



PROS & CONS GUIDE

SAN FRANCISCO BALLOT MEASURES

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PROPOSITION A – SAN FRANCISCO AFFORDABLE HOUSING BOND NOT TO EXCEED \$310 MILLION

General Obligation Bond
Placed on the ballot by the Board of Supervisors
Requires a 2/3 vote for passage

THE QUESTION:

Should the City of San Francisco issue \$310 million in general obligation bonds to finance the acquisition, development, and preservation of new and preserve existing affordable housing units for low to middle income families and vulnerable populations such as veterans, seniors, and the disabled?

BACKGROUND:

State law requires the City to set goals for providing housing to meet the needs

ONLINE ELECTION INFO www.sfvotes.org

ELECTION DAY IS TUESDAY, NOV 3

Polls open from 7 am to 8 pm

Early voting starts Oct 5

Register to vote by Oct 19

For more information, visit the SF Department of Elections at:
www.sfgov.org/election

TO VOTE IN THE NOV ELECTION YOU MUST:

Be a U.S. citizen and a resident of California.

Be at least 18 years old by the date of the election.

Be registered to vote.

Not be in prison or on parole for a felony conviction.

Not have been judged mentally incompetent to vote by a court.

Federal and State Law now required that every person who registers or re-registers to vote provide either a California Driver's License (or California ID) number or the last 4 digits of your Social Security number on your registration card.

of its residents and develop programs to meet those goals. The City of San Francisco adopted a policy to build and rehabilitate 30,000 new housing units by 2020, with at least 33% affordable to low and moderate income households, and over 50% affordable to middle-class households.

The City does not expect funds from existing sources will meet its policy goals and is requesting to borrow \$310 million to meet those goals. The Citizen's General Obligation Bond Oversight Committee will monitor the City's spending of this bond.

THE PROPOSAL:

Passage of this proposition would allow the City to issue a \$310 million bond to help meet its affordable housing goals. The proposition would assist in the acquisition, rehabilitation, and preservation of affordable rental apartment buildings for low and middle income families.

The City would specifically use the funds to:

- Develop new and preserve existing affordable rental units near transit corridors or within priority development areas;
- Preserve existing rental units to prevent the loss of rental housing;
- Repair dilapidated public housing sites;
- Fund middle-income rental units;
- Provide first time home buyer assistance for middle-income residents, including teachers; and
- Acquire, rehabilitate, preserve, construct and/or develop affordable housing in the Mission Area Plan.

Proposition A would allow an increase in the property tax to pay for the bonds if needed and landlords would be permitted to pass through up to 50% of any resulting property tax increase to tenants. It is City policy to limit the amount of money it borrows by retiring existing debt and therefore the property tax rate is not expected to increase. The Citizen's General Obligation Bond Oversight Committee would be required to review the bond's specific expenditures. One-tenth of one percent (0.1%) of the bond funds would pay for the committee's audit and oversight functions.

A "YES" Vote Means: you authorize the City to sell up to \$310 million in general obligation bonds subject to independent citizen oversight and regular audits to finance the construction, development, acquisition, and preservation of affordable housing.

A "NO" Vote Means: you do not authorize the City to sell up to \$310 million in general obligation bonds subject to independent citizen oversight and regular audits to finance the construction, development, acquisition, and preservation of affordable housing.

ARGUMENTS IN FAVOR OF PROP A:

- It would provide funds necessary to implement the Mayor's affordable housing goals by constructing and renovating 30,000 units of affordable housing.
- It creates new housing opportunities for those most in need – low and middle income families, veterans, seniors and the disabled by investing directly into housing initiatives that

will help keep San Francisco affordable and allow more residents to stay in the city. [The measure also restores dilapidated public housing so low-income residents don't have to live in buildings that are unsafe.

ARGUMENTS AGAINST PROP A:

- Public bonds are usually the most wasteful way to pay for local government services. There is a lot of money to be made by many people and entities them to make money by encouraging the issuing of unneeded municipal bonds.
- Its legal text states that \$310 million “may be allocated” to various uses, not “shall be spent on” which gives spending discretion to the Mayor’s Office of Housing (MOHCD) which does not have a Commission providing oversight. Without the word “shall” market rate – not affordable – housing will be constructed.

Each measure has additional comments provided by the Controller of the City of San Francisco that may be helpful for determining how best to vote on an issue. You may find these statements at www.lwvsf.org or at the Dept. of Elections

**PROPOSITION B –
ENHANCEMENT OF PAID
PARENTAL LEAVE FOR CITY
EMPLOYEES**

Charter Amendment
Placed on the ballot by Board of Supervisors Members Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Weiner, and Yee.

