



City and County of San Francisco  
**Department of Elections**

John Arntz, Director

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

Your sample ballot can be accessed, along with the location of your polling place, at [sfelections.org/pollsite](http://sfelections.org/pollsite).

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

# Voter Information Pamphlet & Sample Ballot



# Prepare, Plan, and Participate

**Tuesday, November 8, 2016 — Consolidated General Election**

Polls are open from 7 a.m. to 8 p.m.

| OFFICES                                   |  |
|-------------------------------------------|--|
| PARTY-NOMINATED OFFICES:                  |  |
| President and Vice President              |  |
| VOTER-NOMINATED OFFICES:                  |  |
| United States Senator                     |  |
| United States Representative              |  |
| State Senator                             |  |
| Member, State Assembly                    |  |
| NONPARTISAN OFFICES:                      |  |
| Judge of the Superior Court, Office No. 7 |  |
| Member, Board of Education                |  |
| Member, Community College Board           |  |
| BART Director                             |  |
| Member, Board of Supervisors              |  |



## PREPARE

Read this pamphlet.  
Decide your votes.  
Mark your choices on the  
Ballot Worksheet to save time  
when voting. *(see last page)*

## PLAN

Choose which voting option fits  
your schedule:

- by mail
- at City Hall from October 11
- at your polling place. *(see page 5)*

## PARTICIPATE

Be A Voter in this election!  
Be A Poll Worker, too!  
*(see page 56)*



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

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

選務處提供中文版選票和其他選舉資料。詳細資訊請看封面內頁。

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

# Contact the Department of Elections



## PHONE

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



## MAIL

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



## EMAIL

Use the email form at  
[sfelections.org/sfvote](https://sfelections.org/sfvote)

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

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

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

Return Address:

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



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



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



# Important Dates

|                                                                                                 |                                                   |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------|
| City Hall Voting Center opens                                                                   | Tuesday, October 11                               |
| Last day to register to vote                                                                    | Monday, October 24                                |
| Weekend voting at the City Hall Voting Center                                                   | Saturday and Sunday, October 29–30                |
| Last day to request a vote-by-mail ballot                                                       | Tuesday, November 1                               |
| Weekend voting at the City Hall Voting Center                                                   | Saturday and Sunday, November 5–6                 |
| Ballot Drop-off Stations are open at City Hall's Goodlett and Grove Street entrances            | Saturday–Tuesday, November 5–8                    |
| Last day for new citizens naturalized after October 24 to register and vote (only at City Hall) | Tuesday, November 8                               |
| <b>Election Day voting hours</b><br>(all polling places and City Hall Voting Center)            | <b>Tuesday, November 8, from 7 a.m. to 8 p.m.</b> |

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## Asistencia en español

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

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

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## 中文協助

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

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

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## Tulong sa Wikang Filipino

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

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



## City and County of San Francisco Department of Elections

John Arntz, Director

Dear San Francisco Voter,

September 13, 2016

### Big Ballots Are Back

While we've experienced them before, and successfully met the challenges they bring, all of us must prepare again to handle and vote another large, multi-card ballot.

This election, voters living in the odd-numbered Supervisorial districts will receive five ballot cards. Voters living in the even-numbered Supervisorial districts have it a bit easier since they will receive four-card ballots.

### Ballot Worksheet

At the back of this Big Book, known as the Voter Information Pamphlet, is a "Ballot Worksheet," which provides space to write down your selections for each contest and measure. On our website, [sfelections.org](http://sfelections.org), we also provide a version of the Ballot Worksheet as a fillable PDF.

The reason the Ballot Worksheet is a good idea is big ballots mean that voters have many decisions to make. Organizing all of those decisions in one place before voting will make this ballot a bit easier to navigate—for your choices are many:

- Federal offices: President and Vice President, U.S. Senate, and House of Representatives
- State offices: State Assembly, State Senate
- Local offices: Superior Court, Board of Education, Community College Board, BART Board of Directors (districts 7 and 9), and Board of Supervisors (odd-numbered districts)
- Measures: 17 state measures, 22 local measures, and three district measures.

### Online Voter Information Pamphlet

For the third election, the Department continues to provide digital versions of the Voter Information Pamphlet on [sfelections.org](http://sfelections.org) in accessible HTML and open XML formats in English, Chinese, Spanish, and Filipino. The content is formatted for smart devices, which allows voters to review the Pamphlet at various times and places to best fit their schedules.

### City Hall Voting Center:

- ➔ Voting is available to all registered voters weekdays in City Hall beginning Tuesday, October 11 (because of the October 10 holiday), from 8 a.m. until 5 p.m.
- ➔ Weekend voting in City Hall:
  - October 29–30 and November 5–6, 10 a.m. through 4 p.m.
  - For weekend voting, enter City Hall from Grove Street

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

We will open the stations on the Goodlett (Polk) and Grove street sides of City Hall:

- The weekend before Election Day: November 5 and November 6, from 10 a.m. through 4 p.m.
- On Monday, November 7, from 8 a.m. through 5 p.m., and
- ★ On Election Day, Tuesday, November 8, from 7 a.m. through 8 p.m.

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

Finally, the simple goal of voting both sides of the ballot cards gets more challenging with so many ballot cards, so it's possible for one side to be overlooked and not voted—even more reason to utilize the Ballot Worksheet.

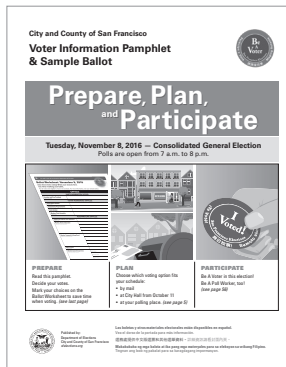
Respectfully,  
John Arntz, Director



# Purpose of the Voter Information Pamphlet and Voter Information Guide

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

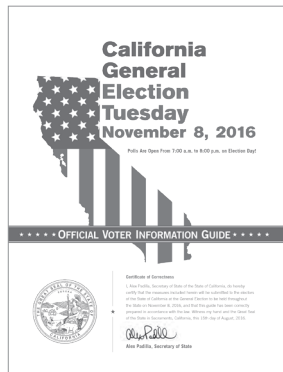
## 1 San Francisco Voter Information Pamphlet *(this guide)*



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

This pamphlet includes your sample ballot and information about voting in San Francisco, candidates running for local and certain state and federal offices, and local ballot measures. For details, see the Table of Contents or Index.

## 2 California State Voter Information Guide



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

This pamphlet is available in various formats:

- On [sfelections.org/toolkit](http://sfelections.org/toolkit) in PDF, HTML, XML, and MP3 formats
- Large print (English, Chinese, Spanish, Filipino)
- Audio on USB flash drive, cassette, or compact disc (CD)



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



**Save paper and read this pamphlet online instead: [voterguide.sfelections.org](http://voterguide.sfelections.org).** For details, see page 250.

## Ballot Simplification Committee

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

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

The Committee members are:

Betty Packard, Chair  
Nominated by:  
*the National Academy of Television Arts and Sciences*

June Fraps  
Nominated by:  
*the National Academy of Television Arts and Sciences*

Ann Jorgensen  
Nominated by:  
*the San Francisco Unified School District*

Adele Fasick  
Nominated by:  
*the League of Women Voters*

Michele Anderson  
Nominated by:  
*Pacific Media Workers Guild*

Joshua White, *ex officio*\*  
Deputy City Attorney

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







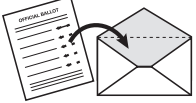
# Where and When to Vote



## Vote at the City Hall Voting Center

Beginning October 11 through Election Day, any San Francisco voter may vote at the City Hall Voting Center, outside Room 48:

- **Monday through Friday**, October 11–November 7 (closed on the October 10 holiday), 8 a.m. to 5 p.m.
- **Saturday and Sunday**, October 29–30 and November 5–6, 10 a.m. to 4 p.m. (enter on Grove Street)
- ★ **Election Day**, Tuesday, November 8, 7 a.m. to 8 p.m.



## Vote by Mail

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

- If you always vote by mail, your ballot will be mailed in early October. If you have not received your ballot by October 14, please call.
- When you receive your ballot, carefully read and follow the instructions enclosed with it.
- There are **three ways to return your ballot**:
  - Mail it to the Department of Elections. The return envelope must be postmarked by the U.S. postal service or date stamped by a delivery company before or on Election Day, Tuesday, November 8, AND received by the Department of Elections no later than Monday, November 14.
  - Drop it off at a City Hall Drop-off Station.
  - Drop it off at any San Francisco polling place on Election Day.

Find details in the Instructions enclosed with your ballot, or go to [sfelections.org/vbminsert](https://sfelections.org/vbminsert).

- To check the status of your vote-by-mail ballot at any time from when it is mailed until after it has been counted, go to [sfelections.org/vbmstatus](https://sfelections.org/vbmstatus) or call (866) 325-9163 toll free. If your ballot **cannot** be counted, this tool will tell you how to correct the issue before Election Day so that we can count your ballot.
- Starting October 25, you can watch the opening and processing of vote-by-mail ballots at the Department of Elections at [sfelections.org/observe](https://sfelections.org/observe).

**Avoid these issues to ensure that your ballot can be counted!**

The most common reasons that vote-by-mail ballots cannot be counted are signature issues or late returns:

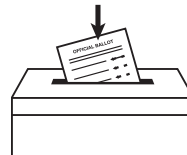
- the voter did not sign the return envelope,
- the voter's signature on the return envelope does not compare to the voter's signature in the Department of Elections records,
- the voter's ballot was postmarked after Election Day or received later than three days after Election Day.

## How to Request to Vote by Mail

If you want to vote by mail for the November 8 election, the Department of Elections must receive your request by November 1. There are several ways to request to vote by mail:

- Fill out and return the application on the back cover of this pamphlet.
- Go to [sfelections.org/toolkit](https://sfelections.org/toolkit).
  - Click on "Vote by mail and track your ballot"
  - Click on one of the options to apply to vote by mail only for the upcoming election, or for all elections.
- Call (415) 554-4375, or visit the Department of Elections in City Hall, Room 48.
- Mail, fax, or email a scanned request to the Department of Elections with your name, birth date, home address, the address where you want your ballot to be mailed, and your signature.

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



## Vote at Your Polling Place on Election Day

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





# How to Vote

## Choose Your Preferred Language

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

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

### If you vote by mail:

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

### If you vote at a polling place:

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

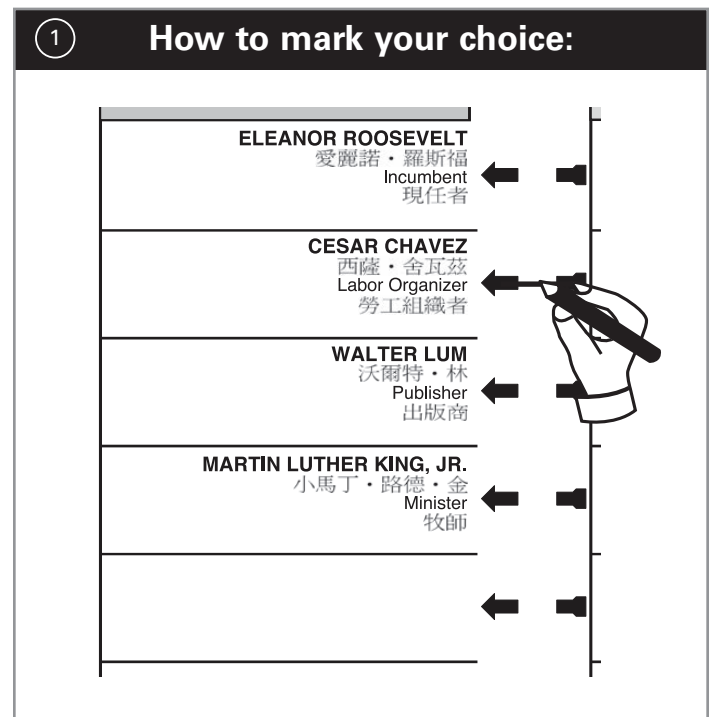
If you let the Department of Elections know before Election Day that you prefer a ballot with Chinese, Spanish, or Filipino, the poll worker will give you a ballot with English and that language. Provide your language preference to the Department of Elections at [sfelections.org/language](https://sfelections.org/language).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

## Choose Your Ballot Format

- You will receive a paper ballot unless you request to use an accessible voting machine (for more information, see page 11).
- If you use the accessible voting machine, the machine will provide instructions.

## Mark Your Paper Ballot

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





## Ranked-Choice Voting

For the November 8 election, San Francisco voters who live in Supervisorial Districts 1, 3, 5, 7, 9, and 11 will use ranked-choice voting to elect their member of the Board of Supervisors.

### How Ranked-Choice Voting Works

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

- If there is still no candidate with the majority of votes, the process of eliminating candidates and transferring votes continues until one candidate has the majority.

### How to Mark a Contest that Uses Ranked-Choice Voting

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

(2)

### How to mark a ranked-choice voting contest

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



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

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

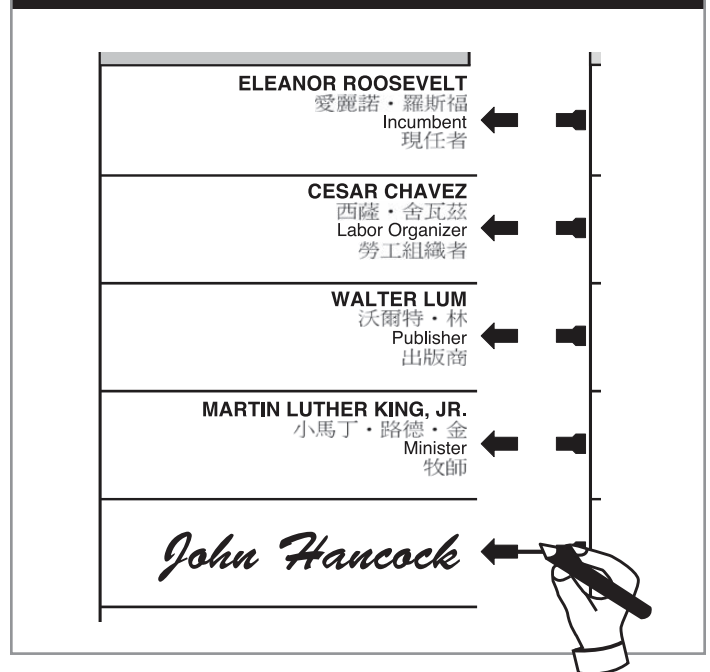
For any contest that uses ranked-choice voting, San Francisco's Charter requires that a voter be allowed to rank no fewer than three choices. Sometimes, however, fewer than three candidates file paperwork to run for an office.

There may be other people who file to be write-in candidates. For more information, see below.

## How to Vote for a Qualified Write-In Candidate

- In addition to the candidates listed on the ballot, there may be qualified write-in candidates. "Qualified" means candidates who have submitted the documentation that is required to run for an office.
- The only write-in votes that can be counted are votes for qualified candidates.
- For a list of qualified write-in candidates, visit [sfelections.org/writein](https://sfelections.org/writein) on or after October 25, or ask a poll worker.
- Before casting a write-in vote, make sure:
  - the candidate is **not listed on the ballot**.
  - the candidate is **on the qualified write-in list**.
  - to write the candidate's name in the space at the end of the candidate list and **complete the arrow** that points to the space, as shown in picture ③

### How to vote for a qualified write-in candidate:



## How to Get a New Ballot if You Made a Mistake

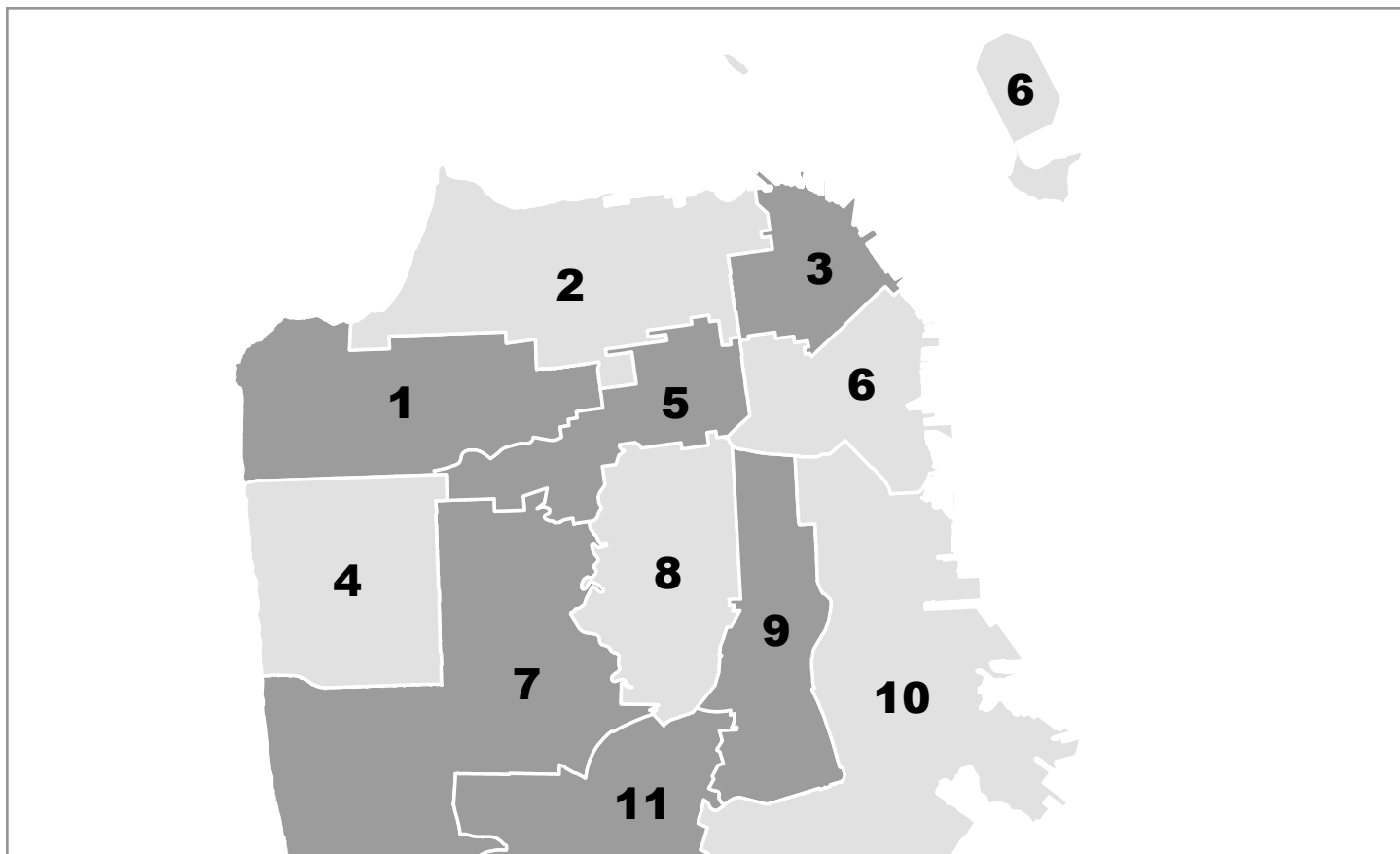
- **If you vote by mail:** follow the instructions that were enclosed with your ballot, or call (415) 554-4375.
- **If you vote in person:** ask a poll worker for a replacement ballot.



## San Francisco's Supervisorial Districts

San Francisco is divided into eleven Supervisorial districts. For the November 8 election, San Francisco voters who live in Districts 1, 3, 5, 7, 9, and 11 will elect their member of the Board of Supervisors.

To find your district, refer to the map below or the number printed next to "SUP" on the front cover of this pamphlet.



**District 1** covers most of the Richmond neighborhood.

**District 2** includes the Presidio, Cow Hollow, Marina and Pacific Heights neighborhoods, as well as part of the Richmond neighborhood.

**District 3** includes Chinatown, Nob Hill, Russian Hill, Telegraph Hill and the northern Embarcadero waterfront.

**District 4** covers most of the Sunset neighborhood.

**District 5** includes the Haight-Ashbury, Inner Sunset, Panhandle and Western Addition neighborhoods.

**District 6** includes the Civic Center and South of Market neighborhoods, part of the Potrero Hill neighborhood, and Treasure Island.

**District 7** includes Lake Merced and West of Twin Peaks.

**District 8** includes the Castro, Diamond Heights, Noe Valley, Glen Park and Upper Market neighborhoods.

**District 9** includes the Mission and Bernal Heights neighborhoods and most of the Portola neighborhood.

**District 10** includes the Bayview and Hunter's Point neighborhoods and part of the Potrero Hill, Visitation Valley and Portola neighborhoods.

**District 11** includes the Ingleside, Excelsior, Ocean View and Merced Heights neighborhoods.



## Multilingual Voter Services

For almost 40 years, in compliance with state and federal language access laws, the Department has provided materials and assistance in Chinese and Spanish, as well as in English. In 2015, in compliance with the City's Language Access Ordinance, the Department expanded its services to provide translated materials and assistance in Filipino. The Department continues to prioritize its multilingual program and to improve upon its services to all voters, including those with limited proficiency in English.

Multilingual voter services include:

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

Each polling place and the City Hall Voting Center will also have facsimile ballots in Vietnamese, Korean, and Japanese; these are exact copies of the official ballot with translated content, for voters to use as a reference. Copies are also available at [sfelections.org/toolkit](http://sfelections.org/toolkit).

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### 我們可以協助您!

選務處提供中文、西班牙文及英文的選舉資料和援助將近40年；以符合州和聯邦語言服務法律規定。在2015年本處擴大了語言服務範圍；增設菲律賓文的選舉資料和援助以符合三藩市語言服務條例規定。本處將繼續優先處理多種語言選民服務計劃；並改善對所有選民的服務，包括英語語文能力有限的選民。

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

中文服務包括：

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

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### ¡Le podemos ayudar!

Durante casi 40 años, conforme a las leyes federales y estatales de acceso a idiomas, el Departamento ha proporcionado materiales y asistencia en chino y español además de inglés. En el 2015, conforme la Ordenanza de Acceso a Idiomas de San Francisco (LAO por sus siglas en inglés), el Departamento amplió sus servicios para ofrecer materiales traducidos y asistencia en filipino. El Departamento continúa dando prioridad a su programa multilingüe y mejorando sus servicios a todos los electores, incluyendo a personas con conocimientos limitados del inglés.

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

Los servicios en español incluyen:

- Información electoral en español en [sfelections.org](http://sfelections.org).
- Materiales electorales traducidos al español: la boleta electoral, la solicitud de inscripción para votar, avisos a los electores, solicitudes e instrucciones para votar por correo y el Folleto de Información para los Electores.
- Rótulos con instrucciones en español en los lugares de votación el Día de las Elecciones.
- Trabajadores electorales bilingües en ciertos lugares de votación el Día de las Elecciones.



- Asistencia telefónica en español disponible de lunes a viernes de 8 a.m. a 5 p.m. y el Día de las Elecciones de 7 a.m. a 8 p.m. llamando al (415) 554-4366.

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## Matutulungan namin kayo!

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Sa halos 40 taon, alinsunod sa mga batas ng estado at pederal tungkol sa language access, nagkakaloob ang Departamento ng mga materyales at tulong sa Tsino at Espanyol, pati sa Ingles. Noong 2015, alinsunod sa Language Access Ordinance ng Lungsod, pinalawak ng Departamento ang serbisyo nito upang makapagbigay ng mga materyales at tulong na isinalin sa Filipino. Patuloy na binibigyang prayoridad ng Departamento ang programa nitong multilingual, at ang pagpapahusay ng serbisyo nito sa lahat ng botante, kabilang ang mga may limitadong kaalaman sa wikang Ingles.

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

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

- Impormasyon para sa botante sa wikang Filipino sa [sfelections.org](http://sfelections.org).
- Isinaling mga materyales para sa eleksyon: mga balota, mga form para sa pagpaparehistro ng botante, mga paunawa sa botante, mga aplikasyon at instruksiyon para sa vote-by-mail na balota at mga Pamplet ng Impormasyon Para sa Botante.
- Mga karatulang nagbibigay ng instruksiyon sa lahat ng mga lugar ng botohan sa Araw ng Eleksyon.
- Tulong ng bilingual na manggagawa sa botohan sa mga itinalagang lugar ng botohan sa Araw ng Eleksyon.
- Tulong sa telepono sa wikang Filipino, matawagan mula Lunes hanggang Biyernes, 8 a.m. hanggang 5 p.m., at mula 7 a.m. hanggang 8 p.m. sa Araw ng Eleksyon. Para sa tulong, tumawag sa (415) 554-4310.

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## Chúng tôi có thể giúp quý vị!

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

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## 도와 드리겠습니다!

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

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## あなたのお手伝いをいたします。

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



# Accessible Voting and Services for Voters with Disabilities

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## Accessible voter information

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The Voter Information Pamphlet is available in accessible formats:

- On *sfelections.org/toolkit* in PDF, HTML, XML, and MP3 formats
- Large print (English, Chinese, Spanish, Filipino)
- Audio on USB flash drive, cassette, or compact disc (CD)

To request, call (415) 554-4375.

Audio copies are also available from:

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

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## Accessible voting

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All voters have the following options:

**Vote by Mail:** See page 5.

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

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

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





## Touchscreen ballot

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

## Audio ballot

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



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

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

**Disability Rights California** will operate a statewide

**Election Day Hotline**

7:00 AM to 8:00PM: **November 8, 2016**

We'll help voters with disabilities have a successful voting experience and identify issues we can address.

# Free Talking Books!

and the machines to play them on - delivered by mail



For people who permanently or temporarily

- cannot see well enough to read print, or
- have a reading disability with a physical basis, or
- cannot sit up to read or hold a book or turn the pages

Free technology at the Library to help magnify and/or read aloud printed matter, and to give access to computers with the Internet, word processing, and other software

Talking Books and magazines for children, teens, and adults

Popular fiction and non-fiction including the latest bestsellers and award winners; many thousands of titles

DVDs with audio description

Download books from the Web or with the BARD Mobile app



## **San Francisco Public Library** **Library for the Blind & Print Disabled**

Main Library – 100 Larkin Street, San Francisco 94102

**415 557 4253**

[sfpl.org/lbpd](http://sfpl.org/lbpd)



# Elections in California

In 2010, California voters approved Proposition 14, which created a “top two” or “open” primary election system. The passage of this proposition changed how the primary and general elections for state constitutional and legislative offices and U.S. congressional offices are conducted in California. These offices are now known as “voter-nominated” offices:

- United States Senator
- United States Representative
- State Senator
- Member of the State Assembly

In the general election for a voter-nominated office:

- Only the two candidates who received the most votes in the primary election move on to the general election. Both candidates in the general election may have the same party preference.

