasurer are elected at general municipal elections held every four years, in odd-numbered years. The last regularly scheduled election for these four offices was in November 2019. The next election for all four offices is scheduled to be in November 2023. The persons elected to these four offices serve four-year terms.

San Francisco voter turnout⁴ from the past decade:

Even-year general elections	# votes	# registered voters	% voter turnout
November 3, 2020	449,866	521,099	86.33%
November 6, 2018	372,848	500,516	74.49%
November 8, 2016	414,528	513,573	80.71%
November 4, 2014	231,214	436,019	53.03%
November 6, 2012	364,875	502,841	72.56%

Average voter turnout in even-year general elections: 73.42%

Odd-year general elections	# votes	# registered voters	% voter turnout
November 5, 2019	206,122	495,050	41.64%
November 3, 2015	203,069	446,828	45.45%
November 5, 2013	128,937	440,037	29.30%
November 8, 2011	197,242	464,380	42.47%

Average voter turnout in odd-year general elections: 39.72%

⁴ Source: San Francisco Department of Elections. Past Election Results | Department of Elections. Retrieved September 7, 2022, from <https://sfelections.sfgov.org/past-election-results>

Currently, to qualify an Ordinance for the ballot at a regularly scheduled election, the initiative petitions must include signatures from San Francisco voters in a number equal to at least 5% of the votes cast for all mayoral candidates in the preceding general municipal election for Mayor.

Currently, for an Ordinance to be presented to the voters at a special election, the initiative petition must contain 10% of the number of votes cast for all candidates for Mayor at the most recent municipal election for Mayor.

The proposal

Proposition H is a Charter amendment that would require that the City hold elections for Mayor, Sheriff, District Attorney, City Attorney, and Treasurer in November of presidential election years. As a result, the City would hold elections for all local offices in even-numbered years only.

If this proposition is approved, there will be no scheduled 2023 election. The current terms of the Mayor, Sheriff, District Attorney, City Attorney, and Treasurer would be extended by one year. The next election for these offices would be in November 2024. The five-year term for Mayor will be deemed a single term for the purposes of term limits under section Code Section 3.101. Proposition H would change the definition of “general municipal election” to mean the November election of all even-numbered years. All odd-year elections would be defined as special elections.

Under Proposition H, the City could place ballot measures on the ballot only in even-numbered years, or if the proponents of a ballot measure explicitly request a special election be called to vote on their measure.

Proposition H would also change the signature threshold for initiative Ordinances and Declarations of Policy put on the ballot of a regularly scheduled even-year election from 5% of the votes cast in the last mayoral election to 2% of the registered voters in San Francisco.

Proposition H would change the number of signatures required to put an Ordinance on the ballot of a special election. Though this threshold number remains 10% of the number of the votes cast for mayoral candidates in the most recent election, the intention of Proposition H is to increase the voter turnout for all local elections.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20H%20-%20City%20Elections%20in%20Even%20Numbered%20Years%20-%20VIP.pdf>

A “Yes” vote means: If you vote “yes,” you want the City to hold elections for Mayor, Sheriff, District Attorney, City Attorney, and Treasurer in November of presidential election years, and to hold elections for local ballot measures only in even-numbered years. All other elections would be designated as special elections.


A “No” vote means: You do not want to make these changes.

Summary of arguments for Prop H

- San Francisco will save \$6.9 million in 2023 by eliminating this odd-year election every 4 years, for an average savings of \$1.7 million a year over the next four years.
- Voter participation in San Francisco is significantly higher in even-numbered year elections, averaging 34% higher from 2011-2020.
- Moving all elections to even years, assures more equitable participation from all registered voters.
- Other California cities have switched their mayoral and local races to even-year elections, and seen an increase in voter turnout in local elections. Prop H will increase the number of votes for all Mayoral candidates, and thus, raise the number of valid signatures required to put an Ordinance on the ballot in any odd-year or special election by lowering the possibility of more special elections.


Summary of arguments against Prop H





- Voters with too many choices will lack the time and energy to carefully research all the issues and candidates, leading to more dissatisfied voters, more recalls, and more special elections with even lower voter turnout.
- The timeline to switch is too short. Campaigns and ballot initiatives are already planned for 2023.
- Proposition H gives current office holders another year in office.
- San Francisco voters already turn out at odd-year elections at rates that exceed those of most California cities in even-year elections.