Requires a simply majority of votes for passage.

THE QUESTION:

Should the City Charter be amended to allow each parent to take the maximum amount of paid parental leave for which they qualify for the birth, adoption or foster parenting of the same child, if both parents are City employees; and Provide City employees the opportunity to keep up to forty (40) hours of sick leave at the end of paid parental leave?

BACKGROUND:

Currently, City Charter provides City employees with twelve weeks paid parental leave to care for a child after birth, adoption, or becoming a foster parent. A City employee may receive an additional four weeks of paid parental leave if, as certified by a healthcare provider, the employee is temporarily disabled by pregnancy.

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

Before receiving paid parental leave, an employee must use all other paid leave, including sick leave, vacation and floating holidays. If an employee does not use all available paid leave, the amount of unused leave is subtracted from the paid parental leave benefit. Under no circumstance would an employee receive total compensation

that would be greater than the employee's base wage while on parental leave

THE PROPOSAL:

Proposition B is a charter amendment that would change the amount of paid parental leave available to City employees. City employees are able to keep up to forty hours of sick leave at the end of paid parental leave, and allow each parent to take the maximum amount of paid parental leave for which they qualify for the birth, adoption or Foster parenting of the same child, if both parents are city employees.

. The controller states:” Should the proposed Charter amendment be approved there would be an increase in the cost of government of between \$570,000 and \$1.1 million annually. This is the dollar cost, associated with parental leave usage by employees who work in 24-hour operations. The associated expense is due to overtime payments or payments to hire temporary replacements for the leave-takers.

A “YES” Vote Means: You want to amend the City Charter to allow for these changes.

A “NO” Vote Means: You do not want to amend the city charter to allow for these changes.

ARGUMENTS IN FAVOR OF PROP B:

It strengthens existing City policy by addressing two aspects of the City's Paid Parental Leave Program:

- Sick time – currently, a parent who is a City employee must exhaust their sick time before

beginning their paid parental leave benefit. This measure will allow the employee to maintain 40 hours of sick time.

- Equal benefits for City employees – currently, if both parents are City employees, they must split their Leave benefit. This measure provides each parent the ability to access the maximum of the benefit for which they qualify.

**PROPOSITION C –
REGISTRATION FEE AND
REPORTING FOR EXPENDITURE
LOBBYISTS**

Ordinance
Placed on the ballot by the Ethics Commission
Requires simple majority of votes cast for passage

THE QUESTION:

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

BACKGROUND:

Proposition C Under the current Lobbyist Ordinance, persons who are paid to directly contact City officials in order to influence legislative or administrative action (“contact lobbyists”) are required to register as lobbyists, pay a registration fee of \$500 per year, and file monthly disclosures regarding their lobbying activities. Persons and organizations that make

payments to solicit or urge others to directly lobby City officials (“expenditure lobbyists”, also referred to as “indirect lobbyists”) are not regulated by the ordinance. Prior to 2009, both contact lobbyists and expenditure lobbyists were required to register and file regular disclosures. In 2009, the Board of Supervisors changed the ordinance to remove reference to expenditure lobbyists.

THE PROPOSAL:

Proposition C would define “expenditure lobbyists” and require them to register, pay a \$500 registration fee, and file monthly disclosures. An “expenditure lobbyist” is any person or organization spending \$2,500 or more per month to influence City legislative or administrative action. Expenditure lobbying activities would include: paying to transport speakers to a Board of Supervisors meeting; buying ads urging members of the public to call or contact City officials’ offices; and donating to a nonprofit organization in exchange for their direct lobbying efforts.

Activities that would count toward the \$2,500 threshold include public relations, media relations, advertising, public outreach, research, investigation, reports, analysis, and studies, to the extent that those activities are used to further efforts to solicit or urge others to directly lobby City officials. Activities that would not count toward the \$2,500 threshold include: payments to a registered lobbyist who directly contacts City officers; payments to an organization for membership dues; payments by an organization to distribute communication material to its

members; payments by a news media organization to develop and distribute its publications; and payments by a client to a representative to appear on the client’s behalf in a legal proceeding before a City agency or department.

This measure would not exempt expenditure lobbyists including, labor unions representing City employees, prospective City contractors bidding or negotiating on a City contract, and non-profit organizations. Full-time employees of non-profit organizations would not be required to pay the \$500 registration fee. This measure can be amended without voter approval if approved by a two thirds vote of the Ethics Commission and the Board of Supervisors.