- Write-in candidates are not permitted, but, if a qualified write-in candidate was one of the two candidates who received the most votes in the primary election, his or her name appears on the general election ballot.
- There is no independent nomination process.

The open primary election system does not affect how the elections for U.S. President, county central committees, or local offices are conducted.

## Party information on the general election ballot

The party information that appears with a candidate’s name means different things, depending on the type of office.

**For party-nominated offices**, the party name listed with the candidate means that the candidate is the official nominee of the party; the candidate is that party’s choice for the office. The contest for President and Vice President is the only party-nominated office on this general election ballot.

**For voter-nominated offices**, the candidate’s party preference is printed with his or her name on the ballot. “Party preference” means the political party with which the candidate is registered. The candidate’s party preference does not mean that the candidate is endorsed by that party. If a candidate does not have a preference for a qualified political party, “Party Preference: None” is printed by the candidate’s name.

Political parties may endorse candidates for voter-nominated offices; any party endorsements received by the Department of Elections by the submission deadline are listed on page 36 of this pamphlet.

**Judicial, school, and municipal offices** are nonpartisan. No party information is printed with the names of candidates for these offices.

For more information about California’s election system, refer to the Official Voter Information Guide produced by the California Secretary of State, or visit [sos.ca.gov](http://sos.ca.gov).



**BE PREPARED:** Use the Ballot Worksheet on the last page to mark your choices for this long ballot. Check your polling place address on the back cover. **Save time when voting!**



# ★ Voter Bill of Rights ★

## You have the following rights:

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



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

## Confidentiality and Voter Records

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

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

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

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

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

## Safe at Home Program

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

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



# Frequently Asked Questions (FAQs)

## Answered by the Ballot Simplification Committee

### ? Who can vote?

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

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

The registration deadline is October 24, fifteen days prior to Election Day.

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

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

### ? Is there any way to vote before Election Day?

Yes. You have the following options:

- **Vote by mail.** Fill out and mail the Vote-by-Mail Application printed on the back cover of this pamphlet, complete one online at [sfelections.org/toolkit](https://sfelections.org/toolkit), or call (415) 554-4375 to request to vote by mail. A vote-by-mail ballot will be sent to you. Your request must be **received** by the Department of Elections by November 1, or
- **Vote in person** at the City Hall Voting Center, beginning October 11 (see page 5 for dates and times).

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

Yes. You can send a written request to the Department of Elections. This request **must** include: your printed home address, the address where you want the ballot mailed, your birth date, your printed name, and your **signature**. Mail your request to the Department of Elections at the address on the back cover of this pamphlet or fax it to (415) 554-4372. Your request must be **received** by November 1.

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

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

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

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

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

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

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

Yes.

- If you became a U.S. citizen on or before the registration deadline (October 24), you can vote in this election, but you must register by the deadline;
- If you became a U.S. citizen *after* the registration deadline but on or before Election Day, you may register **and** vote at the City Hall Voting Center before 8 p.m. on Election Day with proof of citizenship.

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

Yes. You have the following options:

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

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

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

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

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

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

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

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

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



# You Can Stop Receiving This Paper Pamphlet

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

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

- Complete and mail this form, or
- Fill out the form at [sfelections.org/viponline](https://sfelections.org/viponline).



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



Go to [voterguide.sfelections.org](https://voterguide.sfelections.org) to read the online version of this pamphlet instead.

## Stop mail delivery of the Voter Information Pamphlet and Sample Ballot

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

## Restart mail delivery of the Voter Information Pamphlet and Sample Ballot

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

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

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

### COMPLETE ALL FIELDS

Printed Full Name

Date of Birth (MM/DD/YYYY)

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

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

Signature

Date

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





## **Notice about Residency Confirmation Postcards**

In February 2017, the Department of Elections will mail Residency Confirmation Postcards to some voters, as required by California law. The postcards will be mailed to voters who have not voted in any election in the previous four years and have not updated or confirmed information in their voter registration record during that period.

Voters who receive a postcard and who continue to live in San Francisco must respond within 15 days to confirm their home address and remain on the active voter list.

Voters who do not respond will be placed on the “inactive voter” list. “Inactive” voters are still registered and eligible to vote, but the Department does not mail election materials to them.

For more information about this notice, contact the Department of Elections at (415) 554-4375, write to [sfvote@sfgov.org](mailto:sfvote@sfgov.org), or visit the Department’s office in City Hall, Room 48.



## Would you like to

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

## Be a Poll Worker on Tuesday, November 8!

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

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

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

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

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

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

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



# Ballot Worksheet: November 8, 2016

*Save time when voting! Write your choices here.*

*Use when marking your ballot.*

Not all voters are eligible to vote on all contests. For more information, see your sample ballot.

## OFFICES

### PARTY-NOMINATED OFFICE:

**President and Vice President**

Vote for one party

### VOTER-NOMINATED OFFICES:

**United States Senator**

Vote for one

**United States Representative**

Vote for one

**State Senator**

Vote for one

**Member, State Assembly**

Vote for one

### NONPARTISAN OFFICES:

**Judge of the Superior Court, Office No. 7**

Vote for one

**Member, Board of Education**

Vote for no more than four

**Member, Community College Board**

Vote for no more than four

**BART Director**

Vote for one

**Member, Board of Supervisors**

Rank up to three choices

First choice

Second choice

Third choice

← OVER

[sfelections.org](http://sfelections.org)

(415) 554-4375

# PROPOSITIONS

| TITLE:    |                                                                                                          | YES | NO |
|-----------|----------------------------------------------------------------------------------------------------------|-----|----|
| <b>51</b> | School Bonds. Funding for K-12 School and Community College Facilities.                                  |     |    |
| <b>52</b> | Medi-Cal Hospital Fee Program.                                                                           |     |    |
| <b>53</b> | Revenue Bonds. Statewide Voter Approval.                                                                 |     |    |
| <b>54</b> | Legislature. Legislation and Proceedings.                                                                |     |    |
| <b>55</b> | Tax Extension to Fund Education and Healthcare.                                                          |     |    |
| <b>56</b> | Cigarette Tax to Fund Healthcare, Tobacco Use Prevention, Research, and Law Enforcement.                 |     |    |
| <b>57</b> | Criminal Sentences. Parole. Juvenile Criminal Proceedings and Sentencing.                                |     |    |
| <b>58</b> | English Proficiency. Multilingual Education.                                                             |     |    |
| <b>59</b> | Corporations. Political Spending. Federal Constitutional Protections.                                    |     |    |
| <b>60</b> | Adult Films. Condoms. Health Requirements.                                                               |     |    |
| <b>61</b> | State Prescription Drug Purchases. Pricing Standards.                                                    |     |    |
| <b>62</b> | Death Penalty.                                                                                           |     |    |
| <b>63</b> | Firearms. Ammunition Sales.                                                                              |     |    |
| <b>64</b> | Marijuana Legalization.                                                                                  |     |    |
| <b>65</b> | Carryout Bags. Charges.                                                                                  |     |    |
| <b>66</b> | Death Penalty. Procedures.                                                                               |     |    |
| <b>67</b> | Ban on Single-Use Plastic Bags.                                                                          |     |    |
| <b>A</b>  | School Bonds                                                                                             |     |    |
| <b>B</b>  | City College Parcel Tax                                                                                  |     |    |
| <b>C</b>  | Loans to Finance Acquisition and Rehabilitation of Affordable Housing                                    |     |    |
| <b>D</b>  | Vacancy Appointments                                                                                     |     |    |
| <b>E</b>  | Responsibility for Maintaining Street Trees and Surrounding Sidewalks                                    |     |    |
| <b>F</b>  | Youth Voting in Local Elections                                                                          |     |    |
| <b>G</b>  | Police Oversight                                                                                         |     |    |
| <b>H</b>  | Public Advocate                                                                                          |     |    |
| <b>I</b>  | Funding for Seniors and Adults with Disabilities                                                         |     |    |
| <b>J</b>  | Funding for Homelessness and Transportation                                                              |     |    |
| <b>K</b>  | General Sales Tax                                                                                        |     |    |
| <b>L</b>  | MTA Appointments and Budget                                                                              |     |    |
| <b>M</b>  | Housing and Development Commission                                                                       |     |    |
| <b>N</b>  | Non-Citizen Voting in School Board Elections                                                             |     |    |
| <b>O</b>  | Office Development in Candlestick Point and Hunters Point                                                |     |    |
| <b>P</b>  | Competitive Bidding for Affordable Housing Projects on City-Owned Property                               |     |    |
| <b>Q</b>  | Prohibiting Tents on Public Sidewalks                                                                    |     |    |
| <b>R</b>  | Neighborhood Crime Unit                                                                                  |     |    |
| <b>S</b>  | Allocation of Hotel Tax Funds                                                                            |     |    |
| <b>T</b>  | Restricting Gifts and Campaign Contributions from Lobbyists                                              |     |    |
| <b>U</b>  | Affordable Housing Requirements for Market-Rate Development Projects                                     |     |    |
| <b>V</b>  | Tax on Distributing Sugar-Sweetened Beverages                                                            |     |    |
| <b>W</b>  | Real Estate Transfer Tax on Properties Over \$5 Million                                                  |     |    |
| <b>X</b>  | Preserving Space for Neighborhood Arts, Small Businesses and Community Services in Certain Neighborhoods |     |    |
| <b>RR</b> | BART Safety, Reliability and Traffic Relief.                                                             |     |    |

OVER





## Candidate Information

### Notice about Candidate Statements of Qualifications

Not all candidates submit a statement of qualifications. A complete list of candidates appears on the sample ballot, which begins on page 16 of this pamphlet.

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

You may find candidate information as follows:

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

- **San Francisco Voter Information Pamphlet (*this guide*):** candidates for:
  - United States House of Representatives
  - State Senator
  - State Assembly
  - Judge of the Superior Court
  - Board of Supervisors
  - Board of Education
  - Community College Board
  - BART Director



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

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

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

The legislative candidates who have accepted the voluntary spending limits and are therefore eligible to submit a candidate statement for the November 8, 2016, Consolidated General Election are:

### State Senator, District 11

Jane Kim

### Member of the State Assembly, District 17

David Chiu

### Member of the State Assembly, District 19

Carlos "Chuck" Taylor

Phil Ting

## Party Endorsements

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

### United States Representative, District 14

Republican Party: Angel Cardenas

### Member of the State Assembly, District 17

Republican Party: Matthew Del Carlo

### Member of the State Assembly, District 19

Republican Party: Carlos "Chuck" Taylor



# City and County of San Francisco Offices To Be Voted on this Election

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## Member, Board of Supervisors

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

The term of office for members of the Board of Supervisors is four years. Supervisors are paid \$117,494 per year.

There are eleven members of the Board of Supervisors. Voters in Districts 1, 3, 5, 7, 9, and 11 will vote for their member of the Board of Supervisors this election.

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## Member, Board of Education

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The Board of Education is the governing body for the San Francisco Unified School District. It directs kindergarten through grade twelve.

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

There are seven members of the Board of Education. Voters will elect four members this election.

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## Member, Community College Board

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

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

There are seven members of the Community College Board. Voters will elect four members this election.



# Candidate for United States Representative, District 12

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## NANCY PELOSI

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**My occupation is** Member of Congress.

**My qualifications are:**

Since coming to Congress, it has been my immense privilege to represent San Francisco. Each year, the spirit and energy of San Francisco inspire my work in the nation's capital.

Time and again, we see our city and our state leading the way for the entire country. We have embraced innovation, enacted groundbreaking protections for LGBT children, created good-paying jobs, and worked to raise the wages of all Californians. It has been my honor to help secure critical federal resources to increase funding in the fight against HIV/AIDS, to strengthen San Francisco's transportation infrastructure, and to help address our urgent, ongoing affordable housing crisis. And we must do more.

We must strengthen the security of our communities with gun safety legislation and honor the values of our nation with comprehensive immigration reform. We must confront the climate crisis and pass the Equality Act to affirm the rights of all LGBT Americans. We must do more to grow the paychecks of hard-working families and build an economy that works for everyone.

If we are to put the American people back in the driver's seat of our economy and our democracy, our path forward is clear: we must end the poisonous influence of secret, unlimited special interest money in our elections by overturning Citizens United.

This is the work we must pursue together.

Thank you for the privilege of representing San Francisco in Congress. I am asking for your vote, and would be honored by it.

*Nancy Pelosi*





# Candidate for United States Representative, District 14

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## JACKIE SPEIER

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**My occupation is** Congresswoman.

**My qualifications are:**

Every day, I feel privileged to represent you. Our community has achieved great economic success, but challenges remain. I believe we must face income inequality head-on. Since 2010, I have helped over 8,000 job seekers looking for employment through Job Hunters Boot Camps. I fought to maintain eligibility for federal housing vouchers and housing tax credits necessary to build affordable apartments. I helped Bay Area veterans receive over \$5 million in VA benefits, and opposed vouchering Medicare or privatizing Social Security.

I worked to combat military sexual assault, so that service members no longer fear enemies within their own ranks; and to end campus sexual assault, so that students can learn without fear. As a survivor of gun violence myself, I am committed to ending it. I've introduced legislation to close loopholes in our background check system and to prevent known terrorists from purchasing firearms. The Bay Area has proven that world-class universities create a vibrant innovation economy. I secured \$5 million in funding for Alzheimer's research and \$25 million for research into traumatic brain injuries. As a mother, I understand we need to leave a better world for our children. I worked to address sea-level rise and fought for national paid family leave and to expand Pell grants to reduce college costs for families. Finally, I will always protect a woman's right to make her own healthcare decisions. Together, we can face today's challenges and continue to lead America. I respectfully ask for your vote.

*Jackie Speier*



# Candidate for State Senator, District 11

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## JANE KIM

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**My occupation is** San Francisco Supervisor.

**My qualifications are:**

I am running for State Senate to make sure our working and middle class families get a fair shake.

- Our housing costs are out of control – that’s why I have fought for more affordable housing and tough new protections for tenants.
- To lift more families into the middle class - I fought to raise the minimum wage to \$15 an hour.
- To make our streets safer – I am fighting to help local police and first responders live in the communities they serve.
- I am fighting to help homeless residents get off the streets and into permanent housing – and for a statewide emergency declaration to bring in new funds.
- And I am fighting to make City College free once again – funded by asking the very wealthy to pay just a little more to provide better educational opportunities for thousands of students.

As a San Francisco Supervisor and former President of the San Francisco Board of Education, I know that when we invest in our communities, our students and our workers, we create new possibilities and new opportunities for every single person in this district.

Our campaign to build a California that works for everyone has won the support of U.S. Senator Bernie Sanders, California Democratic Party Chair John Burton, Tom Ammiano, Phil Ting, California Democratic Legislative Women’s Caucus, Asian Pacific Islander Legislative Caucus, California Women’s List, the Latino Democratic Club, the Harvey Milk LGBT Democratic Club, San Francisco Tenants Union, the California Teachers and Nurses Associations and so many more.

Please join our fight at [www.JaneKim.org](http://www.JaneKim.org) and I’d be honored to have your vote on November 8.

*Jane Kim*



# Candidate for State Assembly, District 17

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## DAVID CHIU

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**My occupation is** Assemblymember.

**My qualifications are:**

After serving as President of the Board of Supervisors, I've been honored to represent San Francisco in the California State Assembly.

While Donald Trump aims to divide and take us backwards, San Franciscans have successfully brought progressive change to our State Capitol.

During my first year as Assistant Speaker pro Tempore, together we:

- Strengthened tenant protections for domestic violence survivors
- Fought for over \$1 billion in affordable housing
- Advocated fair scheduling practices for workers
- Increased language access for immigrants
- Led fight for transparency in skyrocketing drug prices
- Protected the right to choose in crisis pregnancy centers
- Ensured all LGBT Californians are counted
- Brought more accountability for City College
- Promoted public transit & bike use

In my second year, I chair the Assembly Housing and Community Development Committee, championing affordable housing funding, tenant protections against rent gouging, and homelessness solutions as top priorities for California's legislative agenda.

I have also fought to strengthen gun control, ensure rape kits are tested, expand voting for college students, protect LGBT families, incent clean energy & transit, prevent food waste, promote healthy nail salons, and increase tour bus inspections.

As your Assemblymember and a new father, I will continue the fight for all San Franciscans, and hope to work together with you to build our future.

Supporters include:

California Teachers Association  
California Nurses Association  
United Farm Workers  
SEIU California  
Sierra Club  
California League of Conservation Voters  
Equality California  
Attorney General Kamala Harris  
Assembly Speaker Anthony Rendon  
State Senator Mark Leno

For more information, visit [www.VoteDavidChiu.com](http://www.VoteDavidChiu.com).

*David Chiu*



# Candidates for State Assembly, District 19

## CARLOS “CHUCK” TAYLOR

**My occupation is** Administrator.

**My qualifications are:**

As a state assembly candidate, it is my first priority to provide values-based leadership for our district, continue to invest in the future, and work across the aisle in a collective effort to craft policies for the greater good of our community.

As immigrants of the Philippines, my family and I understand first-hand the struggles and hardships of immigrants entering our shores for the first time. Often, immigrants are anxious to find decent housing, jobs, and financial security for themselves and their families. It is no secret that we are a nation of immigrants. As such, I support an immigration policy open to those who seek to work hard, abide by our laws and, most importantly, love our state and country.

Having worked in public middle school in our district, I have the highest respect for school staff and teachers. I deeply admire the dedication and hard earned efforts of school teachers. After all, the education of our children and their future prosperity is, to a great extent, in the hands of teachers. As such, I will ardently fight for their cause, diligently listen to their concerns, and work to increase education budget.

Lastly, I will work to lower burdensome taxes for working families and retirees. Due to increasingly high taxes, working families and retirees keep so little of their paychecks. With lower taxes, they will have more in savings, for their children’s education, investments, and retirement.

With these priorities in mind, I humbly ask for your vote.

*Carlos “Chuck” Taylor*

## PHIL TING

**My occupation is** Assemblymember.

**My qualifications are:**

We need to reform our state government to make it as creative and innovative as our people.

That’s why I am proud to have authored new laws that make college more affordable, support foster youth and dramatically strengthen gun laws.

That’s why I am fighting to declare a statewide emergency on homelessness, so cities like San Francisco don’t have to address this crisis alone.

And most of all, that’s why I am working every day to expand public participation in our government – so Sacramento is responding to the needs of our communities.

As Chair of the Assembly Budget Committee, I know our budget reflects our priorities. That’s why I’m fighting to make significant investments in housing, education and job training and to direct more funding to students confronting poverty.

As the father of two young daughters, I know education is best the long-term solution to expanding our economy. My highest priority is making sure that all our kids have the skills they need to secure high-wage jobs.

And to protect all our children and grandchildren, I’m focused on fighting climate change – with projects like restoring San Francisco Bay and zero emission standards for automobiles to initiatives like expanding community gardens and building a modern urban biking infrastructure.

We’re organizing tens of thousands of residents at [www.ResetSanFrancisco.org](http://www.ResetSanFrancisco.org) because there is no more powerful force for change than the people right here in the Bay Area.

Please join them – and teachers, firefighters and the Sierra Club – in support of our campaign.

*Phil Ting*



# Candidates for Judge of the Superior Court, Office No. 7

## PAUL HENDERSON

**My occupation is** Prosecutor / Public Servant.

**My qualifications are:**

I am proud to be endorsed by:

Nancy Pelosi, House Minority Leader  
Kamala Harris, Attorney General  
Gavin Newsom, Lieutenant Governor  
John Chiang, State Treasurer  
Mark Leno, State Senator  
Dennis Herrera, City Attorney  
London Breed, Board of Supervisors President  
Fiona Ma, Board of Equalization President  
Matt Haney, SF School Board President  
Tom Ammiano, Assemblymember (ret.)

My experiences over a lifetime of service to San Francisco will give me a unique perspective as judge. Raised by my grandmother in Bayview-Hunters Point, I've witnessed the devastation of crime firsthand.

My commitment to civil rights and providing justice to communities like the one I come from led me to become a prosecutor.

As a judge, I will work tirelessly to make our city safer and will always remember the judicial obligation to treat all our residents equally, regardless of race, gender, sexual orientation or socioeconomic status.

I bring a diverse perspective as a gay, black man. I believe deeply in the right of a strong defense for the accused, while remaining profoundly committed to ensuring victims' voices are loudly heard.

Together we can improve our justice system, but it will take the entire community. Building a more equitable system requires judicial officers who reflect the communities that they serve.

I will be honored to serve the city I love as a judge.

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

*Paul Henderson*

## VICTOR HWANG

**My occupation is** Civil Rights Attorney.

**My qualifications are:**

Our judges need to be fair, impartial, and just. Having practiced for 23 years as a civil rights attorney, I believe that I am well prepared to serve as judge.

The Bar Association of San Francisco evaluated the judicial candidates and found me alone to be "Exceptionally Well-Qualified." It was the first time in 20 years they awarded anyone their highest rating.

I have also been endorsed by every major newspaper in San Francisco including the San Francisco Chronicle, San Francisco Examiner, San Francisco Bay Guardian, and Sing Tao Daily.

Having tried 100 cases as both a former prosecutor and public defender, I bring balance and experience to the bench. As judge, I will make sure that everyone is treated equally, with dignity and respect.

I am supported by many judges and the following community leaders and organizations:

### ORGANIZATIONS:

Affordable Housing Alliance  
Asian American Bar Association  
Bernal Heights Democratic Club  
Brownie Mary Democratic Club  
Central City Democrats  
Chinese American Citizens Alliance  
Chinese American Democratic Club  
Community Tenants Association  
Democratic Women in Action  
District 3 Democratic Club  
District 8 Progressive Democratic Club  
FDR Democratic Club  
Latin@ Young Democrats of SF  
New Avenues Democratic Club  
Richmond District Democratic Club  
San Francisco for Democracy  
SEIU 1021  
S.F. Apartment Association PAC  
S.F. Green Party  
S.F. Latino Democratic Club  
S.F. League of Pissed Off Voters  
S.F. Tenants Union  
S.F. Women's Political Committee  
South Beach District 6 Democratic Club  
Teachers for Social Justice  
Tenant Associations Coalition PAC  
UNITE HERE Local 2

### INDIVIDUALS

Congresswoman Judy Chu  
Democratic Party Chair John Burton  
Board of Equalization Fiona Ma  
Assemblymember Phil Ting  
Assemblymember David Chiu  
Mayor Edwin M. Lee  
District Attorney George Gascón  
Supervisors John Avalos, David Campos, Jane Kim, Eric Mar, Aaron Peskin, Norman Yee  
Planning Commissioner Cindy Wu  
School Board: Matt Haney, Sandra Lee Fewer  
College Board: Brigitte Davila, Steve Ngo  
USF Law School Dean John Trasvina

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

*Victor Hwang*



# Candidates for Board of Education

## STEVEN COOK

**My occupation is** Nonprofit Education Director.

**My qualifications are:**

As a third generation San Franciscan and SFUSD graduate, I know what's truly possible when public schools lift up our students and create opportunities for every child to succeed.

Many issues families and residents face today – affordability, homelessness, public safety, social inequities – are challenges that I've had to overcome most of my life.

I will bring that unique experience and track record of success as an education and community leader to ensure I'm fighting for our families and that every student has the opportunity to unlock their potential.

I've worked to increase access to college and career opportunities for all students in San Francisco. As Executive Director of Mission Bit, I've expanded computer science education to our most underserved communities. My in-depth and personal knowledge of our public school system and experience building coalitions to support youth gives me the skills and insights to reform our schools to improve outcomes for all students.

**Supporters:**

San Francisco Labor Council

United Educators of San Francisco

SEIU 1021

San Francisco Tenants Union

State Senator Mark Leno

Fmr. Assemblymember Tom Ammiano

Board of Supervisor President London Breed

Supervisor Malia Cohen

Supervisor Mark Farrell

Supervisor David Campos

Supervisor John Avalos

Supervisor Katy Tang

Supervisor Eric Mar

Supervisor Aaron Peskin

Public Defender Jeff Adachi

Board of Education President Matt Haney

Board of Education Vice President Shamann Walton

Board of Education Commissioner Sandra Fewer

CCSF Board of Trustees President Rafael Mandelman

Join our fight for every kid: [www.StevonCook.com](http://www.StevonCook.com)

*Stevon Cook*

## ROB GELLER

**My occupation is** Public Health Finance.

**My qualifications are:**

The explicit role of the Board of Education is Citizen Oversight, and I am a Citizen! As the parent of two children attending District schools, I have a substantial stake in their success.

Together let's think Big! See my plan to make San Francisco the first large district in the nation to implement an All-Organic Cafeteria!

A San Franciscan for 30 years, I studied engineering at UC Berkeley, wrote for the Contra Costa Times, recorded musicians and movie stars, and for 17 years have been with the City and County of San Francisco, maximizing funding for tens of thousands of residents needing Mental Health services.

My wife is a classroom teacher, as was my late brother Lou Geller, who served our District for many years. I have mentored high schoolers through SFYouthworks.

A member of Dearborn Community Garden, the Mission Dolores Neighborhood Association, and SEIU 1021, as a community leader, in 2010, I spearheaded successful neighborhood opposition to The All-Time Worst Proposed Cell Phone Antenna Placement, preserving the steeple of historic St. Matthews Lutheran Church.

Vote for me for more Teachers of Color!

More Music Teachers! Teacher/Para Housing!

Honors! 8th-grade Algebra! Civil Liberties! Health!

As Commissioner, I will consider the needs of every single family! With me on the Board, you won't be ignored!

Thanks for your vote!

[Rob4sfSchoolBoard2016.wordpress.com](http://Rob4sfSchoolBoard2016.wordpress.com)

*Rob Geller*





# Candidates for Board of Education

## MATT HANEY

**My occupation is** President, School Board.

**My qualifications are:**

It has been an honor to serve as a Member of the Board of Education and to be elected, by my colleagues, to serve as Board President. I've visited every one of the district's 113 elementary, middle, and high schools, and fought for 21st century schools where all students can fulfill their potential.

Together we have:

- Championed computer science education for all students
- Raised teacher salaries and fought for teacher housing
- Reduced unnecessary school suspensions with the "Safe and Supportive Schools Policy"
- Launched the first ever LGBT Studies class
- Increased funding for arts, languages, and health education
- Raised the graduation rate to its highest level ever

We still have big challenges ahead of us. I am committed to ensuring that every San Francisco student has access to an excellent education and a promising future.

Supporters:

Lieutenant Governor Gavin Newsom  
Attorney General Kamala Harris  
State Senator Mark Leno  
Assemblymembers David Chiu & Phil Ting  
Former Assemblymember Tom Ammiano  
Mayor Ed Lee  
District Attorney George Gascon  
Supervisor Jane Kim  
Supervisor Eric Mar  
School Board Members Walton, Fewer, Murase, Wynn, and Norton  
United Educators of San Francisco  
San Francisco Tenants Union  
San Francisco Labor Council  
Parent PAC

Join our campaign to improve SF schools at  
[www.matthaney.com](http://www.matthaney.com)

*Matt Haney*

## IAN KALIN

**My occupation is** Chief Data Officer at U.S. Department of Commerce.

**My qualifications are:**

My wife and I are raising our kids here because we believe in San Francisco. We're entering the school system and know it isn't working for everyone. A smart city needs strong schools. That's why I'm fighting to help EVERY student.