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Proposition I – Vehicles on JFK Drive in Golden Gate Park and the Great Highway

This Ordinance was placed on the ballot by petition. It requires a simple majority vote to pass.

The question

Shall the City remove the use of the Great Highway as open space for recreational purposes on weekends and public holidays by requiring private motor vehicle traffic in both directions at all times? And, shall the City repeal the Board of Supervisors' ordinance and require the City to allow private motor vehicles to use portions of John F. Kennedy Drive (JFK Drive) and connector streets in Golden Gate Park at all times, except on Sundays, holidays, and Saturdays from 6 am to 6 pm between April and September?

Background

The Great Highway is a public roadway that runs along Ocean Beach from Lincoln Way to Skyline Boulevard. JFK Drive is a public street that runs east to west within Golden Gate Park.

Great Highway

In April 2020, the City temporarily restricted private motor vehicle use on weekends and holidays, reserving it as open space for pedestrians, bicyclists, wheelchair users, and all other forms of recreation. During weekdays other than holidays, the Great Highway is open in both directions to private motor vehicle traffic from Lincoln Way to Skyline Boulevard.

To address environmental impacts of sea level rise, and improve coastal access, the City is developing plans to close the Great Highway between Sloat Boulevard and Skyline Boulevard to vehicles seven days a week, reserving that area as open space. The City would reroute vehicle traffic to the other side of the San Francisco Zoo along Skyline and Sloat Boulevards. The Ocean Beach Climate Change Adaptation Project is a multi-agency initiative to implement a comprehensive shoreline management and protection plan to address sea level rise, remove shoreline armoring, improve public access and recreation, and construct a low-profile seawall to protect critical wastewater infrastructure.

The City's current preferred project, subject to review and approval, requires the closure of this portion of the Great Highway to vehicular traffic. This ordinance, if passed, will require a different approach to the project in order to maintain vehicular traffic, the most likely alternative being a conventional seawall, based on current planning assumptions.

JFK Drive, Golden Gate Park

In May 2022, the Board of Supervisors adopted an ordinance that closed portions of JFK Drive and certain connector streets seven days a week, reserving the streets as open space for pedestrians, bicyclists, wheelchair users, and all other forms of recreation. The closures do not apply to emergency vehicles, official government vehicles conducting government business, intra-

park transit shuttle buses and similar vehicles used to transport persons, and vehicles making deliveries to the deYoung Museum.

San Francisco Recreation and Parks Department (Rec & Park) manages the City's public parks and recreation spaces, including certain streets within or along the parks, such as the Great Highway and JFK Drive. The San Francisco Department of Public Works (Public Works) currently maintains the City's other streets and sidewalks, transferring to a new Sanitation and Streets Department in October 2022.

The proposal

This ordinance would remove the use of the Great Highway as open space for recreational purposes on weekends and public holidays, by requiring private motor vehicle traffic in both directions at all times. The ordinance would not allow the City to close the Great Highway between Sloat and Skyline Boulevards as planned for the implementation of the Ocean Beach Climate Change Adaptation Project. The ordinance would also require Public Works to take over management of the Great Highway from the San Francisco Recreation and Parks Department. Temporary closures would be allowed for emergency response, to conduct construction, maintenance or street repair, or for a permitted event.

The ordinance would repeal the Board of Supervisors ordinance and require the City to allow private motor vehicles to use JFK Drive and connector streets in Golden Gate Park at all times, except on Sundays, Saturdays from 6 am to 6 pm between April and September, and holidays. The City could only restrict private motor vehicles to respond to emergencies, for construction, maintenance or street repairs; or for permitted parades, celebrations, concerts, community events, or similar activities.

Controller's statement

<https://sfelections.sfgov.org/sites/default/files/Documents/candidates/Prop%20I%20-%20Uses%20of%20the%20Great%20Highway%20and%20JFK%20-%20VIP%20final.pdf>

A “Yes” vote means: If you vote “yes,” you want to require the City to allow private motor vehicles on John F. Kennedy Drive and connector streets in Golden Gate Park at all times except from 6 am to 6 pm on Sundays and legal holidays year-round, as well as on Saturdays in April through September. You also want to require the City to allow motor vehicles in both directions at all times on the Great Highway and not allow the City to remove the Great Highway between Sloat and Skyline boulevards as proposed.