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

A “NO” Vote Means: You do not want the City to regulate expenditure lobbyists by requiring them to register with the Ethics Commission, pay a \$500 registration fee, and file monthly disclosures regarding their lobbying activities.

ARGUMENT IN FAVOR OF PROP C:

It would promote transparent and open government by requiring expenditure lobbyists to register with the Ethics Commission, and help City officials decide whether individuals who directly approach them are voicing their personal

opinion or the opinion of an expenditure lobbyist.

ARGUMENT AGAINST PROP C:

The issue of regulating indirect lobbying by special interests should have been addressed directly among the Ethics Commission and Board of Supervisors.

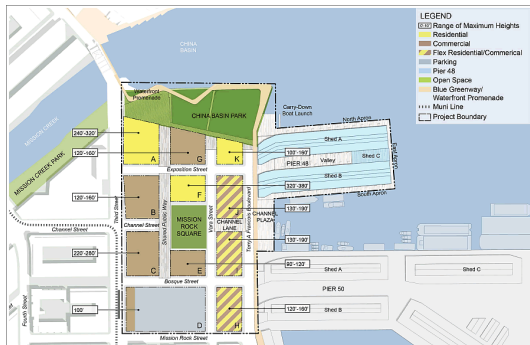
PROPOSITION D – MISSION ROCK DEVELOPMENT INITIATIVE

Ordinance
Placed on the ballot by voters’ initiative.
Requires a simple majority of votes for passage

THE QUESTION:

Should the City be allowed to increase the existing 40-foot height limit on 10 of the 28-acre Mission Rock development site to a height of up to 240 feet, and make it City policy to encourage the Mission Rock development include eight acres of parks and open space and affordable housing for low-and middle-income households?

BACKGROUND:



Mission Rock Site Map: missionrock.org

The City and Port Commission own the Mission Rock property, which is a 28-acre waterfront site located south of AT&T Park across from McCovey Cove. The site includes Pier 48 and Seawall Lot 337. Seawall Lot 337 includes a paved public parking lot and Pier 48 includes open space for two historic buildings used for parking, special events, and warehousing.

The State of CA Public Trust lifted restrictions on this site, which enables the Port to generate revenue through development and spend the revenue generated for Trust purposes on other property. The Port created a vision to support mixed-use development on the site after conducting public outreach to residents and selected a developer via competitive solicitation. In June 2014, San Francisco voters passed Proposition B, which requires voter approval for any construction on waterfront property that exceeds existing height limits in effect as of January 2014.

THE PROPOSAL:

This measure would increase the existing 40-foot height limit on 10 acres of the Mission Rock development area, restore Pier 48 to historic standards, and adopt a City policy for the mixed use development of Mission Rock. The measure would require all aspects of the development other than its height limit to be subject to a public approval process, including environmental review.

The measure proposes that buildings along Terry Francois Boulevard would have a 120-foot height limit, with building frontages of no more than 40 feet. Buildings above 90 feet would be

limited to residential, restaurant or retail uses. No more than 3 % of the total development would have 240-foot height limits and the remaining buildings on Mission Rock would be allowed to a limit of 190 feet.

The measure would make it City policy to encourage developing Mission Rock with the guidelines of including:

- approximately 1,000 – 1,950 residential units, most of which are rental, and 33% of which are affordable to low and middle-income households.
- 8 acres of parks, open spaces, and recreational opportunities.
- Creates space for restaurants, retail, commercial, production, manufacturing, artist studio, small business and non-profit uses; and
- Creates 3,100 parking spaces.

A “YES” Vote Means: You support increasing building height limits in the Mission Rock area from 40 to up to 240 feet and support the City’s policy goals of mixed-use and affordable housing development in Mission Rock.

A “NO” Vote Means: You do not support increasing existing height limits on Mission Rock above the current 40-foot limit and do not support the City’s policy of mixed-use and affordable housing development in Mission Rock.

ARGUMENTS IN FAVOR OF PROP D:

- It converts an asphalt parking lot into a San Francisco neighborhood. This measure would create affordable rental units, open public spaces, temporary and permanent jobs, and transit improvements

- It would rebuild Pier 48 to house a new Brewery with 200 manufacturing jobs.

ARGUMENTS AGAINST PROP D:

- It allows for one developer to become exempt from the existing City building height limits, increasing the limit from one story to 240 feet
- Five of the 11 proposed waterfront high rise towers would be either 190 or 240 feet tall.