I grew up in a bilingual, immigrant household and my career started after the 9/11 terror attacks when I became a U.S. Navy Officer. The skills I learned served me well; I grew clean-tech and data businesses right here in San Francisco. I led technology improvements for 200+ governments nationwide, delivering billions of taxpayer savings and creating 300+ jobs.

Today, I modernize governments as an Appointee by President Obama. I will put these skills to work for San Francisco and strengthen our schools.

With your vote, I will deliver:

- **IMPROVED ACCOUNTABILITY.** San Francisco is failing to grade our schools. We need transparent, official performance metrics.
- **SIMPLIFIED ENROLLMENT.** Neighborhoods are torn apart. We can improve diversity and communities by reforming student assignments.
- **BUDGET SOLUTIONS.** Teacher shortages, overcrowding, and run-down facilities limit our children's potential. Better fiscal oversight can avert this crisis.

Changemaker endorsements include:

- Supervisor Katy Tang
- Supervisor Mark Farrell
- MotherCoders Founder Tina Lee
- City College Board Trustee Steve Ngo
- BART Director Nick Josefowitz
- San Francisco Chief Innovation Officer Jay Nath
- Jon Garcia, San Francisco Unified School District Chief Development Officer\*

\*For identification purposes only

*Ian Kalin*



# Candidates for Board of Education

## PHIL KIM

**My occupation is** Public School Educator.

**My qualifications are:**

I came into the education profession as a science teacher at a high-performing public middle school serving predominantly low-income families and students of color. While teaching, I served as Science Department Chair, leading our transition towards the Next Generation Science Standards. I implemented restorative justice behavioral practices and established strong family partnerships. I spearheaded the launch of our student college savings program, and trained teachers on how to use technology in the classroom. Now as Innovation Manager, I help bring personalized learning, computer science, data-driven instruction, and technology to our public schools across the Bay Area. I provide direct support to teachers, deans, and principals on innovative school and classroom models. I also manage science programming, coach teachers, further develop teaching practices, and advise schools and systems at the local, state, and national levels in Science, Technology, Engineering, and Math education.

I continue to stay in education because I realize the importance of supporting students and families in a school system that affirms and elevates the voices of teachers, parents, and the community. I believe my experiences makes me uniquely positioned to serve SFUSD and to address the needs of our schools and communities.

[www.philkim.org](http://www.philkim.org)

*Phil Kim*

## TREVOR MCNEIL

**My occupation is** Public Schoolteacher / Parent.

**My qualifications are:**

A public school teacher for our public schools!

San Francisco hasn't elected a teacher to the school board in 12 years – let's change that in this election!

- Public school Social Studies and Language Arts teacher
- Decade of teaching experience including in our SFUSD
- Young parent dedicated to seeing my daughter thrive in quality neighborhood schools
- Product of San Francisco schools
- San Francisco Pedestrian Safety Advisory Committee member
- SFUSD Quality Teacher and Education Act (QETA) Oversight Committee member
- School site teachers union representative
- Former board member Inner Sunset Park Neighborhood Association

My focus on the school board will be:

- Fix the lottery assignment system
- Fight for equity
- Focus on school safety
- Support advanced coursework for students who need a challenge
- Prioritize parent communication and feedback
- Recruit and retain the best teachers possible by paying them a living wage
- Prepare students for academic excellence while offering opportunities for the arts, vocational education, advanced math, and extended language pathways

Visit [www.trevormcneil.com](http://www.trevormcneil.com)

Please help elect a parent and teacher to our Board of Education.

I would be honored to earn your vote. Thank you.

My supporters include:

The San Francisco Parent Political Action Committee  
The SF Building and Trades Council

State Treasurer John Chiang  
State Board of Equalization Member Fiona Ma  
State Assemblyman Phil Ting  
State Assemblyman David Chiu  
Assessor-Recorder Carmen Chu  
Board President London Breed  
Supervisor Katy Tang  
Supervisor Mark Farrell  
Supervisor Scott Weiner  
Community College Trustees: Steve Ngo, Alex Randolph, Amy Bacharach, Thea Shelby, and John Rizzo

*Trevor McNeil*





# Candidates for Board of Education

## RACHEL NORTON

**My occupation is** School Board Member.

**My qualifications are:**

As a two-term incumbent, former Board President, and a parent of two public school students, I am a thoughtful, effective leader on the Board of Education. My second-term accomplishments include:

- Student assignment: Sponsored legislation to make our student assignment system fairer and more predictable.
- Budget: As Budget chair since 2014, I focused on fiscal transparency, conducting in-depth reviews of department budgets each year.
- Academic achievement: Pushed for investments in smaller class sizes and instructional coaches, to ensure that all students can excel.

Going forward, I'm also focused on attracting and keeping the best teachers in high-cost San Francisco, making sure our district is appropriately planning for growth, and continuing to communicate with parents regularly through my 8-year-old blog.

On November 8, vote for experienced, inclusive and transparent leadership: re-elect RACHEL NORTON to the Board of Education.

**Endorsers (partial list):**

State Senator Mark Leno  
Assemblymember David Chiu  
Assemblymember Phil Ting  
Supervisors Eric Mar, Norman Yee, Scott Wiener,  
London Breed, Mark Farrell  
School Board Commissioners Sandra Lee Fewer, Emily Murase, Jill Wynns, Vice President Shamann Walton  
and President Matt Haney  
Oakland Mayor Libby Schaaf  
San Francisco Parent Political Action Committee  
San Francisco Building and Construction Trades Council

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

*Rachel Norton*

## MARK SANCHEZ

**My occupation is** Public School Principal.

**My qualifications are:**

San Francisco's students are the vibrant heart and soul of our public school system, and they deserve the resources necessary to make every classroom community a dynamic center of teaching, learning, creative expression and collaboration. As our city continues to be one of the nation's least affordable places to live, our educators are being pushed out in unprecedented numbers. Students and schools desperately need continuity, stability and adequate resources to attain high academic outcomes. We must prioritize affordable housing. We also need someone who is knowledgeable of schools and classrooms to help the school board make the best decisions possible. We need an educator on the Board of Education. I have been honored to serve San Francisco schools for the past 23 years, first as a teacher, then as Board of Education commissioner, and for the past eight years as principal in both the Mission and Excelsior districts. I'm pleased to include amongst my endorsers:

United Educators of San Francisco  
The San Francisco Labor Council  
Teachers 4 Social Justice  
Board of Education Commissioners: Sandra Fewer and Matt Haney  
Supervisors: Jane Kim and Eric Mar  
City College Trustee: Rafael Mandelman  
Community Leaders & Educators: Karling Aguilera-Fort, Jeremiah Jeffries, Karen Zapata

*Mark Sanchez*



# Candidates for Board of Education

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## JILL WYNNS

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**My occupation is** School Board Member.

**My qualifications are:**

I have served twenty-four years on the San Francisco Board of Education, been a public school parent for twenty-two years and dedicated my life to working for children and public schools. I have been a state and national leader on urban education issues, and am a former President of the California School Boards Association.

I have played a key role in over a dozen local funding measures that have raised over THREE BILLION DOLLARS for local schools, including the Public Education Enrichment Fund supporting arts, music, sports, athletics, libraries, counselors, social workers and restorative practices.

I am a leader of efforts to close the opportunity and achievement gap, include parents and students in decision-making, expand after school programs, improve the quality of school food, reduce suspensions and expulsions, raise graduation requirements, develop teacher housing, oppose school privatization and support school employees.

Please join San Francisco parents, teachers, students, community members and

Lieutenant Governor Gavin Newsom,  
Board of Equalization Chair Fiona Ma,  
Assembly Members David Chiu and Phil Ting,  
Supervisors Farrell, Weiner and Yee,  
School Board Members Haney, Murase, Norton and Walton,  
College Board Members Bacharach, Randolph and the San Francisco Parents PAC.

Vote for JILL WYNNS FOR SCHOOL BOARD  
[jillwynns.com](http://jillwynns.com)

*Jill Wynns*



# Candidates for Community College Board

## DR. AMY BACHARACH

**My occupation is** Community College Board Trustee / Researcher.

**My qualifications are:**

City College must remain available, accessible, and affordable for our community. With the Board's powers restored, it's critical that we have informed, accountable leaders. I'm honored to be one of those leaders, bringing a pragmatic, independent voice and experience working with the accrediting agency and analyzing policy. My years as an adjunct professor also bring a faculty perspective.

As a policy researcher, I measure data, implement evidence-based practices, and make hard decisions. As a Trustee, I've focused on City College's overall stability. I helped re-establish a joint CCSF/School District committee and serve as its co-chair, with goals of increasing dual enrollment rates and easing the transition from high school to college. My priorities are to form partnerships and create apprenticeships to rebuild enrollment and to launch an alumni program, harnessing graduates' success for opportunities for current students.

I know firsthand how important higher education is for creating opportunities. My own experiences in community college and higher education sparked my passion for policy and civic involvement. I hope to continue our work making City College a model for community colleges again.

I've been endorsed by many community leaders. For a full list, visit [www.amybacharach.com](http://www.amybacharach.com).

I respectfully ask for your vote.

*Dr. Amy Bacharach*

## RAFAEL MANDELMAN

**My occupation is** College Board President.

**My qualifications are:**

I knew City College had challenges when I was first elected to the Board of Trustees back in 2012, but I had no idea that less than a year later, an unelected, unaccountable private accrediting agency would try to shut the College down.

I am proud of the work I did to save City College from a hostile and reckless accreditor, and I am proud of the work I have done as President of the Board to restore effective local control of the College. We have made great progress in addressing many longstanding fiscal, administrative and governance issues, but there is still more to do, which is why I am running again.

I am endorsed by the San Francisco Labor Council; SEIU 1021; the Building and Construction Trades; the Tenants Union; the Harvey Milk LGBT Club; State Senator Mark Leno, Former State Senator John Burton; Assemblymembers Phil Ting and David Chiu; Mayor Lee and Supervisors Mar, Peskin, Tang, Kim, Yee, Wiener, Campos, Cohen and Avalos; School Board Commissioners Matt Haney, Shamann Walton, Sandra Lee Fewer and Rachel Norton; and all of my colleagues on the College Board.

I would be most grateful for your vote. Read more at [www.rafaelmandelman.com](http://www.rafaelmandelman.com)

*Rafael Mandelman*



# Candidates for Community College Board

## ALEX RANDOLPH

**My occupation is** Member, Community College Board.

**My qualifications are:**

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

My victories for City College as Trustee:

- Giving our teachers a raise and avoiding a strike
- Making important decisions to keep City College open, accredited, and financially stable
- Sponsoring Emergency Financial Aid for students in need

As a product of community college, I take my responsibility seriously. When I make decisions I think of how it would have impacted me as a black student 13 years ago.

Unfortunately, many City College students, particularly of color, still struggle to be successful. I worked hard over the last year to connect directly with these students and strengthen available resources.

My fellow Trustees agree - I'm honored they all endorsed me for re-election.

Please vote for me to continue fighting for our students as your Community College Board Trustee.

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

Endorsements (partial list)

Lt. Governor Gavin Newsom  
 Attorney General Kamala Harris  
 Board of Equalization Chair Fiona Ma  
 Controller Betty Yee  
 State Superintendent of Public Instruction Tom Torlakson  
 State Senator Mark Leno  
 Assemblymembers David Chiu and Phil Ting  
 Mayor Edwin M. Lee  
 Assessor-Recorder Carmen Chu  
 Supervisors London Breed, Malia Cohen, Mark Farrell, Aaron Peskin, Katy Tang, Scott Wiener, & Norman Yee  
 San Francisco Firefighters, Local 798  
 San Francisco Building Trades Council  
 San Francisco Labor Council  
 SF Parent PAC

*Alex Randolph*

## TOM TEMPRANO

**My occupation is** Small Business Owner.

**My qualifications are:**

I believe nothing is more powerful than a second chance and a new beginning.

For a student just finishing high school or anyone looking for a fresh start, City College should be there as a first step on their journey.

My experience as a community college student and a small business instructor led me to become an advocate for City College. During the accreditation crisis I worked with faculty and students to keep City College open.

As a City College Trustee I'll make sure the needs of our students come first by:

- Rebuilding the relationship between San Francisco Unified School District and City College to build an enrollment bridge for students.
- Creating a community college with cutting-edge departments for coding and programming, biotechnology, healthcare, and construction.
- Creating common sense budgets that cut spending on middle management and consultants.

I am proud to have the support of:

City College of San Francisco Teachers and Faculty (AFT 2121)

City College of San Francisco Staff and Workers (SEIU 1021)

Community College Board President, Rafael Mandelman  
 Community College Board Vice President, Thea Selby  
 Community College Board Member, Brigitte Davila  
 Community College Board Member, Steve Ngo  
 Community College Board Member, John Rizzo

Board of Education President, Matt Haney  
 Board of Education Member, Sandra Lee Fewer

State Senator Mark Leno  
 Board of Equalization Chair Fiona Ma  
 Former Assemblymember Tom Ammiano

Supervisor John Avalos  
 Supervisor David Campos  
 Supervisor Mark Farrell  
 Supervisor Jane Kim  
 Supervisor Eric Mar  
 Supervisor Aaron Peskin  
 Supervisor Norman Yee

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

*Tom Temprano*



# Candidates for Community College Board

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## SHANELL WILLIAMS

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**My occupation is** Education Development Director.

**My qualifications are:**

I am a graduate of the City College of San Francisco, and have served as Student Trustee for two terms. Through my advocacy for the past four years, alongside the college's students, faculty and classified staff, I helped save City College from loss of accreditation and closure. I understand the challenges the College has faced and those ahead.

As a Trustee, my priorities would be:

- The College's accreditation is preserved by any means necessary
- Independent oversight of citizens bond funds
- Improved access, transparency, diversity and affordability
- Developing more partnerships for workforce development

My supporters include:

Former Assemblymember Tom Ammiano  
Board of Supervisors President London Breed  
Board Supervisors Eric Mar, Norman Yee, John Avalos,  
Aaron Peskin, David Campos  
School Board President, Matt Haney  
School Board Vice President, Shamann Walton  
School Board Commissioner, Sandra Lee Fewer  
American Federation of Teachers Local 2121  
San Francisco Tenants Union  
San Francisco Labor Council  
UA Local 38 Plumbers and Pipefitters  
San Francisco Building and Construction Trades Council  
Harvey Milk LGBT Democratic Club

Vote for me to be our voice for City College.

In Community,

*Shanell Williams*



# Candidates for Board of Supervisors, District 1

## SHERMAN R. D'SILVA

**My occupation is** Operations Manager.

**My qualifications are:**

As a lifelong Richmond district resident I have seen the quality of the neighborhood deteriorate. I believe a supervisor who puts the condition of the neighborhood first is what we need today.

What I feel is important:

- Timed traffic lights on all major streets
- A ten-year plan for replacing all sidewalks and roads
- Increased street cleaning
- Targeted cleaning of problem blocks
- Removal of items off sidewalks within 24 hours
- Immediate removal of graffiti within 24 hours
- Move of the Geary bus stops to median to increase speed and add parking
- Power washing of city trash cans
- Locked trash cans to prevent spills
- Increasing parking availability
- Increased police presence
- Requiring law enforcement to follow the same traffic laws we follow

I believe that a clean and safe neighborhood is what government is supposed to take care of first, before it does anything else. There will always be something else that needs to be addressed but if we can't take care of these basic needs first then our priorities are all wrong.

If you feel that we can and must do better as a community I would be honored by your vote on November 8, 2016

[www.DSILVA2016.com](http://www.DSILVA2016.com)

*Sherman R. D'Silva*

## SANDRA LEE FEWER

**My occupation is** Commissioner, San Francisco Board of Education.

**My qualifications are:**

As a fourth generation Chinese American San Franciscan with deep Richmond roots, I have lived in District 1 for over 50 years, as has my husband. Together, we raised three children in the Richmond District, and we have all attended neighborhood public schools.

After 12 terms as PTA President, I was elected School Board Commissioner in 2008 and in 2012. My husband served 35 years as a San Francisco police officer, retiring at Richmond Station.

I have a strong track record of building consensus and getting things done. My record includes requiring local hire on school construction, helping evicted students, working for neighborhood schools, building affordable housing and strengthening pedestrian safety.

My priorities as Supervisor include:

- Addressing our affordability and housing crisis
- Protecting neighborhood quality of life
- Improving public and pedestrian safety
- Preserving our local small businesses
- Making our city more family-friendly

Please join my supporters.

Organizations: San Francisco Firefighters, California Nurses, United Educators of San Francisco, Community College Teachers, Richmond District Democratic Club, San Francisco Tenants Union, SEIU 1021, Unite Here Local 2, Coleman Action Fund for Children.

City Leaders: Senator Mark Leno; Assemblymember Phil Ting; California Democratic Party Chair John Burton; Supervisors Eric Mar, Jane Kim, Norman Yee, John Avalos, Aaron Peskin, David Campos; former Supervisor Jake McGoldrick; former Supervisor Bevan Dufty; Public Defender Jeff Adachi; School Board Commissioners Rachel Norton, Matt Haney, Shamann Walton, Hydra Mendoza.

*Sandra Lee Fewer*

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





# Candidates for Board of Supervisors, District 1

## RICHIE GREENBERG

**My occupation is** Businessman / Advisor.

**My qualifications are:**

I'm a proud husband, father, and have devoted over 25 years to my occupation, passionately empowering small businesses, planning and solving problems for a living. I know the value of being a responsive, strong leader to my over 1,000 clients of diverse racial, ethnic and faith backgrounds. When elected to the Board of Supervisors, I will be just as engaged by:

Demanding fiscal accountability, by all departments, with San Francisco's \$9 billion budget.

Leading the fight to save San Francisco's neighborhood businesses- the fabric of our communities.

Supporting tight regulation of Airbnb, Uber etc.

Calling for overhauling the SFUSD assignment lottery, and challenging students with curricula to prepare for the outside world.

Having the courage to stem the homeless influx, reducing the numbers sleeping on the streets; increasing mental health services.

Supporting equality for all: LGBT; persons with disabilities; equal pay/hiring for age, gender and race; supporting reproductive rights.

SFPD has my support in increasing foot patrols. Crime is spiking. Families and property need protecting. I endorse tightening gun laws.

I am a 15 year resident of San Francisco, and an active participant in our vibrant Jewish community.

I will be honored to have your vote and support.

*Richie Greenberg*

## JASON JUNGREIS

**My occupation is** Attorney.

**My qualifications are:**

Concise complete statement of values and platform:  
[www.jasonjungreisforsupervisor2016.com](http://www.jasonjungreisforsupervisor2016.com)  
"Government should be lean, clean, and green"

**Personal:**

Clean Technology Attorney

Married homeowner with two children; longtime community involvement

Independent; refusing campaign contributions

**Political Priorities:**

Fiscal Responsibility.

Safety.

Resource Management.

Health, Education.

Equal Rights, Free Enterprise.

**Agenda:**

Implement immediate low-cost alternatives to BRT

Repeal Prop K sales tax

Repeal Sanctuary City status

City-wide broadband wifi

Increase homeless residency requirement

Fully enforce quality of life laws

Reduce homeless expenditure to national average

Expedite construction of 50,000 approved housing units

Hetch-Hetchy water for west-side

Oppose Bond funding

Allow termination for incompetence

Remove contract bid preferences

Increase pension requirements

Cap City employee salaries

Enable resident volunteerism

Reduce government size

Voting by mail/online

City-based medical services for health care

Oppose Bonus Housing exceeding state law

Redesign county prison for small isolated cells

Provide prisoners citizenship-studies computers

Anti-crime video cameras in public spaces

Fully prosecute property crimes

Dissolve community courts

Energy-efficiency buyer program

No artificial turf

Increased bike lanes

Increased tree planting

Promote neighborhood schooling

Privately-funded after-school enrichment programs

Increase vocational training availability

Public beach on City's east-side

Permanent Presidio artist studios

Promote public murals

Increase parking lots

Decriminalize natural drugs

Coordinate traffic lights

Repair roads

*Jason Jungreis*





# Candidates for Board of Supervisors, District 1

## BRIAN J. LARKIN

**My occupation is** Professional Engineer.

**My qualifications are:**

My main reason for running is to bring Muni Metro service to the Richmond District in a tunnel. If elected, I will also champion other infrastructure improvements, such as undergrounding utilities – and none of those things will happen without a champion.

With the advent of the Affordable Housing Bonus Program, Richmond District residents face the prospect of more housing and increased pressure on our infrastructure. Increased housing density in our neighborhood is inevitable, but we must get the associated and necessary infrastructure improvements.

More than ever, District 1 is a swing-district that will determine whether the moderates or the progressives have a majority on the Board of Supervisors. The moderate establishment favors high-profile ideas like building an arena for the Warriors, while the progressives focus on enhancing San Francisco's sanctuary city status.

Neither side thinks much about the Richmond District when its BOS seat is not on the ballot. At other times, we might as well be the Farralones for all the attention they pay us.

I will happily work with the other Board members, but I will require something of substance in return for the residents of District 1.

*Brian J. Larkin*

## DAVID LEE

**My occupation is** Teacher / Non-profit Executive.

**My qualifications are:**

Our neighborhood faces major challenges: lack of affordable housing, crumbling infrastructure, inadequate transportation and increasing threats to public safety. Read our plan to solve these challenges at [www.votedavidlee2016.com](http://www.votedavidlee2016.com).

We need safer streets. As former Chair of the Richmond District Police Community Advisory Board, we improved pedestrian safety by fighting for more traffic signals at dangerous intersections.

Our neighborhood deserves great parks. As a former San Francisco Recreation and Parks Commissioner, we spent over \$100 million in rebuilding projects including for Richmond District playgrounds such as Argonne, Fulton, Cabrillo, and the Richmond Playground.

Transparency in government is essential. The students in my class gathered 15,000 signatures to make City Hall more accessible and accountable.

All voices need to be heard. As executive director of the Chinese American Voters Education Committee for over 20 years, we registered more than 100,000 voters.

I earned a doctorate in educational leadership and received my masters' degree in political science. I'm a graduate of Wallenberg High School and San Francisco State University where I currently teach.

Please join the San Francisco Police Officers Association, LiUNA! Local 261, and thousands of Richmond District residents supporting our campaign.

*David Lee*



# Candidates for Board of Supervisors, District 1

## JONATHAN LYENS

**My occupation is** Budget Analyst.

**My qualifications are:**

I've overcome tremendous obstacles and won tough fights my entire life.

Growing up blind wasn't always easy.

Helping balance the city's budget during the Great Recession while protecting the most vulnerable was a daunting challenge.

But now I, and we, face one of our toughest fights – keeping the heart and soul of our city from being evicted.

As a community advocate for Richmond residents and for seniors and people with disabilities, I've fought to give marginalized communities a voice in our city government. As a city budget analyst, I worked every day to try and make City Hall more effective, efficient and accountable.

Now I'm running for Supervisor to prevent our families, teachers, nurses and firefighters from being priced out of this great city we love.

We need to stand up and fight for real solutions to protect tenants from eviction, house and help the city's growing homeless population, improve local transit and most of all – make our city more affordable.

Because they know I'm an independent voice, I'm proud to have the support of Fiona Ma, Phil Ting, Aaron Peskin and local community leaders.

I hope to earn your 1st, 2nd or 3rd vote.  
[www.JonathanLyens.com](http://www.JonathanLyens.com)

*Jonathan Lyens*

## MARJAN PHILHOUR

**My occupation is** Business Owner / Mother.

**My qualifications are:**

I am a small-business owner and mother of three young children who feels the affordability crisis and neglect in public services here in the Richmond District firsthand. We can do better.

Over my twenty years of public service, I've seen government do good things for people by prioritizing constituent services. This election offers a clear choice between a fresh direction in leadership or more of the same.

I will bring an independent, neighborhood voice to City Hall.

My parents immigrated to the United States and met as students at San Francisco State University. I grew up sharing a small apartment with my extended family, learning the necessity of hard work, perseverance, and valuing community.

I will keep families and working people in San Francisco by:

- Fighting for housing affordability solutions
- Investing in transportation and public schools
- Supporting tenants, small property owners, and local businesses
- Transitioning the homeless to supportive housing
- Refocusing on public health, cleanliness, and safety

I am endorsed by former Supervisor Angela Alioto, California State Controller Betty Yee, Board of Equalization Chair Fiona Ma, Assessor-Recorder Carmen Chu, District Attorney George Gascón, Sheriff Vicki Hennessy, School Board Commissioner Jill Wynns, Supervisors London Breed, Malia Cohen, Mark Farrell, Katy Tang, and Scott Wiener, San Francisco Deputy Sheriffs' Association, San Francisco Police Officers Association, San Francisco Firefighters Local 798, and more. Visit [votemarjan.com](http://votemarjan.com)

*Marjan Philhour*



# Candidates for Board of Supervisors, District 1

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## ANDY THORNLEY

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**My occupation is** Transportation Planner.

**My qualifications are:**

I've spent the past decade working with San Francisco communities, with neighbors and public agencies, with advocates and institutions and businesses, to shape a healthier, more equitable and sustainable San Francisco.

I'm a proven and well-regarded leader, a connector and convener, an accomplished explainer and listener. I work every day to make our streets and neighborhoods safer, healthier, more equitable and more sustainable. I partner with people of all positions and perspectives, with empathy and compassion, seeking and building consensus and solutions.

I'm a public servant, an advocate, a tenant, a strap-hanger. I have a deep appreciation of the complexities of public policy and administration as real things, from abstract initiative to implemented program, from need to solution. I've worked to weave the legal and the social and the political and the logistical into the actual, living city.

I love the city and love the business of running this city and helping guide it through its challenges and glories, protecting the city's heart and heritage while adapting and evolving into tomorrow and beyond. I want to live in a San Francisco that works for everyone, and I'm ready to step it up and represent District 1 at City Hall.

*Andy Thornley*



# Candidates for Board of Supervisors, District 3

## TIM E. DONNELLY

**My occupation is** Residential Property Manager.

**My qualifications are:**

I'm a San Francisco native, residing in District 3 for over 30 years. For the past 25 years I've been a Property Manager, providing safe and pleasant homes in our district. This task becomes exceedingly difficult with the increases in crime, vagrancy and traffic. I have never run for office, but can no longer remain idle while our quality of life degrades.