A “No” vote means: If you vote “no,” you do not want to make these changes.

Summary of arguments for Prop I

- Provides vehicular access for all along the Great Highway and in Golden Gate Park.
- Driving is the only realistic choice for San Franciscans from further neighborhoods.
- Reopening the Great Highway allows the use as a commuter route to and from work, school, the VA Hospital, and more.
- Closures along the Great Highway have pushed vehicular traffic into surrounding neighborhoods.

Summary of arguments against Prop I

- JFK Drive Promenade is a popular space for walkers, runners, bicyclists, and others and provides a safe space for all.
- Will cost City taxpayers millions of dollars by halting the Ocean Beach Climate Change Adaptation Project and require revisions to the project.
- Reverses the compromised use of Great Highway by cars Monday through Friday and allows protected use by pedestrians, bicyclists and others on the weekends.
- The City needs more protected open space, not less.



A graphic for San Francisco Elections. At the top center is the San Francisco seal and the text "SAN FRANCISCO ELECTIONS". Below this, the text "Visit sfelections.org/voterportal to track your ballot!" is displayed in a large, bold font. To the left of this text is an illustration of a grey pencil holder containing orange-handled scissors, a yellow pencil, and a blue pen. Below the main text, there are three lines of text in Chinese, Spanish, and Tagalog: "上網追蹤您的選票 | Rastree su boleta en línea | I-track o subaybayan ang inyong balota online". At the bottom of the graphic, there is a blue banner containing a blue pen with "SAN FRANCISCO ELECTIONS" written on it, followed by social media icons for Facebook, Twitter, YouTube, and Instagram, and the text "/sfelections".

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Proposition J – Recreational Use of JFK Drive in Golden Gate Park

This Ordinance was placed on the ballot by Supervisors Dorsey, Mandelman, Melgar, and Ronen. It requires a simple majority vote to pass.

The question

Shall the City amend the City of San Francisco Park Code to repeal and reauthorize the Golden Gate Park Access and Safety Program, which includes establishing new recreation and open space by limiting private vehicles on certain street segments in Golden Gate Park including on JFK Drive, making certain street segments one-way, establishing bicycle lanes, and urging additional changes to improve public access to Golden Gate Park; and making associated findings under the California Vehicle Code?

Background

The City has previously reserved certain portions of JFK Drive and other connecting streets in Golden Gate Park for non-vehicle traffic on Saturdays, Sundays, and holidays to allow the public to safely recreate in the park.

Starting in April 2020, the Recreation and Park Department temporarily extended the open recreation days to seven days per week, as part of the Slow Streets program, implemented across the City in response to the COVID-19 pandemic. A staff report prepared for the Joint Recreation and Park Commission and San Francisco Municipal Transportation Agency (SFMTA) Board of Directors meeting on March 10, 2022, found these restrictions consistent with applicable City policies for the use of Golden Gate Park (the Park).

- Section 4.113 of the Charter, the park shall be used for recreational purposes.
- Golden Gate Park Master Plan, adopted in 1998, “management of Golden Gate Park’s circulation system should as a primary goal, create and maintain a system of recreational pathways, trails and roadways where the order of priority should be to accommodate pedestrians, bicycles, and vehicles for the purpose of enjoying the park,” and that the City should “restrict non-park motor vehicle traffic to designed throughways in a manner that fully separates business, shopping, and commute traffic from the park experience.”
- Golden Gate Park Revitalization Act, adopted by the voters in June 1998 to “create a pedestrian oasis in the Music Concourse area of the area situated between the deYoung Museum and the Academy of Sciences” and to “take steps to reduce the impact of automobiles in the Park while still providing long-term assurance of safe, reliable and convenient areas for visitors to the Park, including its cultural institutions.” As part of this Act, an underground parking garage in the Concourse area was constructed to address concerns about automobile access to the cultural institutions in the area.

The Recreation and Park Department, in partnership with SFMTA, developed a series of proposals intended to improve safety, improve bicycle connectivity, and expand public open space in the Park by restricting private vehicles on JFK Drive, MLK Drive, and other nearby street segments, making certain streets one-way, establishing new bike lanes, and urging the Recreation and Parks Department to implement other changes to improve access and safety within the Park. These proposals and public comment were presented at the March 10, 2022 meeting. Further, outreach and engagement with abutting residents and property owners was conducted by City staff and a website is available for information about the Golden Gate Park Access and Safety Program. A map depicting the street closures and traffic restrictions is on file with the Clerk of the Board of Supervisors in File No. 220261.