PROPOSITION E – REQUIREMENTS FOR PUBLIC MEETINGS OF LOCAL PUBLIC BODIES

Ordinance

Placed on the ballot by initiative petition from David Lee. Requires a simple majority of votes for passage

THE QUESTION:

Should the City be required to broadcast all City meetings live on the Internet; allow members of the public to submit electronically during the meeting live, written, video, or audio comments from any location and require those comments be played; require pre-recorded video testimony to be played during a meeting; and allow the public or board, commission, or committee members to request that discussion of a particular agenda item begin at a specific time?

BACKGROUND:

The City holds approximately 2,000 meetings per year among over 120 public policy bodies including City boards, commissions and their committees, task forces, advisory bodies,

and any group created by City Charter, ordinance, or resolution. The ability to participate in or attend a public meeting depends on the meeting time, transportation alternatives and existing work/life responsibilities of City residents. Rules and procedures regarding public access to meetings of public policy bodies are provided by State law and the Sunshine Ordinance approved by San Francisco voters in 1999. The Sunshine Ordinance applies to all agencies, boards and commissions created by the City Charter or by Ordinance or Resolution passed by the Board of Supervisors. The Sunshine Ordinance does not apply to the San Francisco Health Authority, the San Francisco Housing Authority, the San Francisco Redevelopment Agency, the San Francisco Transportation Authority, the Community College District and the San Francisco School District.

The City currently broadcasts or live streams more than 30 public meetings via television or SFGovTV.com at a cost of \$3.4 million per year. Public meeting agendas are posted 72 hours in advance and the public can participate in person, by submitting pre-recorded video within 48 hours of the start of the meeting, or by emailing comments. Pre-recorded video and emailed comments are available to the public and are not required to be read or shown during the meeting. The Mayor's budget process allows for additions to the coverage schedule as requested.

THE PROPOSAL:

Proposition E would require all City meetings to be broadcast live on the Internet. The public would be able to submit written, video and audio commentary during a meeting electronically from any location. Pre-

recorded comments submitted 48 hours before the start of a meeting would be played during the public comment period. Translations would be required for all non-English language comments during public meetings. Specific agenda items may start at a certain time if more than 50 members of the public or a policy member submit a written request 48 hours before the start of a meeting. The Proposition would require that a "time certain" item discussion start at the requested time if it is not unreasonable or would interfere with the proper conduct of the meeting. All meetings of the Community College Board and School Board would be under the jurisdiction of the Sunshine Ordinance.

This proposition would be implemented within six months of passage and may be amended to further its purposes by an ordinance passed by a two-thirds vote of the Board of Supervisors and signed by the Mayor.

A "YES" Vote Means: You want to make these changes to the existing Sunshine Ordinance.

A "NO" Vote Means: You do not want make these changes to the existing Sunshine Ordinance.

ARGUMENTS IN FAVOR OF PROPE:

- It increases government transparency and encourages a broader cross-section of residents to participate in City policies and issues by allowing real-time virtual participation. San Franciscans would not need to take time off of work, make arrangements for children, find transportation arrangements or be limited by mobility/disability to participate.

- It gives residents the right to petition for “time certain agenda item” and have those items heard during the times they are publicly listed.
- It places the School Board and Community College Board under the jurisdiction of the Sunshine Ordinance and requirements of this initiative.

ARGUMENTS AGAINST PROP E:

- Its implementation costs are unknown. The City incurs a large set-up cost to initially quadruple streaming capabilities of the City within six months and then annually comply in technical/production requirements, translation services and staff.
- Its requirement to accept public commentary virtually from any location during any meeting could favor non-residents.
- Its privacy policy prevents the City from collecting information about virtual participants, which may allow non residents and special interests to participate, and could shield lobbyists from identifying their clients or themselves as paid representatives.
- Its accommodation requirement may lengthen the duration of meetings and its “time certain” requirement may disrupt the flow of meetings.

PROPOSITION F – INITIATIVE TO RESTRICT SHORT TERM RENTALS

Ordinance
Placed on ballot an initiative petition.
Requires a simple majority of votes for passage.

THE QUESTION:

Should the City of San Francisco limit short-term rentals of housing to 75 days per year regardless of whether the rental is hosted or unhosted, require residents who offer short-term rentals to submit quarterly reports, prohibit short-term rentals of in-law units, and allowing individuals to sue hosting platforms for the unlawful list of a unit as a short-term rental?

BACKGROUND:

In recent years, San Francisco has experienced rising rent and property values and a decrease in the availability of affordable housing. Growth in the short-term rental market, enabled by online hosting platforms such as AirBNB and VRBO, has further impacted the availability of permanent housing in San Francisco. Minimal regulation and enforcement has resulted in residential neighborhoods experiencing a high volume of temporary residents, which impacts quality of life for neighbors and community members. These neighbors and interested parties have had limited avenues to address their complaints.