I strongly believe we need:

- enhanced police presence and response to curb escalating crime. The break-ins are out of control and there are too many unstable individuals wandering our neighborhoods.
- restoration of off-street parking for residents, businesses and visitors and to allow flexibility with curbside spaces. Vanishing parking spaces are increasing traffic, pollution and frustration, making our streets less safe.
- to give a hand up to those who are struggling, without enabling substance abuse or condoning bad behavior.
- to respect building height limits. We already have the highest density in San Francisco.
- update and expand rent control.
- to give residents a voice in changes made to their neighborhood.
- a Supervisor who is focused on the quality of life in our District and Citywide.

And while we're at it, let's get 16 full ounces when we order a pint!

*Tim E. Donnelly*

## AARON PESKIN

**My occupation is** Supervisor.

**My qualifications are:**

My continued priorities as District 3 Supervisor are:

- addressing our affordability crisis
- protecting neighborhood safety and quality of life
- preserving San Francisco's diverse character

Working with dedicated volunteers and district residents, we have taken significant strides towards achieving our goals:

- Doubled the amount of affordable housing required in large developments through the passage of Prop C
- Combatting the illegal depletion of affordable homes by requiring Academy of Art College to comply with zoning laws
- Prevented evictions and loss of affordable housing by requiring Airbnb and other host platforms to take responsibility for illegal and unregistered short-term rentals
- Strengthened pedestrian safety with new scramble lights at Portsmouth Square and safety improvements by Broadway Tunnel
- Working to increase public safety in the district, including at Ping Yuen public housing
- Won \$4 million for district parks including Willie Woo Playground in Chinatown and Michelangelo Park in Russian Hill
- Kick-started legacy small business protection act and restored lost revenue to local small businesses negatively impacted by Super Bowl
- Promoting fiscal responsibility as Chair of Government Audits and Oversight Committee, including cracking down on bad real estate deals by the city.

I would be honored to have your support again.

*Aaron Peskin*

[www.Aaron2016.com](http://www.Aaron2016.com)



# Candidates for Board of Supervisors, District 5

## LONDON BREED

**My occupation is** President, Board of Supervisors.

**My qualifications are:**

I was born in District 5, and raised by my grandmother in public housing. I'm a lifelong renter and live in the Lower Haight with my roommate Ben.

As your District 5 Supervisor and Board President, I've worked to address the issues you care about and hope to earn your support again.

Together, we've:

- Passed legislation prioritizing neighborhood residents for affordable housing in our community.
- Introduced San Francisco's highest affordable housing requirements, and protected thousands of rent-controlled units from demolition.
- Rehabilitated vacant public housing units, providing permanent housing for 179 homeless families.
- Supported programs to get homeless youth off the street and into jobs.
- Increased police beat patrols in our commercial corridors.
- Put dozens of new ambulances on the street, improving response times by 26%.
- Replaced hundreds of outdated Muni buses and trains, launched the 5 Fulton Rapid, and increased service along Haight Street.
- Created a one-stop job center in the Western Addition, helping hundreds of residents find jobs.
- Launched CleanPowerSF, San Francisco's most important climate change initiative.

**Endorsements:**

- Congresswoman Nancy Pelosi
- Attorney General Kamala Harris
- Senator Mark Leno
- John Burton, Former Congressman
- San Francisco Firefighters Local 798
- San Francisco Women's Political Committee
- Thea Selby, Lower Haight Community Leader
- Lisa Zahner, President, Alamo Square Neighborhood Association\*
- Martha Ehrenfeld, President, Inner Sunset Park Neighbors\*
- Chuck Canepa, President, Cole Valley Neighborhood Association\*
- Monetta White, President, Lower Fillmore Merchants\*
- Michael Gaines, President, Lower Haight Merchants & Neighbors Association\*

\* for identification purposes only

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

*London Breed*

## DEAN PRESTON

**My occupation is** Director, Housing Nonprofit.

**My qualifications are:**

My father and grandparents were refugees forced from Nazi Germany. I believe that everyone deserves a secure and affordable home.

I am a 20-year resident of District 5. My wife Jenckyn is a 5th generation San Franciscan whose grandfather was our first African American School Board Commissioner. Our daughters both attend school in District 5.

A graduate of Bowdoin College and UC Hastings College of the Law, I worked as a civil rights attorney for victims of police misconduct and unscrupulous landlords before founding Tenants Together, California's only statewide renters organization.

**My record includes:**

- Helped save rent control in California
- Championed the Small Business Protection Act
- Founded Affordable Divis to win affordable housing on Divisadero Corridor
- Created Tenants Rights Bootcamps to help hundreds of District 5 renters

**My priorities:**

- Establish a rent cap to control runaway housing costs
- Create new affordable homes
- Champion universal preschool for all San Francisco families
- Pass Muni Riders' Bill of Rights
- Promote police reform and community policing

Please join my supporters: California Nurses Association, San Francisco Tenants Union, former Assemblymember Tom Ammiano, Supervisor David Campos, former District 5 Supervisor and Board President Matt Gonzalez, Planning Commissioner Kathrin Moore, Police Commissioner Petra DeJesus, D5 Action\* Coordinator Tes Welborn.

\*For Identification Purposes Only

*Dean Preston*

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



# Candidates for Board of Supervisors, District 7

## JOEL ENGARDIO

**My occupation is** Journalist / Business Manager.

**My qualifications are:**

District 7 faces unprecedented challenges that require bold, responsive and independent leadership. It's time for a change.

I've worked as a journalist to hold government accountable and as a civil liberties advocate to advance equality. As a proud product of public schools, I had the opportunity to earn a Master's in Public Administration on scholarship from the Harvard Kennedy School of Government. I've lived in San Francisco for 18 years and own a home with my husband near Lake Merced.

We need to take a stand against the westside crime wave and address homelessness by focusing on underlying issues like mental illness. We must invest in housing so that we can revitalize our commercial districts and create space for our kids and grandkids to stay in San Francisco. I will be a champion for our homeowners and middle-income families. City Hall shouldn't treat the westside like an ATM.

I'm endorsed by Supervisor Katy Tang. We will fight together for fiscal responsibility and common sense at City Hall. Visit [www.engardio.com](http://www.engardio.com) to read my award-winning columns on local issues. Your vote will put those words into action.

*Joel Engardio*

## JOHN FARRELL

**My occupation is** Small Business Owner.

**My qualifications are:**

As your supervisor I will stand up for our D7 neighborhood values:

- Ensuring public safety.
- Addressing homelessness, especially the needs of the mentally ill.
- Preserving neighborhood character.
- Opposing any tax that will adversely affect our families.
- Providing essential senior services and after-school activities.
- Addressing our small businesses needs.

I will make City Hall accountable to District 7, and to all of San Francisco.

Best qualified to take on City Hall for D7:

Experience: Specialized in identifying new revenues sources, bringing millions to the City.

- Finance Director – Treasure Island Development Authority
- Assistant Assessor – Budget and Special Projects
- Mayor's Budget Analyst
- Senior Analyst for Harvey Rose, Budget Analyst for Board of Supervisors
- Park Director – Recreation and Parks Dept.

Small Business Owner/Real Estate Broker: Help families with affordable housing, in foreclosure, and assist displaced tenants.

Dedication:

- 5th generation. I grew up in D7 and attended St. Ignatius ('77), USF ('81), and Golden Gate University ('86 MBA).
- Claudette, my wife of 28 years, and I raised our two grown daughters, Stephanie and Kristen, and three dogs (two rescues) in D7.
- My family has served the public for nearly a century. My grandfather was a Muni driver; my father was appointed Controller by Joe Alioto; my uncle was an SFPD Sergeant.

Check out [www.johnfarrell4supervisor.com](http://www.johnfarrell4supervisor.com) and see what sets me apart.

Endorsements:

Judge Quentin Kopp (ret.)

Former D7 Supervisor Tony Hall

Judge Kevin Ryan (ret.)

*John Farrell*





# Candidates for Board of Supervisors, District 7

## BEN MATRANGA

**My occupation is** Street Safety Director.

**My qualifications are:**

I'm running for Supervisor because District 7 deserves energetic, honest, results-oriented leadership.

I'm endorsed by leaders like:

- Fiona Ma, CPA, BOE Chairwoman
- Angela Alioto, Former Board President
- Barbara Kaufman, Former Board President
- San Francisco Building and Construction Trades Council (#2)

They join hundreds of neighbors who love San Francisco.

After attending Saint Ignatius and earning my Master's in public policy and finance from NYU, I worked with entrepreneurs rebuilding infrastructure in war-torn countries. I returned home to oversee the Vision Zero street safety plan, delivering over 13 miles of improvements on time and under budget.

As your Supervisor, I will fight to:

- Ensure San Francisco hires enough officers to stop neighborhood crime.
- Protect quality of life by enforcing laws against camping and aggressive panhandling.
- Root out waste and fraud to ensure vital services are funded and protect families from unnecessary tax and fee increases.
- Preserve neighborhood character and demand the Planning Department serve neighborhoods, not just developers.

District 7 represents San Francisco's best: safe and vibrant neighborhoods where middle-class families can own a home, educate our children and enjoy quality of life. Together, we'll keep San Francisco safe and successful for generations to come.

I respectfully ask for your vote.

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

*Ben Matranga*

## NORMAN YEE

**My occupation is** Member, Board of Supervisors.

**My qualifications are:**

As a fourth generation San Franciscan, we've lived in District 7 for 30 years where I raised my two daughters. Becoming a grandfather this year makes me even more devoted to the multi-generational needs of our residents – from seniors to families to young professionals.

I fought to ensure we're safe at home and in our neighborhoods. I've added 12 additional police officers to our District 7 precincts and brought two fulltime beat cops to commercial corridors. I helped create San Francisco Vision Zero initiative, intensifying efforts to protect pedestrian safety.

As a former educator, my passion for children and family issues led me to enter public service. In 2014, I led the campaign to extend and expand the city's Children's Fund for 25 years.

I'm making sure District 7 residents receive our fair share of city funding. I pioneered a Participatory Budgeting process so you can tell City Hall where your tax dollars should go.

In my second term, I'll work to improve our parks, increase access to childcare, expand senior services, continue to safeguard Westside neighborhood characteristics and create more family friendly housing.

Four years ago, you elected me as your Supervisor. Today, I am more motivated than ever to bring our District 7 voices to City Hall.

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

*Norman Yee*





# Candidates for Board of Supervisors, District 7

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## MIKE YOUNG

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**My occupation is** Business Owner.

**My qualifications are:**

I'm a native son of San Francisco, a product of our public school system, and a Park Merced resident.

I believe in San Francisco and will serve our neighbors with strength and empathy at City Hall.

My education at Roosevelt Junior High and Lowell prepared me for degrees at U.C. Berkeley and Harvard. I served two years in the San Francisco Mayor's Budget Office, 10 years as a U.S. Army Reserve officer, and 10 years as a U.S. diplomat in South Korea, Afghanistan, Vietnam, and Pakistan.

District 7 residents are experiencing car break-ins and burglaries; the condition of our streets are deteriorating from heavy congestion, affecting adversely the quality of our lives.

As Supervisor, I will ensure adequate police protection in our district and that growth doesn't occur at the expense of neighbors in San Francisco's historic Westside, while enforcing fiscal discipline on our City's already swollen budget. I will be as close as a phone call from everyone in our district. You'll find a real person, not a voicemail, in my office.

*Mike Young*



# Candidates for Board of Supervisors, District 9

## JOSHUA ARCE

**My occupation is** Community Housing Attorney.

**My qualifications are:**

San Francisco is at a crossroads. We are losing our residents as they struggle with rising housing costs, homelessness, difficulty making ends meet, and declining community safety. City Hall has been unresponsive to our neighborhoods' concerns, and we have suffered for nearly a decade from failed housing policies.

The status quo has failed us. Our neighborhoods deserve better.

As a housing expert, I delivered more affordable housing than in the past eight years combined. As a civil rights attorney, I addressed homelessness, protected immigrant families, and stopped evictions. As an environmental advocate, I helped close San Francisco's dirty power plants and installed solar panels across the City. As a community activist, I championed the country's most successful local hiring program, securing jobs for residents while helping local businesses.

As Supervisor, I will work for all of us.

Our district is vibrant, diverse, and progressive, but we need new leadership. I am the only candidate with the track record to deliver the housing, jobs, and environmental protections our community needs.

**Partial Endorsement List:**

Lieutenant Governor Gavin Newsom  
Board of Equalization Chairwoman Fiona Ma  
Assemblymember David Chiu  
Former Board of Supervisors President Angela Alioto  
San Francisco Building and Construction Trades Council  
District 9 Tenants Alliance  
Jim Salinas, Latino Labor Leader  
Alfredo Bojórquez Loya, Mission Youth Advocate  
Darcy Lee, President, Bernal Business Alliance  
Laura Wagner, Portola Parent

More information at [www.joshuaarce.com](http://www.joshuaarce.com)

*Joshua Arce*

## ISWARI ESPANA

**My occupation is** Training Officer.

**My qualifications are:**

I have over 16 years' experience in management and supervisory roles in non-profit and governmental programs. I am a self-starter with a background in Community relations, Employment, housing and Criminal Justice. I hold a BA in Political Science and Latino/Latina Studies, with emphasis on Community Relations, Policy and Law from San Francisco State University.

I have worked for corporate sales, the State of California, a Nonprofit youth advocacy and empowerment center, and the City and County of San Francisco. I am solution oriented and have experience leveraging services to create innovative solutions to community issues. I am Bilingual in English and Spanish. I have been a notable advocate for youth and adults with physical disabilities and workforce development employment opportunities in the Bay Area.

I have served on a Board of Directors capacity for SFSU EOP scholars program, adult re-entry programs, and a task force to implement and distribute stimulus funding from President Obama's Administration to youth programming in San Francisco. My drive and long time dream is to represent my neighbors where I live and where I am raising my family.

*Iswari Espana*



# Candidates for Board of Supervisors, District 9

## HILLARY RONEN

**My occupation is** Civil Rights Attorney.

**My qualifications are:**

I've lived or worked in District 9 for almost 15 years, and believe that safe, healthy, and affordable neighborhoods are worth fighting for.

As a civil rights attorney in Bernal Heights, I fought to ensure that families received fair wages and health-care.

As a policy-maker, I fought to add hundreds of affordable homes to the Mission.

As a mother living in the Portola, I've fought for safe streets, parks, and schools.

As Supervisor, I will be a fierce negotiator making sure District 9 gets its fair share from City Hall.

**My record includes:**

- Authored legislation to stop intimidation of women at healthcare clinics.
- Protected San Francisco's historic small businesses through the Legacy Business Registry.
- Led efforts to address lack of police response to property crime.
- Created legislation to stop teacher evictions during the school year.

**As Supervisor I will:**

- Build 5,000 affordable units in 10 years.
- Make universal preschool available to all families.
- Champion common-sense solutions to ending street encampments and homelessness.
- Require de-escalation training and independent oversight of the SFPD.

**My supporters include:**

California Nurses Association  
San Francisco Teachers  
City College Faculty

Bernal Heights Democratic Club  
Portola Neighborhood Democratic Club  
Harvey Milk LGBT Democratic Club

California Democratic Party Chair John Burton  
Public Defender Jeff Adachi  
District Attorney George Gascon  
Retired Assemblymember Tom Ammiano  
Supervisor John Avalos  
Supervisor David Campos  
Supervisor Jane Kim  
Supervisor Eric Mar  
Supervisor Aaron Peskin  
Supervisor Norman Yee

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

*Hillary Ronen*

## MELISSA SAN MIGUEL

**My occupation is** Education Advocate.

**My qualifications are:**

I was BORN AND RAISED IN THE MISSION, and watched my immigrant parents show me what it means to work hard. I learned the value of a union wage and the power of a great education.

I graduated from LOWELL HIGH and became a valedictorian at UC BERKELEY. I saw firsthand the education opportunity gap, and committed myself to eliminating it. I have dedicated my career to fixing our broken education system to ensure that families, like those I grew up with, can succeed in San Francisco today.

I was honored to serve as an EDUCATION ADVOCATE at the:

- CALIFORNIA DEPARTMENT OF EDUCATION
- EDUCATION TRUST - WEST
- NATIONAL CENTER FOR YOUTH LAW

As an EDUCATION ADVOCATE, I have achieved important RESULTS FOR UNDERPRIVILEGED CHILDREN, including:

- Ensuring more money is provided for low-income students, foster youth, and English Learners through California's landmark 2013 school funding bill.
- Expanding California's education services and supports to 40,000 foster youth who were previously ineligible.

My advocacy work for children has been incredibly rewarding, and now it's time to expand that fight for the neighborhood I grew up in. It's time for a leader from our community who will fight for the people, not politics.

I'd be honored to have your vote!

*Melissa San Miguel*  
[www.melissasanmiguel.com](http://www.melissasanmiguel.com)



# Candidates for Board of Supervisors, District 11

## KIM ALVARENGA

**My occupation is** Union Political Director.

**My qualifications are:**

My dedication to District 11 is driven by personal experience and deep roots. I was raised in San Francisco by a single mother, who worked as a domestic worker. A product of San Francisco schools, I became the first college graduate in my family, thereafter following my passions for advocating for working families and underrepresented communities. District 11 is my home, where my wife, Linnette, and I are raising our son.

We all deserve to live in safe, healthy, thriving neighborhoods and receive our fair share of city services. I am the independent voice who will effectively advocate for our District.

**Accomplishments include:**

- \$15 minimum wage, guaranteed paid sick days
- Fighting unjust foreclosures, evictions
- Supporting small businesses, responsible economic development
- Prioritizing our parks, open space
- Save City College
- Free tuition City College
- Protecting Healthy San Francisco

**Supporters include:**

Amalgamated Transit Union Local 1555  
 American Federation of Teachers Local 2121  
 California Nurses Association  
 Harvey Milk LGBT Democratic Club  
 International Brotherhood of Electrical Workers Local 6  
 National Union Healthcare Workers  
 San Francisco Tenants Union  
 Sprinkler Fitters Local 483  
 SEIU Local 1021  
 United Educators of San Francisco  
 San Francisco Latino Democratic Club  
 California Party Chair John Burton  
 Former Mayor Art Agnos  
 Former Assemblymember Tom Ammiano  
 Public Defender Jeff Adachi  
 Supervisor John Avalos  
 Supervisor David Campos  
 Supervisor Jane Kim  
 Supervisor Eric Mar  
 Supervisor Norman Yee  
 Community College Board President Rafael Mandelman  
 Community College Board Vice President Thea Selby  
 Community College Board Trustee Brigitte Davila  
 Community College Board Trustee John Rizzo  
 San Francisco Board of Education President Matt Haney  
 San Francisco Board of Education Vice President  
 Shamann Walton  
 San Francisco Board of Education Commissioner Sandra  
 Lee Fewer

Thank you for giving me your trust with your vote. Let's stand together for working families.

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

*Kim*

## MAGDALENA DE GUZMAN

**My occupation is** Multicultural Educator.

**My qualifications are:**

We are at a political and economic junction in this election and it is important that District 11 gets its fair share of its 7 billion dollar city and county budget.

My name is Magdalena De Guzman, I have a master's degree in Multicultural Education from the University of San Francisco. I am a recent Fulbright recipient of UC Berkeley's Southeast Asian Studies.

I am a 23 year veteran educator with SFUSD. I have years of experience as an elected official to the Executive Board of our local educators' union. I have been elected twice to the city's labor council, and elected delegate to state and national conventions of teachers and educators.

The local, state, and national unions' resolutions that we write, debate, and pass mirror some of the government's resolutions that deal with issues that impact ordinary adults and children – from social equity to affordable housing and more.

Elect me and District 11 will rise into a beautiful, viable, active, safe and green district.

*Magdalena De Guzman*



# Candidates for Board of Supervisors, District 11

## BERTA HERNANDEZ

**My occupation is** Community Health Educator.

**My qualifications are:**

It is time to elect the first socialist supervisor of District 11.

For decades, the political establishment in San Francisco has served the interests of real estate developers, tech companies, and big banks. Its representatives no longer even pretend to care about workers, immigrants, and people of color forced to leave the City by outrageous rents and the epidemic of evictions. We must reverse the gentrification that has made our city uninhabitable.

The problems of capitalism call for socialist and working-class solutions.

As a socialist, I will fight for:

- Taxing downtown big businesses to pay for services to underserved communities!
- An elected community council to disburse funds and supervise the Supervisor! Voting rights for non-citizens, felons, and youth fourteen and older in municipal elections!
- Aggressive measures to secure affordable housing and address homelessness humanely!
- Massive investment in programs to fight the root causes of petty crime! Replace the police and sheriff's department with community arbitration of justice!
- Ending deportations and detentions of undocumented immigrants! No person is illegal!
- Less cars, more public transit, more trees and community gardens! City jobs at union wages to retrofit our infrastructure to fight climate change!
- And more!

Full platform and contact information at <https://bertahernandezforsupervisor2016.com>

*Berta Hernandez*

## FRANCISCO HERRERA

**My occupation is** Educator / Musician.

**My qualifications are:**

My Name is Francisco Herrera, Excelsior resident, where my wife and I now enjoy the presence of our grandchildren, while our children, now adults, provide service throughout the city. My trades: Music and Education have allowed me to work with families in the city's diverse religious, labor, ethnic communities. In my 30 years of service with San Francisco with working families I have seen the leadership of our city permit evasion of taxes by corporations, as the people of our neighborhoods are ignored yet continue working for a healthy city for seniors, our children's education, our parks, arts and culture, better wages and healthy conditions at work. With a very minimum budget and committed volunteers I finished runner up in last year's race for Mayor of San Francisco because I am committed to establishing a movement of our neighborhoods' full participation at city hall.

"LIVEABILITY" of working families in the district is my goal. It means:

- Affordable homes for all
- Strengthen city college, support K-12 education, after school programs
- Quality Health & Safety
- Living Wages - work safety
- Strengthening our unique artistic heritage
- Safe Parks

A little bit of heaven in District 11 – We can do it!!

More on People's Campaign at <http://francisco4supe.org>

*Francisco Herrera*



# Candidates for Board of Supervisors, District 11

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## AHSHA SAFAI

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**My occupation is** Labor Organizer.

**My qualifications are:**

San Francisco is at a crossroads. Rising costs are pushing out long-term residents. Our working families need a leader with a proven track record of fighting for our District, the forgotten part of San Francisco. My wife and I are proud to be raising our children in the Excelsior and together with many of you have fought hard for the past 12 years to:

- Protect the Mission Childcare Consortium from displacement
- Revitalize Balboa Park
- Rebuild St. Luke's Hospital
- Limit the spread of Medical Cannabis Dispensaries

As a City Planner and now a labor organizer for the Janitors and Teamsters Unions – I see firsthand how many families struggle. Over 20 labor unions endorsed me because they know I'm dedicated to a more just San Francisco that works for everyone.

If elected, I will make sure City Hall finally hears our needs and am committed to:

- Building affordable housing for working families
- Ensuring our neighborhoods are clean and safe
- Investing in our commercial corridors

I'm honored to have the endorsement of Congresswoman Jackie Speier, Lt. Governor Gavin Newsom, State Senator Mark Leno, Board of Equalization Member Fiona Ma, Assemblyman David Chiu, Assemblyman Phil Ting, Assessor/Recorder Carmen Chu and thousands of D11 neighbors. I hope to earn your support.

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

*Ahsha Safai*



## Candidates for BART Director, District 7

### ZAKHARY MALLET

**My occupation is** BART Director.

**My qualifications are:**

Since being elected in 2012, I've been the fiscal conscience on the BART Board by standing up for the public when other Directors wouldn't. I was the lone vote against the 2013 labor contract that followed multiple worker strikes, resulted in several costly provisions, and failed to address many more. And with system overcrowding and unsanitary conditions bringing customer satisfaction to its lowest point ever, I've consistently advocated investing in janitorial services and infrastructure renewal rather than multi-million dollar, frivolous, sidebar agendas.

I also authored and passed our affordable housing policy that requires, at minimum, 20% affordable units in residential developments at our stations. Additionally, I've spearheaded reexamining our fares and inter-agency fare arrangements to make them more equitable – both for BART riders and MUNI riders. I look forward to advancing this initiative to the subsequent phase next year.

BART faces many challenges. Addressing them requires an intricate understanding of them, professional knowledge, and the courage to stand up for the public. My record and transportation planning background make me the only candidate with the independence, qualifications, and experience for this position.

I kindly ask for four more years as your BART Director.

*Zakhary Mallett*

### LATEEFAH SIMON

**My occupation is** Nonprofit Foundation Director.

**My qualifications are:**

As a legally blind, working mother, I depend on BART everyday to commute to work and pick up my two daughters. I understand the frustrations of working people, seniors, and people with disabilities who rely on BART, but who are stuck with a system that isn't working despite constant promises to improve.

I have a plan to fix BART and an ambitious agenda to make it world-class, while managing public funds responsibly and openly – you can read it at [www.lateefahforbart.com](http://www.lateefahforbart.com).

As a candidate, I refuse to accept campaign contributions from private contractors, because I believe we need independent voices on the BART Board who can't be bought by special interests.

For two decades, I've led organizations that serve the Bay Area's working families and underprivileged communities. As Executive Director for the Center for Young Women's Development, I became the youngest woman to receive the MacArthur "Genius" Award. I then led the creation of San Francisco's first reentry division under District Attorney Kamala D. Harris. Today, I work at a nonprofit foundation making investments to support change in our communities.

Now I am ready to shake up the status quo at BART.

I would be honored to have your support.

*Lateefah Simon*





## Candidates for BART Director, District 9

### GWYNETH BORDEN

**My occupation is** Nonprofit Executive Director.

**My qualifications are:**

I have worked in the public, private and nonprofit sectors, with more than 15 years of transportation advocacy and leadership. Living without a car, I take BART and Muni every day; I understand the challenges that riders face with our aging infrastructure.

Serving on the Board of the Municipal Transportation Agency, I set policy and direction for the MTA. This work has given me a deep understanding of the region's transportation needs, and inspires me to fight for more investment in BART's core infrastructure.

As Executive Director of the Golden Gate Restaurant Association, I work with the public agencies and private companies that compose the complex transportation network in San Francisco, from BART and Muni to taxis and ridesharing companies.

In 2003, I helped author the city's Transportation Sales Tax Measure (Prop K), and I was proud to have been instrumental in getting it passed. The improvements you see on the road in San Francisco in the last decade were paid for by Prop K.

If elected, I'll focus on improving BART's core infrastructure, updating its technology so that it can operate more efficiently, and focus on making improvements to reflect job and housing needs.

*Gwyneth Borden*

### BEVAN DUFTY

**My occupation is** Former Member, San Francisco Board of Supervisors.

**My qualifications are:**

Throughout my 40 year career in public service, I have taken pride in solving difficult problems, big and small. I am running for BART Board to get BART working for San Francisco and the entire Bay Area.

I bring decades of experience and achievement in transportation policy, starting as a young Congressional aide working on mass transit legislation and helping to restore rail transit in Los Angeles.