Additional accessible parking spaces have been provided east of Transverse Drive and the Bandshell Parking Lot at the Music Concourse, and an accessible, intra-park shuttle operates frequently on the closed sections of JFK Drive. Additional signed drop-off zones are provided outside the areas of closure.

Exemptions from the ordinance include emergency vehicles, official City, State, or Federal vehicles, authorized intra-park transit buses, paratransit vans, vehicles authorized by the Recreation and Parks Department for permitted events, and deliveries to the deYoung museum loading dock.

On May 3, 2022, the Board of Supervisors passed Ordinance No. 74-22 adopting the Golden Gate Park Access and Safety Program, which became effective June 7, 2022.

The purpose of this measure is for the voters to directly express their approval of the safety traffic improvements, bicycle connectivity enhancements, and expanded access to public open space in Golden Gate Park that the Recreation and Park Department has begun to implement with the Golden Gate Park Access and Safety Program, and to ensure that such benefits continue.

The proposal

Proposition J is an ordinance amending the Park Code to repeal and reauthorize the Golden Gate Park Access and Safety Program, which includes establishing new recreation and open space by limiting private vehicles on certain street segments in Golden Gate Park, including on JFK Drive, making certain street segments one-way, establishing bicycle lanes, and urging additional changes to improve public access to Golden Gate Park; and making associated findings under the California Vehicle Code.

Controller's statement

<https://sfelections.sfgov.org/sites/default/files/Documents/candidates/Prop%20J%20-%20Recreational%20Use%20of%20JFK%20Drive%20in%20Golden%20Gate%20Park%20-%20VIP%20final.pdf>

A “Yes” vote means: If you vote “yes,” you want to affirm the Ordinance the Board adopted in May 2022, reserving portions of John F. Kennedy Drive and certain connector streets in Golden Gate Park as open recreation spaces, closing those streets seven days a week to private motor vehicles, with limited exceptions.

A “No” vote means: If you vote “no,” you do not want to affirm the Board’s May 2022 Ordinance.

Summary of arguments for Prop J

- Visits to Golden Gate Park are up 36% over the period before the pandemic and 70% of people surveyed approve of a permanent JFK Drive Promenade.
- JFK Drive Promenade provides improved safety for children, seniors, those with disabilities, pedestrians, and those riding scooters and bicycles and expanded accessible parking.
- There is a new park shuttle running every 15 minutes along JFK Drive Promenade connecting all major park attractions to Muni.

Summary of arguments against Prop J

- The closure of JFK Drive and connecting roads to private vehicles has resulted in the elimination of nearly 1,000 free parking spaces, pushing traffic into nearby residential neighborhoods.
- Creating the JFK Drive Promenade does not address safety issues between bicycles and pedestrians.
- Elimination of vehicular traffic on JFK Drive has made it more difficult for seniors, people with disabilities, families with picnic/party supplies and sports equipment, and residents who live far from the area to access the park.



Proposition K

This was removed from the ballot by order of the San Francisco Superior Court. You will not vote for this proposition on your ballot.

Proposition L – Sales Tax for Transportation Projects

This Ordinance was placed on the ballot by all eleven supervisors. It requires a 66 2/3% majority vote to pass.

The question

Shall the City continue a one-half cent sales tax to 2053 and generate estimated annual revenue of \$100 million to \$236 million to pay for transportation projects described in a new 30-year spending plan, allow the Transportation Authority to issue up to \$1.91 billion in bonds to pay for these projects, and increase the total amount of money the Transportation Authority may spend each year for the next four years?

Background

The City established a one-half cent sales tax to pay for transportation projects under a 30-year transportation spending plan approved by the voters at the November 4, 2003 election. The authorization for this tax will expire on March 31, 2034. The San Francisco County Transportation Authority (Transportation Authority) oversees the use of these sales tax funds. The TA may issue up to \$1.88 billion in bonds to be repaid from the sales tax funds and has issued approximately \$250 million in sales tax bonds to date. The Transportation Authority's bonding capacity is separate from the City and County of San Francisco (CCSF). State law limits the amount of revenue, including tax revenue, the Transportation Authority can spend each year. State law authorizes San Francisco voters to approve increases to this limit to last for up to four years. Because many of the programs that are funded within the current limit are running out of money, including paratransit and street safety, voters are being asked to increase the limit now.