The City has already adopted regulation on short-term rentals, summarized below:

- Only permanent residents may offer a residential unit for short term rent (a permanent resident is someone who has lived in a unit for at least 60 consecutive days)
- There is a 90-day short-term rental cap if the permanent resident does not live in the unit while renting it out (“unhosted”)

- There is no cap on short-term rentals if the permanent resident lives in the unit during the rental period (“hosted”)
- Hosting platforms (online companies) must notify users of the City’s regulations on short-term rentals
- Short-term rentals are subject to the City’s hotel tax
- It is a misdemeanor for a resident to unlawfully rent a unit as a short-term rental
- Interested parties may sue violators. Interested parties are residents of the building, owner of the unit, and non-profit housing organizations

THE PROPOSAL:

Proposition F would amend the existing regulation to limit short-term rentals of housing units from 90 to 75 days per year, whether or not the resident is living in the unit at the same time of the visitor. Hosting platforms would not be able to rent the unit once the 75-day cap has been reached for the year.

This measure would preserve the current regulation requiring only permanent residents to offer a residential unit as a short-term rental. This measure would require the resident to register the unit with the City’s Planning Department and provide proof of owner authorization to list the unit as a short-term rental. The City would be required to place a notice on the building indicating a unit has been approved for short-term rental and the City would be required to notify the neighbors that the unit has been approved for short-term rental status.

The proposition would require quarterly reporting of the number of days that a resident has lived in the unit and the number of days it was rented on a short-term basis. It would also require the hosting platform to report number of nights rented on a quarterly basis to the City, and Hosting platforms must cease listing the unit after the 75-day cap limit has been reached. Proposition F would also allow interested parties to sue hosting platforms and individual violators for their failure to comply with the registration and 75-day cap. The definition of interested parties would be expanded to include people living within 100 feet of the unit.

This measure would prohibit short-term rentals of in-law units and would make it a misdemeanor for a housing platform to unlawfully list a unit as a short-term rental.

A “YES” Vote Means: You want voters to approve reducing short-term rentals from 90 to 75 days per year, requiring hosts to register units with the City and to get authorization from the unit’s owner, requiring hosts and hosting platforms to report number of nights rented on a quarterly basis, allowing interested parties to sue hosting platforms for violations, **and** prohibiting short-term rentals of in-law units.

A “NO” Vote Means: You do not want voters to approve these changes to the existing ordinance.

ARGUMENTS IN FAVOR OF PROP F:

- Current regulation of short-term rentals is very weak and has been deemed by independent analysts to be unenforceable

- Prop F closes loopholes and provides effective enforcement tools. It limits online hosting platforms to listing only units that are registered with the City
- It was drafted by San Franciscans, not lobbyists

ARGUMENTS AGAINST PROP F:

- San Francisco is an expensive place to live and visit, and sharing a room in a private home can make it more affordable for visitors and residents
- Home sharing brings visitors to more neighborhoods, not just downtown. Studies show AirBNB guests contribute \$469M to the economy and \$6M in occupancy taxes
- We should give current regulation a chance before adopting stricter regulations.

PROPOSITION G – DISCLOSURES REGARDING RENEWABLE ENERGY INITIATIVE

Ordinance

Placed on the ballot by initiative petition
Requires a simple majority of votes for passage

THE QUESTION:

Should the City define ‘renewable, greenhouse-gas free electricity’ as electricity that is derived exclusively from certain renewable resources located within or adjacent to the California border or electricity derived from Hetch Hetchy, except for electricity from other types of resources such as rooftop solar and other large hydroelectric facilities; require CleanPowerSF to inform customers and potential customers of its planned percentage of ‘renewable,

greenhouse-gas free electricity’ to be provided; and prohibit CleanPowerSF from marketing, advertising or making any public statement that its electricity is ‘clean’ or ‘green’ unless the electricity is ‘renewable, greenhouse gas-free electricity’ as defined in this measure?

BACKGROUND:

The City of San Francisco recently created CleanPowerSF, a program to purchase, generate and sell electricity. San Francisco residents and businesses will now be able to choose whether to purchase electricity from PG&E or CleanPowerSF.

State law requires retail electricity suppliers to disclose the sources of power being provided to their customers, including renewable energy resources. Renewable resources include biomass, solar thermal, photovoltaic, wind, geothermal, solid waste conversion, landfill gas, ocean wave, ocean thermal, and tidal current. Current City law does not define “renewable, greenhouse-gas free electricity.”