As a San Francisco Supervisor, I made transportation a top priority. I helped secure \$4.4 million for improvements at the Glen Park BART Station.

And, when San Franciscans steadily complained about service on the J-Church, I pushed for an audit that led to Muni's Transit Effectiveness Project – which evaluated and overhauled Muni service for the first time in a generation.

I have a deep understanding of BART's challenges and virtually every facet of operations, including federal funding, transit planning and legislation.

I have always taken a cooperative, nuts and bolts approach to government. As a BART Director, I will listen to the public and connect with riders and employees, bringing people together to solve problems like reliability, safety and cleanliness in stations and trains, while helping those in need.

I would be honored to have your vote.

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

*Bevan Dufty*



# Local Ballot Measure and Argument Information

## Digest and Argument Pages, Legal Text

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

- An impartial summary, or digest, prepared by the Ballot Simplification Committee
- A statement by the City Controller about the fiscal impact or cost of each measure
- A statement of how the measure qualified to be on the ballot
- Arguments in favor of and against each measure
- The legal text for all local ballot measures begins on page 251.

## Proponent's and Opponent's Arguments

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

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

## Selection of Proponent's and Opponent's Arguments

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

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

## Rebuttal Arguments

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



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

## Paid Arguments

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

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



# Words You Need to Know

by the Ballot Simplification Committee

**311 Customer Service Line** (Proposition H): The phone number that the public may use to contact the City regarding non-emergency matters relating to City services, such as graffiti removal, pothole repair, illegal signs, street cleaning and illegal dumping.

**Affordable housing** (Propositions C, M, P, U, X): Residential units that households within a certain range of incomes would be able to afford.

**Area median income** (Proposition U): A level of income based on all incomes earned within San Francisco. Half of all households have incomes above this level and half have incomes below it.

**Art experiences** (Proposition S): Publicly accessible performances, events, educational programs, exhibitions, arts walks, and festivals, where art and culture are main components.

**Beverage-dispensing machine** (Proposition V): An automated device that mixes syrups or powders with liquid to make drinks. A soda fountain machine, such as those found in fast-food restaurants, is an example.

**Charter amendment** (Propositions D–J, L–N): A change to the City's Charter. The Charter is the City's Constitution. The Charter can only be changed by a majority of the votes cast.

**City Attorney's Office** (Proposition H): Provides legal services to the Mayor, Board of Supervisors and other elected officials as well as the approximately 100 departments, boards, commissions and offices in the City. People may call to register complaints. The City Attorney's Office handles civil matters; the District Attorney's Office and Public Defender's Office handle criminal matters.

**City-operated housing** (Proposition Q): Shelters, transitional housing, and permanent housing operated by the City or third parties through contracts with the City.

**Conditional use authorization** (Proposition X): Authorization provided by the Planning Commission to change a property's use. The Planning Commission may grant a conditional use authorization if it makes certain findings, such as whether the proposed new use is necessary or desirable for, and compatible with, the neighborhood or the community. Conditional use authorizations may be appealed to the Board of Supervisors.

**Environmentally sustainable** (Proposition A): Furthers the long-term well-being of the environment.

**Ethics Commission** (Proposition T): A five-member commission responsible for administering, interpreting and enforcing City ethics laws, including laws regulating campaign contributions, conflicts of interest, lobbyists, campaign consultants, whistleblowers, public records and public meetings.

**General Fund** (Propositions E, I–K, S, W): That part of the City's annual budget that can be used for any City purpose. Each year, the Mayor and the Board of Supervisors decide how the General Fund will be used. Money for the General Fund comes from property, business, sales, and other taxes and fees.

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

**Inclusionary housing** (Proposition M): A City program that generally requires developers of market-rate housing of 10 units or more to provide affordable housing. A developer can meet this requirement in one of three ways: 1) pay an affordable housing fee; 2) construct off-site affordable housing; or 3) construct on-site affordable housing.

**Initiative** (Propositions O, P, S, U): A proposition placed on the ballot by voters. Any voter may place an initiative on the ballot by gathering the required number of signatures of registered voters on a petition.

**Legal guardian** (Proposition N): A person who has the legal authority to care for the personal and/or property interests of another person.

**Legally recognized caregiver** (Proposition N): A person who is at least 18 years old, responsible for a minor child, and completes a form to enroll the minor in school and consent to school-related medical care on behalf of the minor.

**Local candidates** (Proposition F): Candidates for local offices, including Mayor, Board of Supervisors, City Attorney, District Attorney, Treasurer, Sheriff, Assessor-Recorder, Public Defender, Board of Education of the San Francisco Unified School District, and Governing Board of the San Francisco Community College District.

**Navigation Center** (Propositions J, Q): A temporary housing facility that helps homeless individuals transition to permanent housing by providing shelter and a variety of services, including case managers, who



connect residents to stable income, public benefits and permanent housing. On July 1, 2016, the Board of Supervisors passed a law requiring the City to open six Navigation Centers within two years, including three within the first 12 months.

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

**Oversight** (Propositions A, B, G, I, M): Monitoring activities to ensure that the purposes of a program are followed.

**Parcel tax** (Propositions A, B): A tax that is based on a flat fee for each unit of real property that receives a separate tax bill.

**Proposition M** (Proposition O): An initiative ordinance passed by the voters in 1986 that amended the Planning Code to restrict the amount of office space authorized for development in a given year. A total of 950,000 square feet is available for allocation each year, but any of this cap amount that is not allocated during a year is carried forward for potential allocation in future years. The Planning Department maintains a list of the Proposition M allocations made for each office development approved by the City and how much square footage remains available for additional allocation under Proposition M at all times.

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

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

**Revenue** (Propositions B, E, I–K, W): Income.

**San Francisco County Public Finance Authority** (Proposition K): State law allows for the creation of local public finance authorities to impose taxes to pay for drug abuse prevention, crime prevention, health care services or public education. In 1993, the San Francisco County Public Finance Authority proposed—and the voters approved—an ordinance establishing a 0.25% local sales tax to provide funding for the San Francisco Unified School District and San Francisco Community College District.

**San Francisco County Transportation Authority (CTA)** (Propositions J, K): The Transportation Authority is a public agency that is separate from the City, although the 11 members of the Board of Supervisors serve as members of the Authority's governing board. The Transportation Authority uses a portion of sales tax money to pay for transportation projects approved by the voters.

**San Francisco Unified School District** (Propositions A, E, N): The City's public school system for kindergarten through 12th grade. The district is governed by an elected seven-member Board of Education.

**Seismic upgrade** (Propositions A, C): Improving or renovating a structure to protect it from potential earthquake damage.

**Set-aside** (Propositions E, I): Designates a specific amount of funding from property taxes or other general City revenues for a particular purpose. This removes the discretion of the Mayor and Board of Supervisors regarding how the City will use the funds.

**SFMTA stations** (Proposition J): Any place where passengers get on or off a Muni vehicle, including platforms, bus stops or Muni Metro stations.

**Transit-dependent communities** (Proposition J): Low-income communities that rely heavily on public transportation to get to work, school, doctors, stores or otherwise navigate the City.

**Transitional housing** (Proposition J): A type of housing that helps homeless individuals and families transition from life on the street or in an emergency crisis shelter into permanent housing. People living in transitional housing may generally stay for six months to two years. Transitional housing facilities generally offer clients services such as job training and placement, substance abuse counseling, parenting classes and child care services. Navigation Centers are a type of transitional housing.

**Transportation infrastructure** (Proposition J): The transportation network, including, but not limited to, vehicles, tracks, overhead lines, traffic signals, transit stations, pedestrian curb extensions, bike lockers, and all San Francisco Municipal Transportation Agency facilities.

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





# An Overview of San Francisco's Debt

## What Is Bond Financing?

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

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

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

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

## What Does It Cost to Borrow?

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

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

## The City's Current Debt Situation

**Debt Payments.** During fiscal year 2016–2017 property tax payers in the City will pay approximately \$411 million of principal and interest on outstanding bonds of the City and the other issuers of general obligation bond debt (these are the San Francisco Community College District, San Francisco Unified School District and Bay Area Rapid Transit District). The property tax rate for the year to provide for debt and special funds debt requirements will be 17.59 cents per \$100 of assessed valuation or \$1,043 on a home assessed at \$600,000.

**Legal Debt Limit.** The City Charter imposes a limit on the amount of general obligation bonds the City can have outstanding at any given time. That limit is 3% of the assessed value of taxable property in the City — or currently about \$6.35 billion. Voters give the City *authorization* to issue bonds. Those bonds that have been issued and not yet repaid are considered to be *outstanding*. As of August 1, 2016, there was \$2.011 billion in outstanding general obligation bonds, which is equal to 0.95% of the assessed value of taxable property. There is an additional \$1.62 billion in bonds that are *authorized but unissued*. If these bonds were issued and outstanding, the total debt burden would be 1.71% of the assessed value of taxable property. Bonds issued by the School District and Community College District and Bay Area Rapid Transit District (BART) do not increase the City's debt burden for the purposes of the Charter limit, however they are repaid by property taxes (see Prudent Debt Management below). Part of the City's current debt management policy is to issue new general obligation bonds as old ones are retired, keeping the property tax rate from City general obligation bonds approximately the same over time. This policy applies to the bonds of the City and County, but not those of other governments, such as the School District, BART, or City College District.

**Prudent Debt Management.** Even though the City is well within its legal debt limit in issuing general



obligation bonds, there are other debt comparisons used by bond rating agencies when they view the City's financial health. These agencies look at many types of local and regional debt that are dependent on the City's tax base including our general obligation bonds, lease revenue bonds, certificates of participation, special assessment bonds, BART and school and community college district bonds. The "direct debt ratio" which includes direct debt and other long term obligations and excludes special assessment bonds, BART and school and community college district bonds, is equal to 1.47% of the assessed value of taxable property. This direct debt ratio is considered to be a "moderate" debt burden relative to the size of San Francisco's property tax base. **While this ratio is within the comparable benchmarks, the City needs to continue to set priorities for future debt to continue to maintain good credit ratings that, in turn, are a sign of good financial health.**

## **Citizen Oversight of General Obligation Bonds**

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

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

Prepared by *Ben Rosenfield*, Controller



# A

## School Bonds

**To repair and rehabilitate San Francisco Unified School District facilities to current accessibility, health, safety, seismic and instructional standards, replace worn-out plumbing, electrical, HVAC, and major building systems, renovate outdated classrooms and training facilities, construct school facilities and replace aging modular classrooms, improve information technology systems and food service preparation systems, shall the San Francisco Unified School District issue bonds in an amount not to exceed \$744,250,000 at legal rates, with annual audits, and citizen's oversight?**

YES



NO



### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The San Francisco Unified School District (School District) builds, maintains, upgrades and repairs its facilities. The funds come primarily from voter-approved bond measures, local parcel taxes and developer fees. The San Francisco Board of Education oversees the School District and appoints a superintendent of schools, who is responsible for day-to-day administration of the district.

Under State law, before a school district can issue general obligation bonds, voters must be given a list of school facilities that will benefit from those bond funds. State law also requires school districts issuing those bonds to create an independent citizens' oversight committee and to conduct annual, independent audits. State law prevents school districts from using bond funds for teacher and administrator salaries or operating expenses.

**The Proposal:** Proposition A would authorize the School District to borrow up to \$744,250,000 by issuing general obligation bonds. These funds may be used to repair and upgrade any School District site to:

- address health and safety risks by making seismic upgrades, improving accessibility for people with disabilities, fixing damaged buildings and removing hazardous materials;
- construct new schools;
- repair and replace major building systems, including electrical, heating, water, sewer, lighting, security and fire sprinkler systems;

- modify building interiors, such as classrooms, and exteriors, such as playgrounds, fences and gates, fields and bleachers, and landscaping;
- add or expand existing classrooms or school buildings and make technology upgrades;
- build or renovate common, administrative or athletic areas such as kitchens, theaters, auditoriums, gymnasiums, locker rooms and offices;
- replace temporary classroom facilities with permanent structures;
- incorporate environmentally sustainable design in the outdoor areas at certain sites; and
- perform other work necessary to comply with any applicable codes or regulations.

The School District may use up to \$100 million of bond funds to renovate or construct classroom, rehearsal or performance spaces for the District Arts Center, including relocating the Ruth Asawa School of the Arts. The School District may also use up to \$5 million to fund construction of below-market-rate housing for teachers and other education professionals.

The School District would create an independent citizens' oversight committee to report to the public about the use of bond funds. The Board of Education would also conduct an annual, independent audit regarding the use of these bond funds.

Proposition A would authorize an increase in the property tax to pay principal and interest on the bonds. This measure requires the approval of 55% of the votes cast.

**This measure requires 55% affirmative votes to pass.**

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 251. Some of the words used in the ballot digest are explained starting on page 58.





**A “YES” Vote Means:** If you vote “yes,” you want the School District to issue up to \$744,250,000 in general obligation bonds to improve, repair and upgrade School District sites, and to construct new school facilities.

**A “NO” Vote Means:** If you vote “no,” you do not want the School District to issue these bonds.

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## Controller’s Statement on “A”

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

Should the proposed \$744.25 million in bonds be authorized and sold under current assumptions, the approximate costs will be as follows:

- In fiscal year (FY) 2017–2018, following issuance of the first series of bonds, and the year with the lowest tax rate, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.0099 per \$100 (\$9.90 per \$100,000) of assessed valuation.
- In FY 2020–2021, following issuance of the last series of bonds, and the year with the highest tax rate, the best estimate of the tax required to fund this bond issue would result in a property tax rate of \$0.0249 per \$100 (\$24.90 per \$100,000) of assessed valuation.
- The best estimate of the average tax rate for these bonds from FY 2017–2018 through 2040–2041 is \$0.0159 per \$100 (\$15.90 per \$100,000) of assessed valuation.
- Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$600,000 would be approximately \$149.40

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

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## How “A” Got on the Ballot

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On June 28, 2016, the San Francisco Board of Education voted 7 to 0 to place Proposition A on the ballot.

**This measure requires 55% affirmative votes to pass.**

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 251. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition A

### Proposition A Will Fix and Strengthen Our Schools

The San Francisco Unified School District has made great progress over the last decade. Test scores are up, the achievement gap is narrowing, and over 100 schools have been renovated, making them safer and more accessible. San Francisco schools serve nearly 60,000 students from pre-kindergarten through 12th grade in 143 buildings, some of which are the oldest buildings in the state. Many of these schools desperately need upgrading to meet 21st century safety and accessibility standards.

San Francisco needs Proposition A to:

- Complete seismic safety and modernization projects to make all schools and other district facilities earthquake safe, energy efficient, and ready to provide state-of-the-art education;
- Build new schools and classrooms to accommodate a growing student population while keeping class sizes small;
- Kick start development of a new SFUSD Arts Center and Ruth Asawa School of the Arts to preserve and promote music and art at the center of the curriculum;

- Invest in technology improvements including installing ultra-high-speed Wi-Fi for all classrooms to enable 21st century learning;
- Maintain and expand the district's wildly successful green schoolyards program to 91 school sites;
- Explore methods for developing affordable housing for teachers.

The bond program has been meticulously run by a professional management team and, since its development, construction has stayed on schedule and on budget. The District kept its promise to manage funding from past bonds appropriately under the guidance of the independent Citizens' Bond Oversight Committee, which is comprised of educators, parents, and youth advocates. Annual audits found that we have met or exceeded all requirements and are in excellent financial standing.

San Franciscans have consistently recognized that our schools need critical upgrades and have supported the District's bond program. **Please join us in continuing this by supporting Proposition A.**

*San Francisco Unified School District*

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

Even Superintendent Carranza conceded he doesn't know where families will move to and how the economy will look in the future. Let the Board of Education figure out if a new school is really needed and where and then ask for a bond—not the other way around.

Don't count on a new SFUSF Arts Center & Ruth Asawa School being built any time soon. The project has been in limbo for years over funding and costly government rules. The \$100 million allocated towards the project in this bond won't even cover 1/3 of the estimated cost—if it's built at all. Yet somehow the SFUSF found the money to hire a new Executive Director for Creativity & The Arts to "kick start" the project.

"Explore methods" for developing affordable housing for teachers?! You don't need a bond for that. The politicians have already been "exploring" for years and have only made housing more expensive for everyone.

The Citizens Oversight Committee's job is to ensure that all requirements of the bond are met in order to be in compliance. This bond measure is different from the last one. While much of the wording is the same verbatim, some of the "will's" were changed to "may's". The way this bond measure is written, we would be surprised if it **didn't** pass audit—and still accomplished little of what it promised.

Vote NO on A—they'll be back again in a few years "desperately" needing more bond money.

*Libertarian Party of San Francisco*



## Opponent's Argument Against Proposition A

In 2011, the Board of Education asked voters to approve a \$531 million bond measure. They stated in the Voter Handbook that it would be the “third and final” request for funds to modernize San Francisco schools.

In our opposition argument, we cautioned voters not to believe it. Now five years after that “final” request, **they are seeking another bailout to the tune of almost \$1.5 billion, with no firm guarantees on how the money will be spent.**

Per the text of Proposition A, “Until all project costs and funding sources are known, the Board of Education cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.”

**Uh oh, blank check alert!** The proposition uses the word “may” (not “shall”) 26 separate times. Letting them again spend as they please, including on things that should be covered by operating funds, like “green schoolyards” and \$5 million for teacher housing (which at \$750,000 per unit would only yield 6.67 units).

School bonds are for one-time major capital expenditures like constructing new school buildings or buying land for the same. Instead, **they’re making a routine habit of deferring maintenance and then expecting to cover these costs with expensive borrowing.**

What would you tell a grade-school child who came home and said, “I spent some of the money you gave for the upcoming field trip on extra cookies at lunch so I had to borrow some from Johnny, but he’s making me pay back double what I borrowed so I need some more cash mom”?

A responsible parent might consider teaching a lesson by saying no to the field trip. **Vote NO on A.**

*Libertarian Party of San Francisco*  
*www.LPSF.org*

## Rebuttal to Opponent's Argument Against Proposition A

### San Francisco is United in Its Support for Proposition A

San Franciscans have an opportunity to come together and support our public schools. While our school district is moving in the right direction, there is still much to accomplish.

AYES vote on Proposition A will fix and strengthen our classrooms and school district. Proposition A will fix and modernize school facilities, making them earthquake safe, energy efficient, and ready to provide state-of-the-art education. Prop A strengthens our district by investing in much needed improvements to school technology, building two new schools, and developing the new SFUSD Arts Center and Ruth Asawa School of the Arts. Annual audits and independent citizen oversight will ensure all funds are spent as promised.

Parents, students, teachers, school employees, the School Board, and administrators are supporting Proposition A because it will provide good, safe schools for everyone.

The San Francisco Chamber of Commerce, SPUR, and technology industry leaders support Proposition A because it will modernize our schools with ultra-high-speed Wi-Fi, along with other technological advances that will solidify our investment in our children’s future.

The San Francisco Democratic Party and the San Francisco Labor Council have endorsed Proposition A because it will provide opportunities for everyone including expanding the successful green schoolyards program at 91 school sites and a housing plan for our teachers.

**To get more information about Proposition A go to: [yesonsfschools.com](http://yesonsfschools.com)**

Vote Yes on Proposition A to fix and strengthen our schools.

*San Francisco Unified School District*



# B

## City College Parcel Tax

**To continue providing City College of San Francisco local funds the state cannot take away and offset cuts to prevent layoffs; ensure affordable education for students; maintain core classes in writing, math and science; prepare students for four-year universities, workforce training in careers in nursing, engineering/ technology; provide counselors; keep college libraries open; shall San Francisco Community College District renew its existing annual parcel tax at \$99 per parcel for 15 years, requiring annual independent audits and citizen oversight?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** City College of San Francisco (CCSF) is an accredited, public, two-year community college. It has nine campuses in the City and serves approximately 60,000 students each year.

The Community College Board, which oversees CCSF, has determined that City College's current revenues are inadequate to allow the college to continue its core academic and job-training programs.

In November 2012, San Francisco voters approved an annual parcel tax of \$79 per parcel to provide funding to CCSF. That parcel tax is set to expire on June 30, 2021.

**The Proposal:** Beginning in 2017, Proposition B would replace the current parcel tax with a parcel tax of \$99 per year, lasting for 15 years. This parcel tax would expire on June 30, 2032.

The funds would offset reductions in State funding and help CCSF to maintain current services. CCSF must use the parcel tax funds to:

- attract and retain highly qualified teachers;
- protect quality academic instruction in core subjects, such as math, science, reading and writing;
- keep school libraries open;
- maintain programs that prepare students for the workforce;
- provide counselors for students; and
- keep technology and instructional support up to date.

Proposition B would prohibit CCSF from using parcel tax funds for administrators' salaries, benefits or pensions.

The use of funds will be subject to annual review by the Citizens' Oversight Committee appointed by the Community College Board.

**A "YES" Vote Means:** If you vote "yes," you want to replace the current \$79 per year parcel tax that funds City College of San Francisco with a parcel tax of \$99 per year, lasting through June 2032.

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

### Controller's Statement on "B"

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

Should the proposed parcel tax be approved by the voters, in my opinion, it would not affect the cost of government for the City and County of San Francisco. It would generate significant additional revenue for the San Francisco Community College District (City College).

If approved by voters, the proposed \$99 parcel tax replaces the existing \$79 City College parcel tax and would be collected each year, beginning with fiscal year (FY) 2017–2018 and ending with FY 2031–32 (fifteen years total), from property owners of each separately taxed parcel in San Francisco. Property that would otherwise be exempt from property taxes will also be exempt from the parcel tax.

**This measure requires 66⅔% affirmative votes to pass.**

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 253. Some of the words used in the ballot digest are explained starting on page 58.



The proposed tax of \$99 per parcel represents a \$20 increase and an additional eleven year extension to the existing City College parcel tax approved by voters on November 6, 2012 and otherwise set to expire in FY 2020–21.

The tax is projected to generate approximately \$19 million in revenues annually for benefit of the San Francisco Community College District, or approximately \$4 million more than the current tax. Eligible uses of these revenues exclude compensation for City College administrators, but otherwise would be subject to the budgetary and fiscal procedures of that independent District.

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## **How “B” Got on the Ballot**

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On May 26, 2016, the San Francisco Community College Board voted 7 to 0 to place Proposition B on the ballot.

**This measure requires 66⅔% affirmative votes to pass.**

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.  
The full text begins on page 253. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition B

### Vote Yes on Proposition B to Renew the City College Parcel Tax

Every year City College of San Francisco (CCSF) serves tens of thousands of students of all incomes, ages and ethnicities across the city. City College is there for everyone. San Franciscans need to renew the school's parcel tax by voting YES on Proposition B this fall so it can continue its mission.

City College remains cost effective and, in some cases the only option for higher education, job training, ESL and more for San Franciscans.

Proposition B's funding is crucial for teachers, staff and students alike – it will help teachers and other employees receive the living wage they deserve and ensure all students have access to the job training, language skills, strong academic classes, and programs they need.

If we don't renew this parcel tax, CCSF's accreditation process will be more difficult and its current challenges prolonged. Further, without the parcel tax, serious cuts would need to be made in all areas, including faculty and staff positions and college support services.

We urge a YES vote on Proposition B to extend the parcel tax for the next 15 years at the rate of \$99 per parcel. Proposition B will bring in approximately \$19 million a year – money that is badly needed to attract and retain great teachers and keep the college's core academic and job training mission accessible to all.

Proposition B provides crucial local funding that the state cannot take away and is guaranteed for City College of San Francisco. With tough accountability requirements including mandatory independent audits, citizens' oversight committee, and a 15 year expiration date, we can be sure the money is spent as intended.

For more information go to [www.savecitycollege.com](http://www.savecitycollege.com).

### City College is for everyone. Vote YES on Proposition B.

*Senator Mark Leno*

*San Francisco Democratic Party Chair Cindy Wu*

*Recology CEO Mike Sangiacomo*

*City College Board of Trustees President Rafael Mandelman*

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





# C

## Loans to Finance Acquisition and Rehabilitation of Affordable Housing

**SAN FRANCISCO EARTHQUAKE LOAN AND HOUSING PRESERVATION BONDS, 1992.** To Amend 1992 voter approved measure Proposition A, to allow as an additional purpose the incurrence of bonded indebtedness to finance the acquisition, improvement, and rehabilitation of at-risk multi-unit residential buildings and to convert such structures to permanent affordable housing; shall the City and County of San Francisco issue up to \$260,700,000 in general obligation bonds, subject to independent citizen oversight and regular audits?

YES ←    
NO ←  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** In November 1992, San Francisco voters approved an ordinance authorizing the City to issue up to \$350 million in general obligation bonds to seismically upgrade unreinforced masonry buildings that are at risk from strong earthquakes. The City was required to use the money from these bonds for the following purposes:

- \$150 million to provide loans to pay for seismic upgrades to unreinforced masonry buildings for affordable housing (Affordable Housing Loan Program); and
- \$200 million to provide loans to pay for seismic upgrades to market-rate residential, commercial and institutional unreinforced masonry buildings (Market Rate Loan Program).

The City has issued approximately \$45 million in loans under the Affordable Housing Loan Program and approximately \$50 million in loans under the Market Rate Loan Program. Approximately \$261 million can still be issued under the 1992 ordinance.

**The Proposal:** Proposition C is an ordinance that would change the way the City is allowed to use the remaining \$261 million in general obligation bonds. In addition to the purposes specified in the 1992 ordinance, this Proposition would allow funds to be used for loans to acquire, improve and rehabilitate at-risk multi-unit residential buildings in need of seismic, fire, health or safety upgrades or other major rehabilitation; and convert those buildings to permanent affordable housing.

A multi-unit residential building is a building with three or more units.

**A “YES” Vote Means:** If you vote “yes,” you want to allow the City to spend the unused \$261 million from the 1992 general obligation bond ordinance to provide loans to acquire, improve and rehabilitate at-risk multi-unit residential buildings in need of seismic, fire, health or safety upgrades or other major rehabilitation; and convert those buildings to permanent affordable housing.

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

### Controller’s Statement on “C”

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

In 1992, San Francisco voters authorized the sale of \$350 million of general obligation bonds for the Seismic Safety Loan Program (SSLP), to provide loans for the seismic strengthening of unreinforced masonry buildings. The proposed amendment changes the authorized use of these bond funds, for which approximately \$260 million remains authorized but unissued.

The proposed amendment would increase the cost of government by approximately \$150,000 annually for the administration of loans issued through the changes in SSLP authorized uses. The proposed authorized uses include financing the cost to acquire,

**This measure requires 66⅔% affirmative votes to pass.**

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 254. Some of the words used in the ballot digest are explained starting on page 58.





improve, and rehabilitate at risk multi-residential buildings (defined as three or more units) in need of seismic, fire, health and safety upgrades or other major rehabilitation for habitability, including mixed-use residential buildings in order to convert such structures to permanent affordable housing.