The proposal

Proposition L would continue the existing one-half cent sales tax until 2053. Proposition L would also replace the current transportation spending plan with a new 30-year plan through the end of the extended term of the tax. The new plan would cover transportation projects, after the completion of any required environmental review, such as:

- Road maintenance, pedestrian safety improvements, bicycle facilities, and traffic signs and signals;
- Paratransit service for seniors and persons with disabilities;
- Community-based projects, including in underserved neighborhoods and areas with vulnerable populations;
- Transit projects for Muni, BART, and Caltrain;
- A downtown rail extension to the Salesforce Transit Center;
- Construction of a Bayview Caltrain station and a Mission Bay ferry landing; and
- Projects to improve freeway safety and reliability.

Under Proposition L the Transportation Authority may issue up to a total of \$1.91 billion in bonds to pay for these projects, to be repaid from the sales tax funds. Proposition L would also increase the state's limit on the Transportation Authority's annual tax revenue spending by the amount of the one-half cent sales tax collected. The increased limit would last for four years, with all future expenditures subject to independent audits and oversight. The one-half cent sales tax rate would remain unchanged.

Controller's statement

https://sfelections.sfgov.org/sites/default/files/Documents/candidates/Prop%20L%20-%20%20Sales%20Tax%20for%20Transportation%20Projects%20-%20VIP_0.pdf

A “Yes” vote means: If you vote “yes,” the initiative ordinance would continue the existing sales tax at the current rate of 0.5% for 30 years and authorize the Transportation Authority to issue up to \$1,910,000,000 in bonds to be repaid with the proceeds of the tax. Revenue from this tax would fund transportation improvements under the 2022 Transportation Expenditure Plan, including transit projects, transit maintenance, paratransit services, bicycle and pedestrian improvements, congestion reduction projects, and other improvements.

A “No” vote means: If you vote “no,” the 0.5% sales tax rate will continue under the 2003 authorization until March 31, 2034, unless future action is taken to adopt a new or updated transportation expenditure plan funded by the continuation of the tax. If this initiative ordinance does not pass, there will be no funding for the 2022 Transportation Expenditure Plan.

Summary of arguments for Prop L

- Leverages state and federal funding, does not raise taxes and provides the needed on-time and reliable transportation system San Francisco needs.
- The new Transportation Plan was designed to fund programs, not specific projects, allowing it to be flexible over the next 30 years addressing the community equitably, repairing and rebuilding roads and sidewalks making transportation safer and convenient.
- This plan focuses on climate change by electrifying buses, improving transit, walking and biking routes in the city.

Summary of arguments against Prop L

- A sales tax is a regressive tax. Unfairly, everyone pays the same amount regardless of income or assets.
- Voters just rejected a \$400 million Muni bond. The Board of Supervisors is not listening to voters.
- This plan does not reflect post-pandemic conditions with many people working at home and reduced commutes.

Proposition M – Tax on Keeping Residential Units Vacant

This Ordinance was placed on the ballot by petition. It requires a simple majority vote to pass.

The question

Shall the City tax owners of vacant residential units in buildings with three or more units, if those owners have kept those units vacant for more than 182 days in a calendar year, at a rate of between \$2,500 to \$5,000 per vacant unit in 2024 and up to \$20,000 in later years with adjustments for inflation, to generate estimated annual revenue of \$20 million to \$37 million, with the tax continuing until December 31, 2053, and use those funds for rent subsidies and affordable housing?

Background

Currently the City imposes a tax on keeping some commercial spaces vacant. Owners or tenants who keep ground floor commercial space vacated in certain commercial corridors are subject to a tax if that space is vacant for more than 182 days in a calendar year.

The proposal

This ordinance would amend the City's Business and Tax Regulations Code and Administrative code to impose an excise tax on owners of vacant residential units in buildings with three or more units if those owners have kept those units vacant for more than 182 days in a tax year. Starting in 2024, the tax would be \$2,500 to \$5,000, depending on the size of the unit. In 2025, the tax would increase to \$2,500 to \$10,000, depending on the size of the unit and whether the owner kept the property vacant in the prior year. In 2026, the tax rate would increase to a maximum of \$20,000 if the owner kept that same unit vacant for three consecutive years. The tax rate would be adjusted annually in accordance with the increase in the Consumer Price Index and would expire on December 31, 2053.