THE PROPOSAL:

Proposition G would define “renewable, greenhouse-gas free electricity” as electricity from only one of the three categories of “eligible renewable energy resources:”

- Electricity obtained exclusively from renewable resources located within or adjacent to the California border, with the exception of certain resources such as rooftop solar panels in San Francisco; or
- Electricity generated by The City's Hetch Hetchy facilities,

but not electricity generated from other large hydroelectric facilities.

CleanPowerSF would not be able to market, advertise or make any public statement that its electricity is “clean” or “green” unless the electricity is “renewable, greenhouse gas-free electricity” as defined in this measure.

Proposition G would require the City to inform existing and potential CleanPower SF customers of the planned percentage of types of “renewable, greenhouse-gas free electricity” to be provided in communication sent to customers and potential customers 3 times per year.

A “YES” Vote Means: you want voters to approve this definition of “renewable, greenhouse gas-free electricity.”

A “NO” Vote Means: you do not want voters to approve this definition of “renewable, greenhouse gas-free electricity.”

ARGUMENTS IN FAVOR OF PROP G:

- Support has been withdrawn

ARGUMENTS AGAINST PROP G:

Proponents of Prop. G have now given their support to Prop. H.

Propositions G and H concern the same subject matter. Support for Proposition G Has been withdrawn.

PROPOSITION H – REFERRED MEASURE DEFINING “CLEAN, GREEN, RENEWABLE ENERGY.”

Ordinance

Placed on the Ballot by Supervisors Breed, Avalos, Campos, Christensen, Cohen, Kim, Mar and Wiener (*three supervisors were excused*).

Requires a simple majority of votes for passage

THE QUESTION:

Shall the City use the State definition of ‘eligible renewable energy resources’ when referring to the terms ‘clean energy,’ ‘green energy,’ and ‘renewable Greenhouse Gas-free Energy’; and shall CleanPowerSF be urged to inform existing and potential customers about the planned percentage of each type of renewable energy that will be supplied in each communication; and shall it be City policy for CleanPowerSF to use electricity generated within California and San Francisco when possible?

BACKGROUND:

State law allows local governments, including San Francisco, to purchase and generate electricity for sale to residential and business customers. San Francisco created CleanPowerSF for its residents and business owners to purchase, generate and sell electricity.

CleanPowerSF has not yet begun to sell electricity to customers; so most San Francisco residents and businesses currently purchase their electricity from Pacific Gas & Electric (PG&E). San Francisco residents and businesses will be able to choose whether to purchase electricity from PG&E or CleanPowerSF.

State law requires all retail electricity suppliers to disclose to customers the sources of power being provided, including renewable energy resources. Renewable resources include biomass, solar thermal, photovoltaic, wind, geothermal, solid waste conversion, landfill gas, ocean wave, ocean thermal, and tidal current.

THE PROPOSAL:

Current City law does not define “Clean Energy,” “Green Energy,” “Renewable Greenhouse Gas-free Energy,” or similar terms.

Proposition H would require San Francisco to use the State definition of “eligible renewable energy resources” when referring to terms such as “Clean Energy,” “Green Energy,” and “Renewable Greenhouse Gas-free Energy.” Included in this definition is electricity from large hydroelectric facilities such as Hetch Hetchy.

Proposition H would urge CleanPowerSF to inform existing and potential customers of the planned percentage of “Clean Energy,” “Green Energy,” and “Renewable Greenhouse Gas-free Energy” to be supplied in each communication required by law.

Proposition H would make it City policy for CleanPowerSF to use electricity generated within California and San Francisco when possible.

A “YES” Vote Means: you want the City to use the State definition of "eligible renewable energy resources" and make it city policy to favor electricity generated within California and San Francisco when possible.

A “NO” Vote Means: you want the City to use the definition as proposed in Proposition G.

ARGUMENTS IN FAVOR OF PROP H:

Proposition H is the consensus proposition to replace Proposition G, the competing measure on the topic of CleanPowerSF definition of renewable energy.

The former supporters of Prop. G now favor Prop. H

ARGUMENTS AGAINST PROP H:

No opposition

PROPOSITION I – MISSION DISTRICT HOUSING MORATORIUM INITIATIVE

Ordinance

Placed on the ballot by an initiative petition.

Requires a simple majority vote for passage

THE QUESTION:

Should the City suspend the issuance of permits on certain types of housing and business development projects in the Mission District for at least 18 months, and develop a Neighborhood Stabilization Plan for the Mission District by January 31, 2017?