The City can issue up to \$35,000,000 in SSLP bonds per fiscal year. Assuming maximum demand for loans under the proposed expanded eligible use provisions, the total net cost to the City would be approximately \$78 million over 22 years. The estimated annual impact to the property tax levy would be approximately 0.0012 percent, or \$7.21 per \$600,000 of net assessed value.

These estimates are based on projections only, which are not binding upon the City. Projections and estimates may vary due to the timing of bond sales, the amount of bonds sold at each sale, and actual assessed valuation over the term of repayment of the bonds. Hence, the actual tax rate and the years in which such rates are applicable may vary from those estimated above. The City's current debt management policy is to issue new general obligation bonds while maintaining the City's property tax level to not exceed the 2006 property tax rate.

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## How “C” Got on the Ballot

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On July 26, 2016, the Board of Supervisors voted 11 to 0 to place Proposition C on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener, Yee.

**No:** None.

**This measure requires 66⅔% affirmative votes to pass.**

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 254. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition C

**Proposition C provides \$261 million for affordable housing without increasing property taxes. It's an innovative and common sense solution for San Francisco.**

Prop C will address the hundreds of multi-unit residential buildings that today are at-risk and in need of seismic, fire, health or safety upgrades. Failure to rehabilitate these buildings is a threat to both building residents and the neighborhoods the buildings are located in.

Proposition C provides the funding necessary to acquire, improve and rehabilitate these buildings, and then convert them to permanent affordable housing for low and middle income San Franciscans.

It not only makes our city and tenants safer, it creates new affordable housing we desperately need.

Instead of increasing property taxes, Prop C amends a previous measure approved by San Franciscans in 1992 following the Loma Prieta earthquake to seismically upgrade unreinforced masonry buildings, often constructed of brick, which are at risk of collapsing in a major earthquake.

Approximately \$261 million of that previous measure has been left unused. Prop C continues to allow these funds to be used for their original purpose, while at the same time expanding its scope to upgrade and convert at-risk buildings to permanent affordable housing.

**Prop C is a win-win for our tenants, neighborhoods and affordable housing.**

**Please join us and vote Yes on C.**

*Coalition for San Francisco Neighborhoods*

*San Francisco Democratic Party*

*Affordable Housing Alliance*

*San Francisco Council of Community Housing Organizations*

*Chinatown Community Development Center*

*AIDS Housing Alliance/SF*

*Senior and Disability Action*

*Mayor Ed Lee*

*State Senator Mark Leno*

*Former Assemblymember Tom Ammiano*

*Supervisor Aaron Peskin*

*Supervisor Jane Kim*

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



## Paid Argument IN FAVOR of Proposition C

### Vote yes for affordable housing

The City needs creative ways to finance more affordable housing! This measure will allow the City to access existing, under-used bond capacity, use those bond funds to acquire and rehab at-risk multi-unit residential properties, and convert them to permanent affordable housing.

*San Francisco Human Services Network*

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

## Paid Argument IN FAVOR of Proposition C

### Support More Funding For Affordable Housing — Vote Yes on Prop C!

One of the best and least expensive tools to address our housing crisis is to acquire and rehabilitate existing rent-controlled housing to keep the residents in place before they get pushed out. Unfortunately, the City needs much more funding to do this at the scale that is needed. Prop C is a good start.

Prop C would allow funding from Prop A, a seismic retrofitting program authorized by the voters in 1992, to be re-purposed for the acquisition and rehabilitation of affordable housing. This makes sense since only a small portion of Prop A's authorized debt has been issued; a large part of its capacity remains unused.

Prop C would allow funding for:

- Acquiring, improving and rehabilitating "at-risk" multi-family buildings;
- Converting these buildings to permanent affordable housing for low-income tenants;
- Financing the cost of needed fire, health and safety upgrades for habitability.

Prop C is a sensible, modest proposal that would advance our goals of increasing the City's stock of permanent affordable housing. While this measure is not expected to have a dramatic impact on affordability, it would nevertheless be a useful tool to help address the City's housing problems.

*San Francisco Housing Action Coalition*

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

## Paid Argument IN FAVOR of Proposition C

### Prop. C helps make housing more affordable!

Prop. C is a great way to make existing housing more affordable without creating more taxes. By making use of existing unused bonds, the city can dedicate more resources to affordable housing. We support Prop C because it does the following:

- Helps fund more permanently-affordable housing. This measure provides resources that will be used to purchase and rehabilitate existing housing at risk of rent hikes and make that housing permanently affordable.
- Stabilizes housing costs for many low-income San Franciscans. Families living in at-risk housing purchased through Prop. C funds will have the security of knowing that their rents won't be raised to high levels.
- Makes our buildings safer. Prop C provides funds for seismic, fire, health and safety upgrades.

Prop. C will help improve housing while making it more affordable.

### Vote YES on Prop. C!

*SPUR*

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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

## Paid Argument IN FAVOR of Proposition C

Proposition C would allow loans to upgrade and retrofit dilapidated residential buildings for permanent affordable housing instead of just market-rate housing. It would increase our affordable housing stock and make our residents secure in their homes. And with our current housing crisis, that's exactly what we need. Don't lose this opportunity. Don't let bond funds go to waste.

Yes on Proposition C.

*San Francisco Tenants Union  
Affordable Housing Alliance  
SF Anti-Displacement Coalition  
Housing Rights Committee  
Community Tenants Association  
Noe Valley Tenants*

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



## Paid Argument IN FAVOR of Proposition C

### San Francisco Democratic Party endorses Yes on # C.

Proposition C is about social justice and common sense. It would allow untapped housing bonds approved in 1992 to be used to acquire and upgrade affordable housing at no expense to taxpayers. It is an innovative way to create more permanently affordable housing and fulfill the fundamental mandate of voters to make San Francisco safe in the event of an earthquake.

*San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

## Paid Argument IN FAVOR of Proposition C

### Safer neighborhoods, more affordable housing, vote Yes on C.

The 1992 Housing Bond was certainly well intentioned. It provided \$350 million for seismic upgrades in a city at high risk for earthquakes. But almost a quarter of a century later \$260 million dollars is just gathering dust. Proposition C would expand the 1992 bond measure to allow loans to acquire and seismically retrofit at-risk buildings and convert them to affordable housing. It will take San Francisco a step closer towards becoming a safer city -- and provide more permanently affordable housing opportunities for our residents.

### Vote Yes on C!

*Coalition for San Francisco Neighborhoods  
San Francisco Neighborhood Network*

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

## Paid Argument IN FAVOR of Proposition C

Organized Labor agrees: Yes on C. Proposition C aims to right wrongs a quarter century old. It is wrong to let bond money intended for seismic retrofits sit on the shelf. It is wrong for San Franciscans to live in housing that is at risk of fire, health threats or could fall down in an earthquake. And it is wrong to take a pass on job opportunities for construction workers who are ready and able to fix those problems.

Proposition C will upgrade our at-risk, multi-unit residential buildings. It will create new permanently affordable housing for residents and create new jobs for our workers. Vote Yes on C.

*San Francisco Labor Council  
American Federation of Teachers Local 2121  
Jobs with Justice*

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

## Paid Argument IN FAVOR of Proposition C

### Asian American leaders for neighborhood safety and affordable housing say Yes on C.

San Francisco is in dire need of safe affordable housing. We need innovative solutions and a willingness to see outside the box. Proposition C does that by asking voters to tweak a 1992 seismic safety housing bond. It would allow the un-used portions of the bond, \$260 million, to be used to acquire affordable housing and retrofit the housing to earthquake safe standards.

Consider that: \$260 million dollars, at no taxpayer expense, to create permanently affordable seismically safe housing for San Franciscans. That makes a lot of sense.

Please Vote Yes on Proposition C.

*Supervisor Jane Kim  
Supervisor Norman Yee  
Supervisor Eric Mar  
Pratima Gupta, member of the Democratic County  
Central Committee\*  
API Council  
SF Chinese Chamber of Commerce  
Chinatown Coalition for Housing Justice  
Asian Americans Advancing Justice - Asian Law  
Caucus*

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

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.



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**Paid Argument IN FAVOR of Proposition C**

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**Diverse civic leaders are YES on C.**

San Francisco has been sitting on hundreds of millions in un-used bonds for 24 years. Isn't that long enough? Let's use the remaining \$260 million in bonds to retrofit the City's quake prone housing stock. Let's expand our affordable housing and make the at-risk buildings in every San Francisco neighborhood safe.

**Vote yes on Proposition C.**

*Former Supervisor Sophie Maxwell  
San Francisco School Board of Education Member  
Shamann Walton  
San Francisco Planning Commissioner Christine Johnson*

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

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**Paid Argument IN FAVOR of Proposition C**

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**Too many residents have been displaced by fires, vote YES on C.**

In the last year, fires have struck the Mission District hard. Hundreds of tenants have been displaced. We need to take action to ensure that owners of at-risk buildings can make them safe. Prop C will allow \$260 million dollars in unspent bond money to be used to acquire and rehabilitate at-risk residential buildings. It will ensure that our low income residents are not trapped in dangerous buildings. And it will ensure that the upgraded housing stays affordable and safe permanently.

*Supervisor John Avalos\*  
Mission Economic Development Agency  
United to Save the Mission*

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

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

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**Paid Argument IN FAVOR of Proposition C**

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**Senior and Disability Action endorses Yes on C.** Low income seniors and people with disabilities are most in danger if an earthquake strikes. We need housing that is safe and sound. We need housing that has been seismically reinforced and won't leave us trapped in a collapsed building.

Proposition C allows use of 1992 Housing bonds to rehabilitate and retrofit unsafe housing and make that housing permanently affordable for seniors and people with disabilities.

This is leftover, unused money. It will not increase costs to taxpayers.

Don't put seniors and people with disabilities at risk. It is critical to our health, safety and welfare that voters approve Proposition C.

**Senior & Disability Action**

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

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**Paid Argument IN FAVOR of Proposition C**

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**LGBT leaders are YES on C.**

San Francisco has \$260 million dollars to spend on earthquake retrofits for housing. It's the money left over from a 1992 bond measure. So here's a thought: let's take that un-used funding originally designated for market rate housing and use it for both seismic and safety upgrades. And let's insist that the retrofitted housing stay affordable permanently. We've waited for almost 25 years to reap the benefits of this housing bond.

**Vote Yes on Proposition C.**

*Former Supervisor Bevan Dufty  
Rafael Mandelman, President, City College Board\*  
Mia Tu Mutch  
Cleve Jones*

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

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.





## Paid Argument IN FAVOR of Proposition C

### Improves neighborhoods without new taxes, vote YES on C.

Fixing up aging and unsafe multi-unit residential buildings helps both residents and neighborhoods. This measure will help address today's housing needs without any increased costs to voters.

Neighborhood Leaders are voting **YES on Prop C!**

Gerry Crowley  
Douglas J. Engmann  
Dennis Antenore  
Calvin Welch  
Denis Mosgofian  
Tony Kelly\*  
Mari Eliza  
Spike Kahn  
Teresa Welborn\*  
Katherine Howard  
Chris Gembinski  
Daniela Kirshenbaum  
Paul Wermer  
Marlayne Morgan  
Kathy Lipscomb  
Tom Radulovich\*  
Gail Gilman\*  
Lori Liederman

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

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

## Paid Argument IN FAVOR of Proposition C

### Affordable Housing for San Francisco, Yes on Prop C.

Affordable housing is in short supply. At the same time a \$350 million housing bond approved 24 years ago to help retrofit market rate buildings is mostly unspent. We did the math and it doesn't add up. It's time to repurpose \$260 million in unused housing bonds to where they're needed the most, to retrofit at-risk housing stock and convert it to permanent affordable housing.

San Francisco Council of Community Housing Organizations  
San Francisco Community Land Trust  
San Francisco Housing Development Corporation  
Homeownership SF  
Mission Economic Development Agency  
Mercy Housing California  
Episcopal Community Services  
Community Housing Partnership  
Chinatown Community Development Center  
Dolores Street Community Services  
TODCO Group  
Tenderloin Neighborhood Development Corporation

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

## Paid Argument IN FAVOR of Proposition C

### Good for tenants, good for community, Yes on C.

Prop C would allow leftover, dormant bond funds to be used to solve two of San Francisco's most pressing problems: building safety and affordable housing. It would provide loan money to acquire and rehabilitate at-risk and unsafe apartment buildings for permanent affordable housing. It's a win-win. Seismically safe housing at affordable prices for San Franciscans.

### Vote Yes on C.

San Francisco League of Pissed Off Voters  
Tenants Together  
Livable City  
Housing Rights Committee of San Francisco  
Community Tenants Association  
Chinese Progressive Association

The true source(s) of funds for the printing fee of this argument: Coalition to Save Affordable Housing.

The sole contributor to the true source recipient committee: Council of Community Housing Organizations.

## End of Paid Arguments IN FAVOR of Proposition C

## No Paid Arguments AGAINST Proposition C Were Submitted





# D

## Vacancy Appointments

Shall the City amend the Charter to require the Mayor to make a temporary appointment to fill a vacancy in a local elected office within 28 days of the date of the vacancy; provide that the person who temporarily fills a vacancy on the Board of Supervisors cannot run in the election held to fill that vacancy for the remainder of the term; and require the City to hold an election to fill a vacancy on the Board of Supervisors within 126 to 154 days if there is no City election scheduled, within 180 days if another election is already scheduled within that period, or more than 180 days later if requested by the Director of Elections and approved by the Mayor and the Board of Supervisors?

YES ←    
NO ←  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** When a vacancy occurs in a local elected office, the Mayor must appoint a qualified person to fill the vacant office temporarily. These local elected offices are Assessor-Recorder, City Attorney, District Attorney, Public Defender, Sheriff, Treasurer, and members of the Board of Supervisors, the Board of Education and the Community College Board of Trustees. The Mayor does not have a deadline for making these temporary appointments.

The City fills the vacancy for the remainder of the term of office by holding an election, which generally occurs on the date of the next scheduled City election. The person appointed by the Mayor to temporarily fill a vacancy may run in the election.

**The Proposal:** Proposition D is a Charter amendment that would require the Mayor to make a temporary appointment to fill any vacancy in a local elected office within 28 days of the date the office becomes vacant.

Proposition D would establish new procedures for filling a vacancy on the Board of Supervisors. The Mayor would continue to make a temporary appointment to fill the vacancy until the City holds an election. The temporary appointee could not run in the election held to fill that vacancy.

The City would be required to hold an election to fill a vacancy on the Board of Supervisors on a date determined by the following rules:

- within 126 to 154 days if there is no City election scheduled, or
- within 180 days if another election is already scheduled within that period, or
- more than 180 days later if requested by the Director of Elections and approved by the Mayor and the Board of Supervisors.

**A “YES” Vote Means:** If you vote “yes,” you want to amend the Charter to:

- require the Mayor to make a temporary appointment to fill a vacancy in a local elected office within 28 days of the date of the vacancy;
- provide that the person who temporarily fills a vacancy on the Board of Supervisors cannot run in the election held to fill that vacancy for the remainder of the term; and
- require the City to hold an election to fill a vacancy on the Board of Supervisors within 126 to 154 days if there is no City election scheduled, within 180 days if another election is already scheduled within that period, or more than 180 days later if requested by the Director of Elections and approved by the Mayor and the Board of Supervisors.

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

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 256. Some of the words used in the ballot digest are explained starting on page 58.



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## Controller's Statement on "D"

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would moderately increase the cost of government.

Over a typical election cycle of four years, the amendment could be expected to result in at least one additional special election for a seat on the Board of Supervisors that would not have otherwise occurred. Based on Department of Elections' costs, there would be an estimated expense of approximately \$340,000 for the City to hold a special election in a supervisorial district as triggered by the proposed amendment.

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## How "D" Got on the Ballot

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On July 19, 2016, the Board of Supervisors voted 6 to 5 to place Proposition D on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Campos, Kim, Mar, Peskin, Yee.

**No:** Breed, Cohen, Farrell, Tang, Wiener.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 256. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition D

### **Proposition D Ensures Vacancies are Filled Promptly:**

Currently, there is no deadline for the Mayor to fill vacancies in local elected offices. When the Assessor-Recorder's office became vacant in 2012, the Mayor left the office vacant for 86 days!

Prop D protects our democracy by closing this troubling loophole, ensuring vacancies are filled promptly and safeguarding against the potential for a Mayor purposefully leaving an elected office vacant.

### **Proposition D Ensures Voters Get to Elect Our Elected Officials:**

We know of no other city or county where the Mayor unilaterally appoints members of the Board of Supervisors or City Council. This violates our democracy's principle of Separation of Powers between the executive and legislative branches.

The power of incumbency for a Mayoral-appointed Supervisor comes with valuable name recognition and access to donors that puts challengers at a daunting disadvantage. **Prop D gives voters the opportunity to elect Supervisors in competitive elections without an appointed incumbent.**

The last time District 4 elected a Supervisor without an incumbent running was 2006. Because the Mayor has appointed the last two District 4 Supervisors, it is likely Sunset residents will not vote in an election without an incumbent until 2022!

Because two members of the Board of Supervisors are running for the State Senate, we know there will be a vacancy on the Board in January. There is no election in 2017, so either District 6 or District 8 would have to wait 18 months before they could vote for their Supervisor! **How would you feel about an appointee representing you for 18 months before you get to vote?**

**Let's Elect Our Elected Officials! Vote Yes on Proposition D for Democracy!**

*San Francisco Democratic Party  
Coalition for San Francisco Neighborhoods  
Supervisor John Avalos  
Supervisor David Campos  
Supervisor Jane Kim  
Supervisor Eric Mar  
Supervisor Aaron Peskin*

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

### **NO ON PROPOSITION D: EXPENSIVE, UNNECESSARY, AND UNDEMOCRATIC**

Proposition D is expensive and unnecessary — creating an endless cycle of special elections that will cost taxpayers millions of dollars. What's worse, the Mayor will still appoint people to serve in vacant Supervisor districts, but those temporary "caretaker" Supervisors will have NO accountability to voters and the constituents they supposedly represent for the time they are in office.

Supporters of Proposition D are simply wrong. **Voters already elect their Supervisors, even when there's a vacancy.**

After the Mayor appoints a person to fill a vacancy, that person is subject to a district-wide vote at the next regularly scheduled election. If the appointed supervisor wants to continue in office, he or she must run and be elected. That means the appointed Supervisor is accountable to the voters and to his or her constituents from DAY ONE.

But Proposition D will remove any accountability from temporary appointees, who are forbidden from running for office, allowing them to ignore constituents and abuse their power while they are temporarily in unelected office.

**DON'T BE FOOLED.** Proposition D will result in temporary "caretaker" Supervisors with NO accountability and costly special elections in which few voters actually cast ballots. That's not reform, that's UN-DEMOCRATIC.

**VOTE NO ON PROP D: endless special elections that waste taxpayer money and make Supervisors less accountable to the voters!**

*London Breed, Board of Supervisors President  
Katy Tang, Supervisor  
Scott Wiener, Supervisor  
Mark Farrell, Supervisor  
Malia Cohen, Supervisor  
Fiona Ma, Chair, California Board of Equalization  
David Chiu, Assemblyman*



## Opponent's Argument Against Proposition D

### **Proposition D is Unnecessary, Wasteful & Un-Democratic.**

Proposition D sounds appealing, but it will really result in costly special elections and the installation of temporary “caretaker” Supervisors who have NO accountability to their constituents for the time they are in office.

Under the current system, when there is a Supervisor vacancy, the Mayor appoints a person to fill the vacancy until the next regularly scheduled election. If the appointed supervisor wants to continue in office, he or she must run and be elected. In recent years, mayoral appointees have been both elected by their constituents AND rejected. **Voters already decide who represents them on the Board.**

Under Proposition D, the Mayor will still appoint a temporary Supervisor to a vacant seat, but that temporary Supervisor will not be allowed to run to stay in that office. This means that the temporary Supervisor appointee will vote on legislation and make decisions that impact their constituents WITH NO NEED TO RESPOND TO CONSTITUENT NEEDS AND NO ABILITY TO BE HELD ACCOUNTABLE BY THE VOTERS.

What's more, Proposition D WASTES VOTERS' TIME AND MONEY by holding Special Elections to fill vacancies. In addition to requiring a temporary caretaker Supervisor, Proposition D calls for a Special Election with nothing but the Supervisor race on the ballot, which means few voters will participate, give even more power to special interests, and waste millions of taxpayer dollars. Proposition D is another wasteful, unnecessary and costly measure that won't make City government any more responsive or effective.

**Please join us, along with former Mayor and Lieutenant Governor Gavin Newsom, in opposing Proposition D.**

VOTE NO ON PROPOSITION D!

*U.S. Senator Dianne Feinstein*

*Mayor Frank Jordan*

*Mayor Willie L. Brown, Jr.*

*Angela Alioto, former President, Board of Supervisors*

## Rebuttal to Opponent's Argument Against Proposition D

When the Mayor appoints a Supervisor, all too often they are accountable to the Mayor—just like everyone else the Mayor appoints or hires.

But with a vacancy in either District 6 or 8 a certainty after the November election, the opponents of Prop D want you to rubber stamp the Mayor's appointee who will serve District 6 or District 8 for 18 months before the next scheduled election!

**Prop D minimizes the length of time an appointed Supervisor serves before the voters get to elect their representative.**

The opponent's hyperbole about wasting “millions of taxpayer dollars” overstates the cost of implementing Prop D. According to the Controller's statement, its average annual cost will be only about \$85,000 a year. In a \$10 billion budget, that's a miniscule price to pay for promoting democracy.

Finally, it's telling that the former Mayors who argued against Prop D have no response to it setting a time limit for Mayoral appointments. The time limit will prevent vacant elected offices from being unfilled indefinitely.

**With Prop D, vacancies are filled promptly and voters will be given their civic right to elect their district representatives.**

**Let's elect our elected officials!**

*Former Mayor Art Agnos*

*San Francisco Democratic Party*

*Coalition for San Francisco Neighborhoods*

*Supervisor John Avalos*

*Supervisor David Campos*

*Supervisor Jane Kim*

*Supervisor Eric Mar*

*Supervisor Aaron Peskin*



## Paid Argument IN FAVOR of Proposition D

Of course Willie Brown opposes Prop D. When he was Mayor, he appointed a majority of the Board of Supervisors, and he called them "mistresses you have to service!"

**See our full voter guide: [theleaguesf.org/PropD](http://theleaguesf.org/PropD)**

*San Francisco League of Pissed Off Voters*

The true source(s) of funds for the printing fee of this argument: Allyson Eddy Bravmann, John Blue, Cynthia Crews, Frances Hsieh, Austin Phillip, Jeremy Pollock.

## Paid Argument IN FAVOR of Proposition D

***Prop D is a Wise Investment in True Democracy***

Stop the continuous control by the Mayor over choosing the people's District Representative without their consent.

When the Mayor gives a Supervisor's job to someone, that person is beholden to the wishes of that Mayor. At election time, the Mayor can require the incumbent's loyalty by directing contributions to the appointee's campaign. THAT is the problem with the current system of filling vacancies on the Board of Supervisors! It eliminates the crystal clear separation between the legislative and executive offices.

Let us fulfill the promise of our democratic form of government and keep a real balance between the branches of government. Open elections are money well spent to keep the Supervisors accountable to representing the will of the people.

*Coalition for San Francisco Neighborhoods.*

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

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

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## Paid Argument AGAINST Proposition D

**PROP D IS UNDEMOCRATIC**

Historically the Mayor fills vacancies on the Board of Supervisors with someone qualified to hold and run for the office.

This measure prevents the person appointed to a vacancy from running for that position, and requires costly, low turnout, special elections.

Your NO VOTE on D will keep Supervisors accountable

to voters and save taxpayers from paying for unnecessary elections.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

## Paid Argument AGAINST Proposition D

**DON'T WASTE MONEY ON UNNECESSARY ELECTIONS**

Proposition D will cost the City over \$300,000 for a special election every time a seat on the Board of Supervisors goes vacant.

The current system has worked well, giving the voters an interim Supervisor they can hold accountable.

**THE ALLIANCE FOR JOBS**, a partnership of civic, labor and business organizations, urges San Franciscans to **VOTE NO ON D.**

*Alliance for Jobs and Sustainable Growth*

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

## Paid Argument AGAINST Proposition D

**Vote NO on this transparent power-grab.**

It's no secret that some of the so-called "progressives" don't like our current Mayor.

But political grudges are the worst reason to permanently, in the City Charter, try to reduce the power of all future Mayors that San Francisco will ever have.

Our system of democracy has important roles for the Board of Supervisors and for the Mayor.

We need them to stop trying to permanently reduce each other's authority.

Vote NO, so we can have a local government that works.

**SPUR**

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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





# E

## Responsibility for Maintaining Street Trees and Surrounding Sidewalks

Shall the City amend the Charter to transfer responsibility from property owners to the City for maintaining trees on sidewalks around their property as well as sidewalks damaged by the trees, and pay for this by setting aside \$19 million per year from its General Fund, adjusted annually based on City revenues?

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** City law generally requires property owners to maintain trees in the public sidewalk area next to their property as well as the sidewalk around those trees.

A property owner is usually liable for injuries and property damage other people may suffer resulting from the owner's failure to maintain those trees and sidewalks damaged by those trees.

The San Francisco Unified School District (School District) is responsible for maintaining trees on its property.

**The Proposal:** Proposition E is a Charter amendment that would transfer responsibility from property owners to the City for maintaining trees and sidewalks damaged by the trees. The City would then be liable for injuries and property damage resulting from failure to maintain the trees and to repair sidewalks damaged by the trees.

The City would pay for maintaining these trees and sidewalks by setting aside \$19 million per year from the City's General Fund, adjusted annually based on the City's revenue.

The City could give up to \$500,000 per year from the set-aside to the School District to help pay for the cost of maintaining trees on public school property.

Until January 1, 2017, the Mayor would have the authority to terminate the fund and the set-aside, based on the Mayor's review of the City's financial condition.

**A "YES" Vote Means:** If you vote "yes," you want to amend the Charter to transfer responsibility from property owners to the City for maintaining trees on

sidewalks around their property as well as sidewalks damaged by the trees. The City would pay for this by setting aside \$19 million per year from its General Fund, adjusted annually based on City revenues.

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

### Controller's Statement on "E"

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would significantly increase the cost of government.

The proposed amendment would require general fund contribution to a newly created fund, the Street Tree Maintenance Fund, of \$19 million beginning in fiscal year (FY) 2017–18. This fund would be used to pay for City services to maintain street trees as of July 1, 2017. The cost to the City in FY 2017–18 would be \$13.5 million as the City has already budgeted \$5.5 million for these services.

In subsequent years, contributions to the fund would be adjusted by the aggregate change in the City's overall discretionary revenue. The City would be able to temporarily suspend the required budget increases in any year in which a general fund deficit of \$200 million or more was forecast.