Proposition M provides exemptions for a primary residence where the owner has a homeowner property tax exemption and a property with an existing residential lease. Proposition M also allows additional time to fill vacant units before the tax applies in some circumstances, including repair of an existing unit, new construction, a natural disaster or death of the owner.

The ordinance would establish the Housing Activation Fund. The Fund would provide rental subsidies and fund the acquisition, rehabilitation, and operation of multi-unit buildings for affordable housing.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20M%20-%20Tax%20on%20Keeping%20Residential%20Units%20Vacant-%20VIP.pdf>

A “Yes” vote means: If you vote “yes,” you want to tax owners of vacant residential units in buildings with three or more units if those owners have kept those units vacant for more than 182 days in a calendar year, and use those tax funds for rent subsidies and affordable housing

A “No” vote means: If you vote “no,” you do not want to make these changes.

Summary of arguments for Prop M

- Reducing vacancies will provide more housing.
- Revenue collected will be dedicated to an affordable housing fund and rent subsidies for low-income families and seniors.

Summary of arguments against Prop M

- Targets small property owners and intergenerational households, not corporate landlords.
- Increases taxes without increasing City services.
- Estimates of the number of units that are unoccupied are inaccurate.



Proposition N – Golden Gate Park Underground Parking Facility, Golden Gate Park Concourse Authority

This Ordinance was placed on the ballot by the Mayor. It requires a simple majority vote to pass.

The question

Shall the City be allowed to use public funds to acquire, operate or subsidize public parking in the underground parking garage below the Music Concourse in Golden Gate Park, and direct the Golden Gate Park Concourse Authority to dissolve, transferring management of the garage to the City's Recreation and Park Commission?

Background

The Recreation and Park Commission (Commission) oversees and sets policies for the Recreation and Park Department. The Recreation and Park Department manages City parks, playgrounds, and recreation centers.

In June 1998, the voters approved a measure creating a nonprofit organization called the Golden Gate Park Concourse Authority (Authority) with responsibility for the construction of an underground parking garage below the Music Concourse using no public funds. The measure did not address the use of public funds to operate the garage.

The Authority and the Commission leased the space for the underground parking garage to a nonprofit organization, which manages the garage and uses parking revenues to fund operating expenses and pay off the construction loan. The Board of Supervisors sets the parking rates.

The proposal

Proposition N would allow the City to use public funds to acquire, operate, or subsidize public parking in the underground parking garage below the Music Concourse. Proposition N would also direct the Authority to dissolve, resulting in the transfer of its responsibilities to the Commission.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20N%20-%20Golden%20Gate%20Park%20Underground%20Parking%20Facility%20and%20Concourse%20Authority%20-%20VIP.pdf>

A “Yes” vote means: If you vote “yes,” you want to allow the City to use public funds to acquire, operate or subsidize public parking in the underground parking garage below the Music Concourse in Golden Gate Park, and direct the Authority to dissolve.


A “No” vote means: If you vote “no,” you do not want to make these changes.

Summary of arguments for Prop N

- The Recreation and Park Department will provide improved parking management and provide flexible pricing.
- Transfer of the parking facility to the City will allow the City to pay down outstanding debt from the parking garage construction.


Summary of arguments against Prop N


- Purchase of the parking garage and associated debt is not the best use of public funds.
- City departments are already overburdened.





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Proposition O – Additional Parcel Tax for City College

This Ordinance was placed on the ballot by petition. It requires a simple majority vote to pass.

The question

Shall the City establish an additional parcel tax on some San Francisco property owners based on the square footage and use of their properties, at rates between \$150-\$4,000 per parcel with adjustments for inflation, to generate approximately \$37 million in annual revenue, beginning on July 1, 2023, and continuing until June 30, 2043, and transfer those funds to City College of San Francisco for student and workforce development programs?

Background

City College of San Francisco (City College) serves tens of thousands of students annually, providing an affordable opportunity to earn degrees and receive valuable workforce training. City College is a great resource for economic mobility and life skills without student debt, providing equal access to education for all communities, especially low- and middle-income families.