BACKGROUND:

The City has seen rising rent and property values in the Mission District over the past several years. From 2006

to 2014, approximately 1,327 housing units were built in the Mission District, and 165 of those units were considered “affordable.” A majority of new housing development projects being proposed within the Mission District is market rate housing, not considered “affordable.” The Mission District has lost roughly 80 rent-controlled units per year due to Ellis Act conversions, condo conversions, and demolitions since 2006.

THE PROPOSAL:

This measure would suspend issuance of City permits on certain types of real estate development projects in the Mission District, including permits for the demolition, conversion, or construction of any housing projects with 5 or more units, and permits for the demolition, conversion, or elimination of any sites designated as a PDR use. PDR stands for businesses that produce, distribute or repair goods and automobiles.

This measure would not apply to housing projects where all units are affordable to low and moderate-income households. This measure would only apply to projects located in the Mission District (Guerrero St to the West, Highway 101 to the north, Caesar Chavez to the south, and Potrero Ave to the east).

This measure would authorize a majority of Board members to vote to extend the proposed moratorium for another 12 months, and would require the City to develop a Neighborhood Stabilization Plan by January 2017. The Plan would propose legislation, policies and funding to ensure that 50% of all new housing

would be affordable to low-, moderate-, and middle-income households.

A “YES” Vote Means: you support the suspension of permits issued by the City for certain types of real estate development projects in the Mission District for at least 18 months, and develop a Neighborhood Stabilization Plan for the Mission District by January 31, 2017.

A “NO” Vote Means: you do not support the suspension of permits issued by the City for certain types of real estate development projects in the Mission District for at least 18 months, and develop a Neighborhood Stabilization Plan for the Mission District by January 31, 2017.

ARGUMENTS IN FAVOR OF PROP I:

Recent growth in luxury development is changing this character by displacing businesses, artists, and residents, including nearly one third of its Latino population; further, 12% of housing units built in the Mission over the past eight years have been deemed “affordable.”

ARGUMENTS AGAINST PROP I:

It will not stop evictions and will prevent the development of 1,495 new homes, including hundreds of below market rate units

**PROPOSITION J – LEGACY
BUSINESS HISTORIC
PRESERVATION FUND**

Ordinance

Placed on ballot by Supervisors Campos, Avalos, Kim and Mar. Requires a simple majority vote for passage

THE QUESTION:

Should the City establish a Legacy Business Historic Preservation Fund, which would provide grants to Legacy Businesses and building owners who have leased space to Legacy businesses for at least 10 years; and expand the definition of a Legacy Business to include businesses that have operated in San Francisco for more than 20 years, are at risk of displacement and meet the existing Registrar’s requirements?

BACKGROUND:

City code currently provides for a legacy business registry. SEC. 2A.242. The purpose of the Registry is to recognize that longstanding, community-serving businesses may be valuable cultural assets for the City. The City’s Office of Small Business manages the registry. The City intends for the Registry to be a tool for providing educational and promotional assistance to Legacy businesses, encouraging their continued viability and success. The current program does not provide grants to qualified historic business owners or landlords.

THE PROPOSAL:

This measure would amend the City Administrative Code to assist long-

operating businesses to remain in the City. The purpose of the Legacy Business Historic Preservation Fund is to maintain San Francisco's cultural identity and to foster civic engagement and pride by assisting long-operating businesses to remain in the City. Nominations for Registry participants would be limited to 300 per year.

The Preservation Fund would be funded in the City budget as approved by the Board of Supervisors. Incrementally, Proposition J, if enacted, authorizes the Office of Small Business, in consultation with the Controller, to establish a one-time non-refundable administrative fee not to exceed \$50 to offset the program’s administration costs. This fee will be paid by businesses that are nominated and wish to be included in the Registry. The Controller estimates there are 7,500 qualifying business. The one-time \$50 fee would generate \$375,000.

A Qualifying Legacy Business has contributed to the neighborhood's history and/or the identity of a particular neighborhood or community. The Office of Small Business shall award to a Qualified Legacy Business a grant equal to \$500 per full-time equivalent employee employed in San Francisco by the Qualified Legacy Business up to a maximum of 100 full-time equivalent employees. Following a landlord's initial application, the Office of Small Business shall pay to a qualified landlord a grant equal to \$4.50 per square foot, up to a maximum of 5,000 square feet per



location.