This proposed amendment is not in compliance with a non-binding, voter-adopted city policy regarding set-asides. The policy seeks to limit set-asides which reduce General Fund dollars that could otherwise be allocated by the Mayor and the Board of Supervisors in the annual budget process.

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 257. Some of the words used in the ballot digest are explained starting on page 58.





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## How “E” Got on the Ballot

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On July 29, 2016, the Board of Supervisors voted 11 to 0 to place Proposition E on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener, Yee.

**No:** None.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.  
The full text begins on page 257. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition E

### **Yes on Proposition E for Healthy Trees & Safe Sidewalks**

#### **MAKES THE CITY RESPONSIBLE FOR ALL STREET TREES**

Proposition E transfers all responsibility for maintenance of street trees and related sidewalk damage back to the city, **with no tax increase**.

Today, the city makes property owners maintain most street trees and sidewalks buckled by trees whether or not they have the resources to do so. This has been bad for trees and expensive for property owners.

Proposition E permanently fixes this problem by transferring *ALL RESPONSIBILITY* to maintain trees and sidewalks *BACK TO THE CITY*, **with no tax increase**.

#### **REQUIRES THE CITY TO FIX ALL TREE-RELATED SIDEWALK DAMAGE**

Proposition E requires the city to fix all tree-related sidewalk damage, making our sidewalks safe and navigable for everyone.

#### **REMOVES PROPERTY OWNERS' LIABILITY**

Proposition E permanently transfers legal liability to the city for tree-related trip-and-falls and other injuries caused by trees, ensuring that property owners aren't on the hook for trees.

#### **GREENS PUBLIC SCHOOLYARDS**

Proposition E provides \$500,000 every year to SFUSD to support tree maintenance on public schools, ensuring that our schools are both green and safe.

#### **SUPPORTS A 50% INCREASE IN STREET TREES**

Proposition E covers the maintenance costs of existing street trees plus a 50% increase! This will support 50,000 new trees across the city, allowing everyone to benefit from greener neighborhoods. Trees beautify our streets, clean our environment, and help reduce global warming.

#### **DOES ALL THIS WITH DEDICATED FUNDING AND NO TAX INCREASE**

Proposition E mandates that \$19 million of the city's multi-billion annual budget be spent on tree maintenance and sidewalk repair so that you won't have to pay.

Vote Yes on Proposition E for healthy trees and safe sidewalks! [www.healthytreesafesidewalks.org](http://www.healthytreesafesidewalks.org)

*Board President London Breed*

*Supervisor Scott Wiener*

*Supervisor John Avalos*

*Supervisor Malia Cohen*

*Supervisor Mark Farrell*

*Supervisor Jane Kim*

*Supervisor Eric Mar*

*Supervisor Aaron Peskin*

*Supervisor Katy Tang*

*Supervisor Norman Yee*

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



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**Paid Argument IN FAVOR of Proposition E**

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**PROTECT OUR URBAN FOREST**

Your YES VOTE for E will, for the first time, place maintenance of all street trees under DPW. No longer will some trees be maintained by property owners, others by the City.

Vote YES on E to protect our urban forest at no cost to property owners.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

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**Paid Argument IN FAVOR of Proposition E**

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**PROP E SUPPORTS GOOD PAYING JOBS**

By transferring the care and maintenance of street trees from homeowners back to the City and the Department of Public Works, our city's trees will be cared for on a regular basis, by professional arborists.

Under the current, broken system, homeowners are required to care for trees they may not have requested and don't have the financial resources to properly care for. Prop E ensures the working women and men of labor provide the skilled care needed to maintain safe, stable trees.

Join us in supporting this sensible measure that also provides good paying jobs!

*LiUNA! Laborers Local 261*

The true source(s) of funds for the printing fee of this argument: LiUNA! Laborers Local 261.

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**Paid Argument IN FAVOR of Proposition E**

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**Proposition E is Good for Our Environment**

Although we rely on trees for a walkable, livable, sustainable city, San Francisco has one of the smallest tree canopies of any major US city.

Current city policy makes this worse by requiring property owners to maintain most street trees, and fix sidewalks buckled by trees, whether or not they have the resources to do it. This policy hurts the health of our trees and discourages planting new trees to grow our city's green canopy.

Proposition E fixes this broken policy by transferring responsibility for street and sidewalk maintenance

back to the City, with dedicated funding to take care of our trees, so they stay healthy and beautiful.

In addition to maintaining current street trees, Proposition E includes funding to maintain 50,000 new trees. As more trees are planted -- and well cared for -- all San Francisco residents will benefit from greener neighborhoods and more beautiful streets, as well as cleaner air and a more stable climate.

Proposition E also puts \$500,000 every year toward the SF Unified School District to support tree maintenance at our public schools, supporting a safe, green, and pleasant environment for our children.

Join us in supporting Proposition E - It's good for our environment!

*Friends of the Urban Forest*

*The San Francisco League of Conservation Voters*

*The San Francisco Parks Alliance*

The true source(s) of funds for the printing fee of this argument: Coalition for Healthy Trees and Safe Sidewalks.

The two contributors to the true source recipient committee: Friends of the Urban Forest, Mitzi Johnson.

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**Paid Argument IN FAVOR of Proposition E**

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**Prop E Provides Safe Playgrounds for SF Students**

Prop E ensures \$500,000 of the city budget is dedicated to ensuring the care and maintenance of San Francisco Unified School District trees, ensuring trees are cared for on a regular basis so that they are not a danger to children or staff.

It's essential that school playgrounds are safe so that students are getting the physical exercise and fresh air they need to stay healthy and focused in the classroom.

Improving and maintaining our outdoor recreation spaces is a constant effort. Prop E provides the sustainable funding needed to ensure long-term tree care and safe play spaces.

Join our school community in helping to maintain and improve our children's health and well-being by voting Yes on Prop E.

*School Board President Matt Haney*

*School Board Vice President Shamann Walton*

*School Board Commissioner Sandra Lee Fewer*

*School Board Commissioner Hydra Mendoza*

*School Board Commissioner Emily Murase*

*School Board Commissioner Rachel Norton*

*School Board Commissioner Jill Wynns*



The true source(s) of funds for the printing fee of this argument: Coalition for Healthy Trees and Safe Sidewalks.

The two contributors to the true source recipient committee: Friends of the Urban Forest, Mitzi Johnson.

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

#### **JOIN THE DEMOCRATIC PARTY – VOTE YES ON PROPOSITION E**

The San Francisco Democratic Party strongly supports Proposition E, for healthy trees and safe sidewalks.

For too long, San Franciscans have been unfairly burdened with the care and maintenance of trees on the sidewalks in front of their homes, and the liability of cracked and uneven sidewalks that can be a danger to people simply walking or riding along the sidewalk.

**Prop E fixes that broken system by transferring the responsibility and liability for those trees and sidewalks back to the City, where it belongs.**

By fixing this broken system and ensuring regular tree care and maintenance, we can plant more trees, **increase San Francisco's green canopy, beautify our city streets, improve our environment by producing oxygen, clean the air and reduce global warming.**

*San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: Coalition for Healthy Trees and Safe Sidewalks.

The two contributors to the true source recipient committee: Friends of the Urban Forest, Mitzi Johnson.

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

**Prop E will provide the funding and prioritization needed to ensure properly maintained, safe sidewalks.**

Although we enjoy the many benefits of trees, we've all experienced cracked, buckled and uneven sidewalks throughout San Francisco -- An astonishing 85% of this sidewalk damage is related to street tree growth.

Many property owners don't realize the city currently holds them responsible for repairing tree-related sidewalk damage and liability related to trip-and-fall injuries. The result? Neglected sidewalks, unexpected repair fees with hefty price tags, and even lawsuits.

Most importantly, poorly maintained sidewalks create dangerous walking conditions, especially for seniors and people with disabilities: trip-and-fall injuries are the top cause of injury-related hospitalizations and death for seniors.

Prop E will transfer that responsibility for repairing tree-related sidewalk damage back to the City, where it belongs!

Prop E will make the accessibility of our sidewalks a funded priority for San Francisco – without any costs to voters – and ensure a proactive, **cost-effective program that repairs our sidewalks and keeps the public right of way safe for everyone -- especially those with limited mobility.**

Join us in supporting Prop E – for safe sidewalks in every neighborhood.

*Walk San Francisco*

The true source(s) of funds for the printing fee of this argument: Coalition for Healthy Trees and Safe Sidewalks.

The two contributors to the true source recipient committee: Friends of the Urban Forest, Mitzi Johnson.

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

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

**F****Youth Voting in Local Elections**

**Shall the City amend the Charter to allow San Francisco residents to vote on local candidates and local ballot measures if they are U.S. citizens, at least 16 years old and registered to vote?**

**YES**    
**NO**  

**Digest** by the Ballot Simplification Committee

**The Way It Is Now:** San Francisco residents who are at least 18 years old and are United States citizens may register and vote in San Francisco elections. San Francisco voters may vote on local candidates and ballot measures, state candidates and ballot measures, and federal candidates.

**The Proposal:** Proposition F is a Charter amendment that would allow San Francisco residents to vote on local candidates and local ballot measures if they are U.S. citizens, at least 16 years old and registered to vote. Local candidates include candidates for the Board of Education and the Community College Board of Trustees.

Proposition F would not permit 16- and 17-year-olds to vote on state candidates, state ballot measures or federal candidates.

**A “YES” Vote Means:** If you vote “yes,” you want to amend the Charter to allow San Francisco residents to vote on local candidates and local ballot measures if they are U.S. citizens, at least 16 years old and registered to vote.

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

**Controller’s Statement on “F”**

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The amendment could be expected to increase the number of registered voters for municipal elections by up to approximately 1 percent if 16 and 17 year olds register to vote at the same rate as the general popu-

lation. The Department of Elections would have some additional costs to produce voter materials. In addition it would have some costs to conduct voter education and outreach efforts for this group of voters. Spread over the four year election cycle the added expense would represent only a marginal increase in Department of Elections’ costs an annual basis.

**How “F” Got on the Ballot**

On May 10, 2016, the Board of Supervisors voted 9 to 2 to place Proposition F on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Kim, Mar, Peskin, Tang, Wiener, Yee.

**No:** Cohen, Farrell.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 259. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition F

### Proposition F Strengthens Our Democracy

Voting is the cornerstone of democracy and vital to San Francisco's future. To solve our most pressing challenges, from the rise of Donald Trump to ending family homelessness, we need to do all we can to increase voter participation, both now and in the long run. That is why we're voting YES on Proposition F.

With Proposition F, San Francisco is leading a historic effort to foster a culture of informed voting by extending voting rights to 16 and 17 year old citizens for local and school board elections. The research is clear – the earlier someone casts their first vote, the more likely they are to continue participating as a committed, habitual, lifelong voter. Sixteen is a more stable time than age 18 to establish this habit, and 16 and 17 year olds in San Francisco are more than ready to vote.

Furthermore, research shows that on average, 16-year-olds possess the same level of civic knowledge as 21 year olds, and they demonstrate equal levels of self-reported political skill and political efficacy.

Additionally, the San Francisco Board of Education has committed to implementing curriculum in our high schools to ensure 16 and 17 year olds are prepared for their first election.

Time and time again, our city has been on the leading edge of positive change, and with Proposition F we have that chance again. We can become the first major city to extend voting rights in this manner. We can show that we're serious about making sure our youth become informed and committed voters, to help us solve the problems of both today and tomorrow.

Join us in voting YES on Proposition F.

*San Francisco Supervisor John Avalos*  
*CA State Senator Mark Leno*  
*Assemblymember David Chiu*  
*Assemblymember Phil Ting*

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

### 16 YEARS OLD VOTING HAS SOME PROBLEMS:

While there are undoubtedly some clear thinking and intelligent boys and girls of 9 who have wisdom beyond their years in dealing with money and in making political judgments, they are decidedly in the minority in their age group. As children grow older, their understanding of the world and their local society increases. Most 16 year olds have less caution in spending money or favoring candidates who want to waste public funds than do 18 year olds.

This is why some free-spending political figures favor the 16 year old vote in San Francisco elections being championed by misguided Proposition F. This proposal stands for **BAD GOVERNMENT** — not **GOOD GOVERNMENT**.

Some egocentric and self-seeking politicians want voters who will ask fewer questions and blindly go along with officeholders — even when they start making serious mistakes:

Detroit was bankrupted by **BAD GOVERNMENT**. Puerto Rico is clearly on the edge of bankruptcy. New York City had terrible financial problems in the 1970's, which only started to be corrected when Mayor Abraham Beam was wisely voted out of office in a nationally covered local election.

Vote **"NO!"** on unwise Proposition F.

*Dr. Terence Faulkner, J.D.*  
*United States President's Federal Executive Awards*  
*Committeeman (1988)\**

*Thomas C. Agee*  
*Concerned Citizen\**

*Patrick C. Fitzgerald*  
*Past Secretary, San Francisco Democratic Party\**

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





## Opponent's Argument Against Proposition F

### THE POLITICAL MOTIVATION FOR THE "VOTE 16" MOVEMENT APPEARS TO ARISE FROM THE BELIEF THAT 16 AND 17 YEARS OLD VOTERS MIGHT BE MORE WILLING TO SUPPORT FREE-SPENDING CANDIDATES AND ISSUES THAN OLDER AND MORE BUSINESS-ORIENTED CITIZENS:

Changing existing voting law in hopes of finding less worldly-wise citizens who might in some cases back questionable or unwise spending projects does not seem to be too prudent from a longterm viewpoint... unless one is a lobbyist pushing wild and expensive financial causes.

The recent bankruptcy of Detroit, the receivership of Puerto Rico to prevent bankruptcy, and the endless financial problems of New York City in the 1970's all argue for political caution.

Passing this measure to reduce the average education and experience of San Francisco's voters might be a really dumb idea.

The people pushing this so-called "reform" want younger and more trusting voters, who will ask fewer questions, have less education, and might be led into the promotion of more tax waste.

On its face, **BAD GOVERNMENT** is being promoted.

Vote **"NO!"** on Proposition F.

*Dr. Terence Faulkner, J.D.*

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

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

## Rebuttal to Opponent's Argument Against Proposition F

Proposition F is on the ballot for one reason — San Francisco's 16 and 17-year-olds are eager to take their political participation to the next level. We must welcome that enthusiasm, not cast it off with skepticism.

Our 16 and 17-year-olds have already demonstrated they are up to the task. A diverse group of young people brought this idea forward, and their intelligent advocacy is the reason Proposition F has such strong and broad support.

Further, the Board of Education has passed a resolution committing to implementing effective curriculum to prepare the city's young people to approach the ballot once Proposition F passes. This will encourage critical thinking about the issues facing our communities and ensure that young people arrive at the polls with the tools to be informed and deliberate voters.

With this, 16 and 17-year-olds will vote for candidates who represent their views and values. They will come from all corners of the city and support candidates of all political stripes.

To solve the challenges of today and tomorrow, it's vital that our young people become engaged, habitual voters. This act transcends partisanship, creating a

healthier democracy for everyone. That is what Proposition F is about.

Vote YES on F!

*School Board President Matt Haney\**

*School Board Vice President Shamann Walton\**

*School Board Commissioner Sandra Lee Fewer\**

*School Board Commissioner Hydra Mendoza-McDonnell\**

*School Board Commissioner Emily Murase\**

*School Board Commissioner Rachel Norton\**

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



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

With voter suppression on the rise across the country, Proposition F gives us the chance to expand democracy in San Francisco. With a Yes on F, we can once again set an example as an inclusive city.

*The San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: Angela Alioto, Former President of the Board of Supervisors.

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

Students learn best when lessons are relevant to their lives, and there is no better way to make civics relevant than by inviting young people into the voting booth.

San Francisco High School Teachers:

*Morgan Wallace*

*Arisa Hiroi*

*Mark Mosheim*

*Kaija Tircuit-Peitso*

*Kevin Woodward*

*Valerie Ziegler*

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

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

Vote Yes on F! Let's elevate the diverse voices of our city by encouraging young people to vote.

*Harvey Milk LGBT Democratic Club*

The true source(s) of funds for the printing fee of this argument: THE HARVEY MILK LGBT DEMOCRATIC POLITICAL ACTION FUND FPPC# 1383218.

The three largest contributors to the true source recipient committee: 1. Michael O'Donoghue, 2. No on V, Enough is Enough, 3. SEIU Local 1021.

### **End of Paid Arguments IN FAVOR of Proposition F**

### **Paid Argument AGAINST Proposition F**

#### **NO ON F!**

Proposition F flunks any standard of citizenship, education, scholarship or logic.

What's magic about 16?

Why don't the proponents of this juvenile concept allow 15, 14, 13, or even 12-year old middle and high school students or "dropouts" to vote?

These are adolescents, ideally living with parents and preparing for an adult life of higher education, then paying taxes, serving our country militarily or otherwise dealing with daily responsibilities as adults – maybe even reading or watching news.

Voting at 18 at least attempts to ensure informed, mature decision-makers. This doesn't!

#### **Vote NO on F. It's foolish!**

*San Francisco Taxpayers Association*

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

The two contributors to the true source recipient committee: Yes on F - 2014, Save Golden Gate Park - Yes on H - No on I.



# G

## Police Oversight

**Shall the City amend the Charter to rename the Office of Citizen Complaints as the Department of Police Accountability (DPA); require the DPA to review the San Francisco Police Department's use-of-force policies and its handling of claims of police misconduct; allow the DPA to audit or review any SFPD policy, procedure or practice; specify the City records that the DPA may access to perform its duties; and provide that the DPA would separately submit its budget to the Mayor?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City has an Office of Citizen Complaints (OCC) overseen by the City's Police Commission (the civilian oversight body of the Police Department). The OCC investigates complaints of misconduct and neglect of duty by police officers, and may file disciplinary charges against officers. The Mayor appoints a Director of the OCC from nominees selected by the Police Commission, and the Board of Supervisors confirms the Mayor's appointment.

City departments, officers and employees must cooperate with OCC investigations.

The Police Commission approves the OCC's budget as part of the San Francisco Police Department's (SFPD) budget. After the Police Commission approves a proposed budget, the Mayor and Board of Supervisors may change it before adoption.

**The Proposal:** Proposition G is a Charter amendment that would rename the OCC as the Department of Police Accountability (DPA). The Police Commission would still oversee the DPA.

The Mayor will continue to be responsible for appointing the DPA Director unless voters approve Proposition G. The Mayor would appoint a Director from nominees selected by the Police Commission, and the Board of Supervisors would confirm the Mayor's appointment.

At least every two years the DPA would review SFPD's use-of-force policies and its handling of claims of police misconduct. The DPA Director would also have the discretion to audit or review any SFPD policy, procedure or practice.

Proposition G would also specify that City departments, officers and employees, unless prohibited by law, must provide the following types of records to the DPA:

- records regarding SFPD policies or practices;
- personnel and disciplinary records;
- criminal investigative and prosecution files; and
- other records to which the Police Commission has access.

Proposition G would provide that the DPA budget would be prepared and submitted separately from the SFPD budget, and would not need Police Commission approval. Instead, the DPA Director would submit DPA's proposed budget directly to the Mayor. The Mayor and Board of Supervisors could change the budget before adoption.

**A "YES" Vote Means:** If you vote "yes," you want to amend the Charter to:

- rename the Office of Citizen Complaints as the Department of Police Accountability (DPA);
- require the DPA to review the San Francisco Police Department's use-of-force policies and its handling of claims of police misconduct;
- allow the DPA to audit or review any SFPD policy, procedure or practice;
- specify the City records that the DPA may access to perform its duties; and
- provide that the DPA would separately submit its budget to the Mayor.

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

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 259. Some of the words used in the ballot digest are explained starting on page 58.



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## Controller's Statement on "G"

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The proposed amendment would rename the Office of Citizen Complaints (OCC) to the Department of Police Accountability (DPA). Though the amendment does not change the existing authority granted to the OCC, it states that DPA shall conduct a performance audit or review every two years on police officer use of force and how the Police Department has handled claims of officer misconduct. The proposed amendment also separates the DPA budget from the budget of the Police Department and states that DPA will submit its budget directly to the Mayor.

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## How "G" Got on the Ballot

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On July 29, 2016, the Board of Supervisors voted 11 to 0 to place Proposition G on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener, Yee.

**No:** None.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 259. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition G

Vote YES on Proposition G - bringing greater accountability, transparency and external oversight to law enforcement.

In June 2016, over 80% of voters passed Proposition D. This mandated that the Office of Citizens Complaints (OCC) investigate ALL officer involved shootings.

In July, 2016 SFPD released a report detailing encounters where they used force on an individual. In a 4 month period it was found that, 648 out of 947 incidents of use-of-force involved an officer pointing a firearm at an individual.

President Obama's 21st Century Policing Task Force, the Police Executives Research Forum, the Blue Ribbon Panel and the ACLU have all found that strong external oversight of police departments is essential to evaluating the operational and policy effectiveness of a police department.

Police officers have tough jobs. However, it is incumbent upon officers and residents alike to ensure that our officers engage the community in a manner that is accountable and transparent to the public they serve.

Proposition G transforms the OCC, a complaint driven office into, the Department of Police Accountability, a

proactive department with stronger and independent oversight authority. This structural change proposes to increase oversight of the SFPD by doing the following:

1. Removing a conflict of interest by allowing DPA to submit its budget directly to the Mayor without approval from SFPD.
2. Giving DPA independent authority to perform regular and discretionary auditing of SFPD's use-of-force, officer misconduct, policies and procedures.
3. Creating greater transparency by allowing the public to track claims of misconduct and complaints

Vote YES on Proposition G!

*Supervisor Malia Cohen*  
*Supervisor London Breed*  
*Supervisor John Avalos*  
*Supervisor David Campos*  
*Supervisor Mark Farrell*  
*Supervisor Jane Kim*  
*Supervisor Eric Mar*  
*Supervisor Aaron Peskin*  
*Supervisor Katy Tang*  
*Supervisor Norman Yee*  
*Supervisor Scott Wiener*

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



# H

## Public Advocate

**Shall the City amend the Charter to create the position of Public Advocate, responsible for investigating and attempting to resolve public complaints concerning City services and programs; and shall it be City policy to provide the Public Advocate with sufficient funding and a support staff of at least 25 people?**

**YES**    
**NO**  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City currently does not have a particular official or central office responsible for overseeing how City departments interact with the public. Some City offices provide opportunities for the public to obtain information, report problems or submit service requests. Examples include:

- the City's 311 Customer Service Line;
- the Board of Supervisors;
- the Mayor's Office;
- the City Attorney's Office;
- the Controller; and
- the Office of Citizen Complaints (for complaints about police actions).

The Controller is the City's chief accounting officer and auditor. The Controller monitors the level and effectiveness of City services. The Controller also oversees the City's whistleblower program, which receives and investigates confidential complaints regarding misuse of City funds and improper activities by City officers and employees.

The City's Office of Citizen Complaints (OCC) investigates complaints of misconduct and neglect of duty by police officers and may file disciplinary charges against officers. The Mayor appoints a Director of the OCC from nominees selected by the Police Commission, and the Board of Supervisors confirms the Mayor's appointment.

**The Proposal:** Proposition H is a Charter amendment that would create the position of Public Advocate. The Public Advocate would be elected at a City-wide election and serve a four-year term. The first Public Advocate would be elected at the first election held

after January 1, 2017, and would serve a shortened term. Beginning in 2020, the Public Advocate would be elected every four years. No person could serve as Public Advocate for more than two consecutive terms.

Under Proposition H, the Public Advocate would:

- investigate and attempt to resolve complaints from members of the public concerning City services and programs;
- receive and investigate some confidential whistleblower complaints concerning City services and programs;
- review the administration of City programs, management practices and contracting procedures, and make recommendations to improve them; and
- appoint a Director of the Office of Citizen Complaints (or its successor) from nominees selected by the Police Commission, subject to the Board of Supervisors' approval.

The Controller would continue to handle whistleblower complaints regarding misuse of City funds.

Proposition H would also make it City policy to provide the Public Advocate with sufficient funding and a support staff of at least 25 people. The Public Advocate may also hire independent experts who could be exempt from some of the City's contracting rules.

**A "YES" Vote Means:** If you vote "yes," you want to amend the Charter to create the position of Public Advocate, responsible for investigating and attempting to resolve public complaints concerning City services and programs. You also want to make it City policy to provide the Public Advocate with sufficient funding and a support staff of at least 25 people.

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

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 262. Some of the words used in the ballot digest are explained starting on page 58.**





## Controller's Statement on "H"

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would result in a moderate to significant increase in the cost of government.

The proposed new Office of the Public Advocate would have a variety of powers to review, investigate and make recommendations regarding the City's public information programs, complaint resolution processes, and its management, contracting and employment practices. Additionally, the Public Advocate would have the authority to receive and investigate certain whistleblower complaints. The authority and responsibility to perform these functions currently exists in various City departments, which remain largely unchanged in the proposed measure. The Public Advocate would also have the authority to introduce legislation.

The Charter amendment mandates a minimum staffing requirement of four positions for this new office, at a likely cost of between \$600,000 and \$800,000 annually. The amendment also sets a City policy recommending an additional twenty-two staff for the office. The additional cost to meet this staffing policy would likely cost between \$2.8 million and \$3.5 million annually, although this policy is not binding on the City and would be subject to decisions made during the annual budget process.

The Public Advocate would be elected at the first city-wide general or special election occurring after January 1, 2017. The salary for the new Public Advocate would be set by the Civil Service Commission.

This proposed amendment is not in compliance with a non-binding, voter-adopted city policy regarding mandatory expenditures. This policy seeks to limit voter-mandated expenditure requirements that limit the discretion of the Mayor and Board of Supervisors in the City's budget process.

Note that the proposed amendment would change the duties of the Controller's Office, which has prepared this statement.

## How "H" Got on the Ballot

On July 29, 2016, the Board of Supervisors voted 6 to 5 to place Proposition H on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Campos, Kim, Mar, Peskin, Yee.

**No:** Breed, Cohen, Farrell, Tang, Wiener.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 262. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition H

**A Public Advocate is an elected official whose sole job is to make sure you're getting fair treatment from your local government.**

We don't have one in San Francisco. But we should.

Major cities like New York, Portland, Seattle and Toronto already have public advocates. Last year alone, New York's Public Advocate saved the city *163 million dollars* by investigating bad city contracts and cutting waste.

That's money that could be put to use for affordable housing, tackling homelessness, or increased public safety in our neighborhoods.

In San Francisco, 100,000 people call 311 *every month* to make a complaint about city government, ask for information or file a report. But what happens when their issues aren't resolved? Usually nothing – that's why we need the Public Advocate.