City College is a public, two-year community college that receives federal, state, and city funding. San Francisco property owners pay an annual flat tax of \$99 per parcel to help fund City College. These tax revenues include funding for teachers, counselors, and libraries. This tax will expire on June 30, 2032. State law limits the amount of revenue, including tax revenue, the City can spend each year. State law authorizes voters to approve increases to this limit for up to four years.

The proposal

Proposition O would establish a parcel tax in addition to the current \$99 flat tax on some San Francisco property owners beginning on July 1, 2023, and continuing until June 30, 2043. The tax would be adjusted annually for inflation. The 2023 tax rates would be:

Property type	Rate
Residential, single family	\$150
Residential, 1 residential unit	\$150
Residential, 2 or more residential units	\$75 per unit
Non-residential, under 5,000 square feet	\$150
Non-residential, 5,000 to 24,999 square feet	\$1,250
Non-residential, 25,000 to 100,000 square feet	\$2,500
Non-residential, over 100,000 square feet	\$4,000

The rates are based on the square footage of the buildings or of an undeveloped parcel. For properties with mixed residential and commercial uses, different rates would apply.

The tax would not apply to properties in which a person at least 65 years old before July 1 of the fiscal year has an ownership interest and lives at that property. It would not apply to properties not required to pay standard property taxes, such as those owned and used by certain nonprofits.

Proposition O would require the City to collect and transfer all revenue from the additional parcel tax to City College that must use these tax revenues for the following purposes:

- 25% for programs that support student enrollment, basic needs, retention, and job placement;
- 25% for programs that address basic-skills needs, including supporting English proficiency and technology use and obtaining United States citizenship;
- 25% for workforce development programs that support job training and placement; and
- 25% for programs that support the academic success and leadership development of historically underrepresented students.

Before receiving these revenues, City College must submit an expenditure plan to the Mayor and Board of Supervisors. The City Controller would be required to perform annual audits for the first five years of the tax and periodically thereafter. The Mayor or Board of Supervisors may suspend the transfer of these revenues if City College has not adopted the Controller's audit recommendations. City College would be required to establish an independent oversight committee. Proposition O would increase the City's spending limit, set by state law, for four years.

Controller's statement <https://sfelections.sfgov.org/sites/default/files/Prop%20O%20-%20Additional%20Parcel%20Tax%20for%20City%20College%20-%20VIP.pdf>

A “Yes” vote means: If you vote “yes,” you want to establish an additional parcel tax on some San Francisco property owners based on the square footage and use of their properties and transfer those tax funds to City College for student and workforce development programs.

A “No” vote means: If you vote “no,” you do not want to make these changes.

Summary of arguments for Prop O

- Because of the pandemic, enrollment has declined and classes were cut. City College needs additional funding to restore classes and services and meet education demands.
- Tax revenues generated by this measure will be overseen by an independent oversight committee and subject to audits from the Controller.

Summary of arguments against Prop O

- This is the third parcel tax proposed for City College in 10 years. City College receives substantial state and federal funding, parcel and property tax revenue, bonds of \$1.3 billion, and general fund proceeds.
- City College has been fiscally mismanaged for a decade, causing budget crises under nine Chancellors, almost losing its accreditation, and under Enhanced Monitoring by accreditors since 2020. This measure does not address additional oversight needed to address ongoing issues.

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You are eligible to register to vote in San Francisco if you are:

- ✓ A United States citizen
- ✓ A resident of San Francisco
- ✓ At least 18 years old on Election Day
- ✓ Not in prison or on parole for a felony conviction
- ✓ Not found mentally incompetent to vote by a court

Not a citizen? Learn about voting for school board at sfelections.org/noncitizenvoting.

Are you 16 or 17? Pre-register to vote at registertovote.ca.gov.

Want more voting information? Visit sfelections.sfgov.org or call 415-554-4375.

★ Get even more election resources ★

This Pros & Cons Guide is just one of many nonpartisan resources the League of Women Voters of San Francisco provides to help you become a more informed and active participant in elections. We also offer:

- Candidate forums
- Statements from candidates
- ...and more!

Visit lwvsf.org/vote for all our election resources.

And, follow us on Facebook (facebook.com/LWVSanFrancisco), Instagram (instagram.com/lwvsf), and Twitter (twitter.com/LWVSF) for even more information on making democracy work.