If the Small Business Commission determines that a Legacy Business faces an immediate risk of displacement and that a grant would prevent displacement, but there are insufficient funds in the account to make such a grant, the Small Business Commission may request a supplemental appropriation from the Board of Supervisors.

The Board of Supervisors may, without a vote of the people, amend the code provided it is consistent with the proposition's purposes.

A “YES” Vote Means: you support establishing a Legacy Business Historic Preservation Fund.

A “NO” Vote Means: you do not support establishing a Legacy Business Historic Preservation Fund.

ARGUMENTS IN FAVOR OF PROP J:

The Fund would support non-profits, artists, small businesses and their employees who might otherwise have to leave the City due to increased rent prices.

ARGUMENTS AGAINST PROP J:

The Program’s cost, funded by the City’s General Fund, would be unsustainable over time, as Legacy businesses may be eligible to receive grants if they are not financially struggling.

PROPOSITION K – HOUSING DEVELOPMENT ON SURPLUS PUBLIC LANDS

Ordinance

Placed on the ballot by the Board of Supervisors Members Kim, Avalos, Cohen, Wiener and Mar. Requires a simple majority of votes for passage.

THE QUESTION:

Should the City to include building affordable housing for a range of households from those who are homeless or those with very low income to those with incomes up to 120% of the area median income; and, for projects of more than 200 units, make some housing available for households earning up to 150% or more of the area median income on surplus property that it owns?

BACKGROUND:

The City’s existing policy regulating use of its surplus property does not include a requirement to build affordable housing. If the property is not suitable for housing, it can be sold and the proceeds are used to build affordable housing elsewhere in the City.

Under the City’s existing policy, affordable housing means housing that is affordable to households who earn up to 60% of the area median income. Every year, City departments are required to identify surplus property. The City transfers that surplus property to the Mayor’s Office of Housing and Community Development, which then

determines if the property is suitable for affordable housing.

If the property is suitable, the City solicits applications from nonprofit organizations serving the homeless to build affordable housing on the property. City property controlled by the Recreation and Parks Commission, the Port, the Airport, the Public Utilities Commission, and the Municipal Transportation Agency are exempt from the requirement.

THE PROPOSAL:

Passage of this proposition would expand the allowable uses of surplus property to include building affordable housing for a range of households from those with very low incomes (homeless to those earning less than 20% of the area median income) to those with incomes up to 120% of the area median income.

In surplus property development proposals with 200 or more units, allow mixed-income projects that include affordable housing for households earning up to 120% of the area median income, households earning up to 150% of the area median income and housing with no income limitations.

Expand the annual process for identifying surplus property with specific reporting dates, public hearings and oversight by the Board of Supervisors; prohibit the City, without prior approval of the Board of Supervisors, from taking any actions to sell surplus property for 120 days if the Board of Supervisors is considering developing the property for affordable housing.

Require that at least 33% of the total housing units developed on surplus property sold by the City be affordable, with at least 15% of rental units affordable to people earning up to 55% of the area median income and 18% affordable to people earning up to 120% of the area median income.

Maintain exemptions for City property controlled by the Recreation and Parks Commission, the Port, the Airport, the Public Utilities Commission, and the Municipal Transportation Agency; make it City policy to ask all other local agencies, such as school districts, notify the City before selling property in San Francisco and give the City the opportunity to buy it for affordable housing development.

Proposition K would allow the Board of Supervisors to waive the requirements of this law for other public purposes, such as creating facilities for health care, child care, education, open space, public safety, transit and infrastructure.

A “YES” Vote Means: You authorize the City to build affordable housing on surplus public lands for a range of households from homeless to residents with incomes up to 120% of the area median income; and, for projects of more than 200 units, make some housing available for households earning up to 150% or more of the area median income.

A “NO” Vote Means: you do not authorize the City to build affordable housing on surplus public lands for a range of households from homeless to residents with incomes up to 120% of the area median income; and, for

projects of more than 200 units, make some housing available for households earning up to 150% or more of the area median income.

ARGUMENTS IN FAVOR OF PROP K:

It allows the City to use excess city land to build housing for a broad range of residents, from homeless to middle income families. For sites where housing doesn't exist, it ensures the City uses public land for public purposes like open space, childcare, transit and infrastructure.

ARGUMENTS AGAINST PROP K:

The City should sell surplus land at the market rate.



**LEAGUE OF
WOMEN VOTERS[®]
SAN FRANCISCO**

The statements made in the Pros and Cons Guide are not the opinions of the League of Women Voters of San Francisco nor the Voter Services Committee. The statements are a compilation of publicly filed ballot arguments, news articles, interviews with various advocates and online research.