Here's what the Public Advocate, as created by Prop H, will do:

- **Strengthen the citizen complaint system**, increase its capacity to answer complaints and ensure problems get fixed.
- **Investigate waste, fraud and abuse** in city programs that are highlighted by media, whistleblowers and anonymous tips.

- **Crack down on bad city contracts and programs** to eliminate inefficiencies and favoritism.
- **Put teeth into San Francisco police reform efforts** by putting an unbiased, independent director in charge of police oversight.

The Public Advocate has worked in other cities to increase government accountability, reduce waste, and ensure that citizens get the service we deserve from city government.

Isn't it time we had that here?

**Vote YES on H.** Establish the Public Advocate. Put an independent and effective watchdog on **your** side.

*Coalition for San Francisco Neighborhoods, representing 30 neighborhood organizations from across San Francisco*

*United Educators of San Francisco*

*SF Democratic Party*

*SFTenants Union*

*Harvey Milk LGBT Democratic Club*

*Former Assemblyman Tom Ammiano*

*Supervisor David Campos*

Find out more at [www.SFPublicAdvocate.com](http://www.SFPublicAdvocate.com)

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

### **NO ON PROPOSITION H – MORE BUREAUCRACY, LESS ACCOUNTABILITY, ANOTHER SIX-FIGURE POLITICIAN**

Prop H is a HUGE waste of taxpayer money – creating an unnecessary \$150,000-a-year position with a staff of at least 25 City government workers, costing \$3.5 million to taxpayers EVERY YEAR.

### **ABUSE OF POWER AND “TAMMANY HALL” STYLE CONTRACTING IN CITY HALL**

Proposition H gives the new “Public Advocate” virtually unlimited subpoena power over residents, small businesses and others. This new politician will be exempt from the city's competitive bidding process for contracts, meaning he or she can award contracts and favors to their political contributors and cronies with no oversight!

### **DOES SAN FRANCISCO REALLY NEED ANOTHER SIX-FIGURE SALARY POLITICIAN?**

Supporters of Proposition H say San Francisco needs a Public Advocate because some other cities have one

too. But unlike most other cities, San Franciscans already have an elected Mayor, 11 district supervisors, an elected city attorney, an elected district attorney, an independent controller, a City Administrator and a Whistleblower office.

### **ADDING YET ANOTHER POLITICIAN WITH A BLOATED STAFF AND OFFICE WON'T MAKE CITY GOVERNMENT ANY MORE ACCOUNTABLE OR EFFECTIVE!**

Make no mistake: Prop H will NOT deliver better city services. It WILL deliver more expensive, unnecessary government, more opportunities for waste, fraud and abuse in City government, and an unnecessary six-figure politician.

### **VOTE NO ON PROPOSITION H.**

*London Breed, Board of Supervisors President*

*Katy Tang, Supervisor*

*Scott Wiener, Supervisor*

*Mark Farrell, Supervisor*

*Fiona Ma, Chair, California Board of Equalization*

*David Chiu, Assemblyman*



## Opponent's Argument Against Proposition H

### VOTE NO ON H - We Don't Need More Bureaucracy in City Government

We already elect a Mayor and eleven members of the Board of Supervisors to advocate for the public. Why do we need to create yet another citywide elected position to duplicate what other local officials do every day?

As proposed, Proposition H creates a new "Public Advocate" with a staff of at least 25 people. The Public Advocate even gets to introduce legislation and has sweeping subpoena powers to target residents, businesses and even regular citizens!

If approved, the Public Advocate must have office space within City Hall, which is currently at capacity. Thus, the new office would have to kick out another department from City Hall and into costly rented office space.

The Public Advocate would get to appoint the Department Head for the Office of Citizens Complaints. Why should this newly elected position get the appointment power over this one department?

The Public Advocate could also intervene in the Whistleblower Program, which is currently under our independent City Controller. Allowing the Public Advocate to handle any aspect of the Whistleblower Program erodes the public trust in a currently non-politicized, anonymous reporting program.

The Public Advocate Office will cost taxpayers up to \$3.5 million a year, based on the Controller's Office estimates.

We don't need city government to grow any larger – we need city government to be more efficient and effective. And, we certainly don't need yet another elected official when we are already paying for a Mayor, 11 Supervisors and their staffs, the Controller, City Attorney and Ethics Commission.

**Please join us, along with former Mayor and Lieutenant Governor Gavin Newsom, in OPPOSING PROPOSITION H.**

*Dianne Feinstein, U.S. Senator*

*Frank Jordan, former Mayor*

*Willie L. Brown, Jr, former Mayor*

## Rebuttal to Opponent's Argument Against Proposition H

Of course we don't need more bureaucracy in city government.

**Which is exactly why we need the Public Advocate.**

New York City has had a public advocate since 1993. Seattle, Portland, and Toronto have one, too.

**When citizens of those cities get bullied or brushed off by the bureaucracy, they have a place to turn. San Franciscans deserve the same.**

Opponents claim it costs too much. But in New York, the Public Advocate saved taxpayers \$163 million in just one year! That's enough to fund a fully staffed Public Advocate office for 50 years!

They complain that the Public Advocate could "intervene" with the Whistleblower Program. In fact, the independent Civil Grand Jury has said repeatedly that our whistleblower program is deeply flawed and desperately needs reform!

Finally, they question why the Public Advocate would appoint the Director of the Office of Citizen Complaints, which investigates police shootings and misconduct. Exactly where have they been as San Franciscans have been fighting for more independent and effective police reform?

**Here's the truth: opponents are afraid of the Public Advocate because it will be an independent elected official charged with holding bureaucrats, politicians and special interests accountable to the citizens.**

It's time the people of San Francisco have a watchdog on *your* side. **Vote Yes on H.**

*Coalition for San Francisco Neighborhoods, representing 30 neighborhood organizations from across San Francisco*

*United Educators of San Francisco*

*SF Democratic Party*

*SF Tenants Union*

*Harvey Milk LGBT Democratic Club*

*Former Assemblyman Tom Ammiano*

*Supervisor David Campos*



## Paid Argument IN FAVOR of Proposition H

### SF Democratic Party says YES on H

The Public Advocate has been proven in other cities to stand up for those who often don't have a strong voice in city government. The San Francisco Democratic Party supports the establishment of the Public Advocate in San Francisco to make sure everyone is treated fairly by our city government – no matter who you are.

Vote YES on Prop H.

*San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

## Paid Argument IN FAVOR of Proposition H

### YES on H for our neighborhoods

Even though City Hall is spending more of our money than ever before, San Francisco's streets and sidewalks are in disrepair, traffic is gridlocked, and our public parks are being privatized instead of improved for residents.

The Public Advocate will be a strong ally for our neighborhoods who can help us hold city officials accountable and make sure the people of San Francisco get the city services we are paying for.

Vote YES on Prop H.

*Coalition for San Francisco Neighborhoods, representing 30 neighborhood organizations from across San Francisco*

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

## Paid Argument IN FAVOR of Proposition H

### Labor supports Prop H

Giant corporations and millionaires pay lobbyists to represent their interests at City Hall every day. Teachers, health care givers, and working families need someone who watches out for us too.

Let's put a Public Advocate to work for the people who make San Francisco work.

**Please vote Yes on H.**

*United Educators of San Francisco  
SEIU 1021  
National Union of Healthcare Workers  
UNITE HERE Local 2*

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

## Paid Argument IN FAVOR of Proposition H

### YES on H to stop unfair evictions

The New York City Public Advocate has been a champion for tenants: fighting discriminatory practices, exposing dishonest and abusive slumlords, and making sure renters facing eviction know their rights.

With our eviction crisis worse than ever before, San Francisco tenants need a Public Advocate who will have our backs too.

Vote YES on H!

*San Francisco Tenants Union*

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

## Paid Argument IN FAVOR of Proposition H

The displacement waves of the last five years have done enormous damage to the soul of San Francisco. The glut of luxury condos, corporate tax breaks and sweetheart deals handed out by City Hall fueled the affordability crisis that forced out so many of the diverse, creative, hard-working people who built this city.

But the rest of us are still here – and we're fighting back for the San Francisco values we believe in: social justice, fairness and inclusivity.

Most people don't have lobbyists or high-priced lawyers on our payrolls to represent our interests. That's why we need an independent Public Advocate on our side.

The Public Advocate will be a champion for regular San Franciscans who will go to work every day fighting to make sure our city government actually works



for those it's supposed to – the people of San Francisco.

### Vote YES on H.

*David Talbot*

*Author, Season of the Witch*

*Board Member, San Francisco Vision*

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

### Paid Argument IN FAVOR of Proposition H

#### YES on H for a San Francisco that works for everyone

San Francisco values of inclusion, diversity and opportunity for all should be reflected by how our local government works and who it works for. By passing Proposition H, we will put a Public Advocate on the job to fight to ensure San Francisco works for everyone.

Vote YES on H.

*Supervisor David Campos*

*Supervisor John Avalos*

*Myrna Melgar*

*Gabriel Medina*

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

### Paid Argument IN FAVOR of Proposition H

A Public Advocate's job is to make sure you're getting treated fairly by City Hall. If you're mistreated, ignored or bullied by bureaucrats, the Public Advocate is empowered to stand up for your rights and get results. Ineptitude, government waste and apathy toward constituents have all dramatically decreased in cities that have a Public Advocate. That's exactly what we need in San Francisco right now.

### Vote YES on H.

*Harvey Milk LGBT Democratic Club*

*Former Assemblyman Tom Ammiano*

*Rafael Mandelman, President, City College Board of Trustees*

*Tom Temprano, Past President, Harvey Milk LGBT Democratic Club*

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

### Paid Argument IN FAVOR of Proposition H

#### Yes on Prop H for Independent Oversight

Prop H would increase accountability in City government and provide for independence in the office investigating Police shootings and claims of police misconduct. At this critical time, it's crucial that the people of San Francisco are able to trust that these serious investigations are being done in a fair and unbiased fashion.

Yes on Prop H!

*Barbara Attard*

*Police Accountability Consultant, Past-President of National Association for Civilian Oversight of Law Enforcement\**

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

The true source(s) of funds for the printing fee of this argument: San Francisco Reform Coalition, Yes on H.

The three largest contributors to the true source recipient committee: 1. National Union of Healthcare Workers, 2. UNITE HERE Local 2, 3. Sherrie Matza.

### End of Paid Arguments IN FAVOR of Proposition H

### Paid Argument AGAINST Proposition H

#### PROP H CREATES UNNEEDED, COSTLY BUREAUCRACY

Our City Charter is full of checks and balances: watchdogs like an independent Controller, City Administrator, City Attorney, District Supervisors and Ethics Commission. The last thing we need is a "junior mayor" with two dozen staff, subpoena power and contracts free from Civil Service or Human Rights Commission rules.

Why spend millions on another elected office? San Franciscans always hold the Mayor and Board of Supervisors accountable for honest and efficient city services.

Keep it that way. VOTE NO on H.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*





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

## **Paid Argument AGAINST Proposition H**

### **ANOTHER WASTE OF CITY RESOURCES**

The last thing we need is another elected position, costing millions of dollars. A new office, with dozens of employees, duplicating work already done by the staffs of the Controller, City Attorney, Mayor and Board of Supervisors?

**THE ALLIANCE FOR JOBS**, a partnership of civic, labor and business organizations, urges a "NO" vote on Proposition H --- tell the politicians to put our money to better use.

#### *Alliance for Jobs and Sustainable Growth*

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

## **Paid Argument AGAINST Proposition H**

### **VOTE NO on Prop. H**

The last thing this city needs is another elected position.

San Francisco has many, many elected officials, who are all supposed to look out for the best interests of the city.

Unbelievably, the backers of Prop H think we need another one. Another office to pay for. Another staff, which will grow over time (22 new positions working for this person, to start with!)

No other city in America has a position with a job description like this.

We don't need another elected public advocate. We need the ones we already have to focus on running the city.

### **Vote NO on Prop. H.**

#### *SPUR*

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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

## **Paid Argument AGAINST Proposition H**

### **VOTE NO ON H and Runaway Government!**

Creation of yet another City Hall bureaucracy - the "Public Advocate's Office" displays either venal con-

tempt for taxpayers, cynical disregard of the logic of electing supervisors by "districts" or a disguised way to provide post-Board of Supervisors employment for "termed-out" supervisors who can't find a job!

Each district Supervisor (11 of them), or "ward heeler" in bygone language, purports to advocate publicly for his/her constituents. If he/she fails to advocate for some 80,000-district residents, must we create a new City Hall office for almost \$1,000,000 or more per year to do so? These supervisors receive up to \$200,000 per year including fees from the Golden Gate Bridge District, MTC, BCD, Air Quality Maintenance District, ABAG, MTA, Caltrain and County Transportation Authority. Need we say more about their effort to abdicate district supervisor duties by inventing a six-figure "Public Advocate" to do so for them?

The unbiased City Controller notes not only a mandated four staff positions will be created but also a recommended 22 more employees costing us annually \$3,500,000 additionally. **Vote NO on H on this taxpayer hoax!**

#### *San Francisco Taxpayers Association*

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

The two contributors to the true source recipient committee: Yes on F - 2014, Save Golden Gate Park - Yes on H – No on I.

## **Paid Argument AGAINST Proposition H**

Proposition H would create a new Office of Public Advocate. This job is already handled by numerous City departments. Proposition H is an unnecessary and wasteful expenditure of City resources. The City Controller estimates that Proposition H will cost at least \$600,000 per year, and possibly as much as \$3.5 million per year. This is money that can be better spent on other things. Vote NO on H.

#### *San Francisco Republican Party Jason P. Clark, Chairman*

*Chantal Anderson, Christopher L. Bowman, Charles Cagnon, Barry Graynor, Stephanie Jeong, Ken Loo, Lisa Remmer, Richard Worner, Howard Epstein*

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

The two contributors to the true source recipient committee are: Charles Moore, Stephanie Jeong.





# Funding for Seniors and Adults with Disabilities

**Shall the City amend the Charter to establish the Dignity Fund and set aside at least \$38 million a year, plus scheduled increases, from the General Fund until June 30, 2037, to pay for programs and services to assist seniors and adults with disabilities?**

**YES**    
**NO**  

## Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City's Department of Aging and Adult Services (DAAS) is responsible for planning, coordinating and advocating for services for seniors and adults with disabilities. The City's Commission on Aging oversees many of DAAS' activities. DAAS provides a range of programs and services for seniors and adults with disabilities, including:

- in-home supportive services,
- nutrition and wellness programs,
- senior centers and activity centers and
- legal services.

DAAS is also responsible for administering the Community Living Fund, which helps fund programs to assist individuals to age in their own homes, assisted living facilities or supportive housing.

Each year, the City determines the funding for DAAS' programs and activities, including the Community Living Fund. The City is not required to appropriate any specific annual amount for DAAS in the budget.

In addition to DAAS, the City has established a Long Term Care Coordinating Council to advise and coordinate community-based long-term care planning services for older adults and adults with disabilities.

**The Proposal:** Proposition I is a Charter amendment that would create a Dignity Fund to provide guaranteed funding for programs and services for seniors and adults with disabilities. This Fund would expire on June 30, 2037.

Services and programs would include home- and community-based long-term care and support, food and nutrition, consumer and caregiver education and support, seniors/disabled community and service cen-

ters, legal services, health and wellness, and targeted outreach.

Under Proposition I, the City would be required to set aside monies from its General Fund each year to contribute to the Dignity Fund, as follows:

- for the first year, the City would contribute at least \$38 million, the same amount the City budgeted in fiscal year 2016–17 for services that could be funded in the future by the Dignity Fund;
- for the fiscal year ending June 30, 2018, the City would contribute at least \$44 million;
- for fiscal years from July 1, 2018, until June 30, 2027, the City would increase its contribution by \$3 million each year, until it reaches \$71 million a year. If the City faced a projected budget deficit exceeding \$200 million, the City would not have to increase the contribution to this Fund;
- for fiscal years from July 1, 2027, until June 30, 2037, the City's contribution to this Fund would equal the prior year's contributions, adjusted for changes in the City's revenues.

Under Proposition I, this Fund would pay for many of the same types of programs and services currently provided by DAAS. Proposition I would also establish a four-year planning process and require a regular evaluation of the services and programs this Fund supports.

In addition to the Long Term Care Coordinating Council, Proposition I would create an 11-member Oversight and Advisory Committee to monitor and participate in the administration of this Fund.

**A "YES" Vote Means:** If you vote "yes," you want to amend the Charter to establish the Dignity Fund and set aside at least \$38 million a year, plus scheduled increases, from the General Fund until June 30, 2037,

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 268. Some of the words used in the ballot digest are explained starting on page 58.**



to pay for programs and services to assist seniors and adults with disabilities.

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

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## Controller’s Statement on “I”

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would have a significant impact on the cost of government. The amendment would create an annual baseline for services for seniors and adults with disabilities at a required level of \$38 million beginning in fiscal year (FY) 2016–17 and increasing over time. In fiscal year 2015–16, the City’s general fund budget for these services was approximately \$32 million.

The proposed charter amendment would establish a new fund (the Dignity Fund) to support seniors and adults with disabilities. The Dignity Fund would be used exclusively for services to seniors and adults with disabilities, such as home and community-based long term care, food programs, caregiver programs, community centers, advocacy programs and wellness programs.

Under the proposed amendment, the City would be required to create a \$38 million baseline for the Dignity Fund in FY 2016–17. In FY 2017–18, the City would increase the Dignity Fund by \$6 million, and beginning in FY 2018–19 increase that amount by \$3 million per year for nine years, reaching an annual budget amount of \$71 million in fiscal year 2026–27. For the subsequent ten year period to fiscal year 2036–37, the budget would be adjusted by the aggregate change in the City’s overall discretionary revenues. The City would be able to temporarily suspend the required budget increases in any year beginning in FY 2017–18 in which a general fund deficit of \$200 million or more was forecast.

The amendment would modify the powers and duties of the Commission that advises the City on services for seniors and adults with disabilities and would create a new eleven member Oversight and Advisory Committee to make recommendations regarding the planning, evaluation, reporting and other aspects of administering the Dignity Fund. The proposed amendment specifies a four year planning cycle that requires community consultation, equity analysis and working

with service providers on how to allocate Dignity Fund dollars, among other requirements.

The proposed amendment is not in compliance with a non-binding, voter-adopted city policy regarding set-asides. The policy seeks to limit set-asides which reduce General Fund dollars that could otherwise be allocated by the Mayor and the Board of Supervisors in the annual budget process.

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## How “I” Got on the Ballot

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On July 19, 2016, the Board of Supervisors voted 9 to 2 to place Proposition I on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Wiener, Yee.

**No:** Peskin, Tang.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 268. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition I

Vote YES on Proposition I – Dedicated and protected funding for seniors, veterans and adults with disabilities.

San Francisco has the highest percentage of seniors and adults with disabilities of any urban area in California and this population is rapidly growing. By 2030 we expect to see this population grow by over 100,000 individuals. Over 70% of our City's veterans are over the age of 55 and 60% of people living with HIV are over the age of 50.

Many of our seniors and adults with disabilities, including those living with HIV/AIDS, support themselves on a fixed income. The increased cost of living in San Francisco and other economic pressures are hitting this population hard.

Proposition I would establish a dedicated and protected source of funding, the Dignity Fund for seniors and adults with disabilities including those living with HIV/AIDS. The Dignity Fund will set a minimum spending requirement, guaranteeing investments in critical services for some of our City's most vulnerable residents all **without raising taxes** or impacting existing

general fund set-asides for other services such as Muni, parks or children's funding. Proposition I also creates a new oversight body to provide transparency and accountability for the use of these funds.

This stability will allow our seniors, veterans and adults with disabilities to live and age in the familiarity and comfort of their own homes and communities with the dignity they deserve.

The Dignity Fund is the morally right thing to do to address the long term needs of seniors and adults with disabilities in our City.

Vote YES on Proposition I

*Supervisor Malia Cohen*  
*Supervisor Norman Yee*  
*Supervisor Eric Mar*  
*Supervisor Scott Wiener*  
*President London Breed*  
*Supervisor Mark Farrell*  
*Supervisor David Campos*  
*Supervisor John Avalos*  
*Supervisor Jane Kim*

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

**THE "ANYTHING GOES" FUND OF PROPOSITION I LASTS FOR 20 YEARS, TAKES \$36 MILLIONS THE FIRST YEAR, AND THEN RAPIDLY EXPANDS:**

Ironically called the "*Dignity Fund*", Proposition I's "*Anything Goes*" Fund purports to aid Senior Citizens and the Disabled...but the money can legally be used for almost anything.

Unlike other poorly defined spending mistakes, the "*Anything Goes*" Fund won't go away. Under the terms of Proposition I, the Fund will keep wasting money until the middle of the year 2037.

The "*City Fathers*" like to have plenty of cash filled "*slush funds*" to pay for all sorts of debateable projects, including wasteful boat races, cash losing sports events, and lots of City Hall drinking parties.

Perhaps a few Senior Citizens and/or the Disabled will be invited to — or rolled into — the City Hall cocktail parties.

As a general rule — *always* oppose longterm fund set asides. They *always* cause more troubles than they are worth.

Vote "**NO!**" on Proposition I.

*Dr. Terence Faulkner, J.D.*  
*Past Member of Bay Area Regional Citizens Forum of the Association of Bay Area Governments (ABAG)\**

*Arlo Smith*  
*Past President of BART Board\**

*Thomas C. Agee*  
*Concerned Citizen\**

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



## Opponent's Argument Against Proposition I

### PROPOSITION I CALLS FOR A POORLY DEFINED AND RAPIDLY EXPANDING SO-CALLED "DIGNITY FUND" THAT WILL GO ON UNTIL JUNE 30, 2037... THAT CAN BE USED FOR ALMOST "ANYTHING" RELATED TO SENIOR CITIZENS AND/OR DISABLED ADULTS:

Proposition I would establish a so-called "*Dignity Fund*" that can be used for almost **ANYTHING** related to Senior Citizens and/or Adults with Disabilities and "require an annual contribution by the City to the [Dignity] Fund including an annual baseline amount of \$38 million, increasing by \$6 million for fiscal year 2017–2018, and increasing by \$3 million a year for the next 9 years until fiscal year 2026–2027, and continuing at that amount, adjusted annually for changes in aggregate discretionary City revenues, for the next 10 years until fiscal year 2036–2037...create an Oversight and Advisory Committee for expenditures from the Fund...[and] set an expiration date of June 30, 2037..."

This poorly defined fund is *outrageous* and can be used for all sorts of questionable City Hall political projects.

Money of the City should be expended on a yearly defined basis by the Board of Supervisors and the Mayor.

The so-called "*Dignity Fund*" should be re-named the "*Anything Goes Fund*," since nobody really knows how it will be spent.

Vote "**NO!**" on Proposition I.

*Dr. Terence Faulkner, J.D.*  
*Chairman of Citizens Against Tax Waste\**

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

## Rebuttal to Opponent's Argument Against Proposition I

**Vote YES on Proposition I** - Dedicated and protected funding for seniors, veterans and adults with disabilities

**Don't be fooled!** Contrary to what opponents say, the Dignity Fund cannot be used for just anything and contains several safeguards to ensure these funds are benefiting the people in our city who need them the most, seniors, veterans and adults with disabilities.

Proposition I contains a detailed list of specific services that are eligible to receive funding and also calls out several programs and services that cannot receive these funds.

Proposition I mandates a comprehensive and transparent planning process for the use of these funds by requiring the development of both a Community Needs Assessment and a Services Allocation Plan on a regular basis. These plans must use qualitative and quantitative data, best practices and specific metrics to identify the needs of these populations and define measurable outcomes for any services provided by the Dignity Fund.

Proposition I also requires regular evaluation and reporting to the public and establishes an Oversight Committee to ensure the Dignity Fund is being administered in a way that is consistent with its intent.

There is nothing outrageous about helping seniors and adults with disabilities age in their communities with the dignity they deserve.

**Vote YES on Proposition I**

*Supervisor Malia Cohen*  
*Supervisor Norman Yee*  
*Supervisor Eric Mar*  
*Supervisor Scott Wiener*  
*President London Breed*  
*Supervisor Mark Farrell*  
*Supervisor David Campos*  
*Supervisor John Avalos*



## Paid Argument IN FAVOR of Proposition I

### Support our seniors and people with disabilities!

Vote yes to ensure that San Francisco's growing population of seniors and people with disabilities will have the support and services they need! The "Dignity Fund" is similar to San Francisco's landmark Children's Fund. It does not raise taxes, and includes strong oversight provisions.

*San Francisco Human Services Network*

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

## Paid Argument IN FAVOR of Proposition I

### Argument in Favor of Proposition I

Many of the elderly and adults with disabilities eligible to receive supportive services through government funded programs reside in more impoverished areas where economic resources essential to their survival are severely inadequate. Service Providers who operate in these areas struggle daily to provide nutrition, socialization and other supportive services within a system of budget cuts, inadequate staffing and stricter contractual guidelines without any hope of securing the additional revenues and stability that they require.

**Proposition I** will add revenues incrementally over the next 20 years to better address the needs of these individuals now and to adequately address the great demand for services projected in the years ahead.

**Proposition I** will also mandate that City administrators work collectively with service providers to identify service gaps, serve individuals with the greatest need, and implement programs equitably. Towards this end a special, more inclusive **Oversight Committee** will be established to ensure that the goals and objectives of Proposition I are achieved. **Vote Yes on I.**

*Centro Latino de San Francisco, Inc.*

The true source(s) of funds for the printing fee of this argument: Centro Latino de San Francisco, Inc.

## Paid Argument IN FAVOR of Proposition I

VOTE YES ON Proposition I TO MAKE SAN FRANCISCO AN AGING-FRIENDLY PLACE

San Francisco's growing population of seniors makes up 20% of our residents.

San Francisco's cost of living is 62% higher than the national average.

And, when factoring in our higher costs of housing and health care, 20% of San Francisco's seniors live below the poverty threshold---with many more elders struggling to make ends meet.

Our city needs a solid, sound plan that will serve the needs of San Franciscans who are aging in place, including adults living with disabilities and chronic health conditions, many of whom are on fixed incomes.

Institute on Aging is one of Northern California's largest community-based organizations, with a longstanding history and commitment towards serving thousands of older and disabled adults each year---of all ethnicities, religions, sexual identities and cultural backgrounds---by providing health services, social and emotional support, and education and advocacy.

That's why IOA deeply understands the importance of Proposition I and supports its mission, which mirrors our own: To enable older adults and adults with disabilities to maintain their health, independence, and participation in the community.

Proposition I is a gift that we can give to our current seniors as well as our future selves, by ensuring that San Francisco is truly aging-and-disability friendly, and leading the way for other U.S. cities to consider similar, smart measures.

Join us and esteemed colleagues in supporting Proposition I!

*Tom Briody, MHSc, President and CEO, Institute on Aging  
Alzheimer's and Related Disorders Association,  
Northern California Chapter  
James A. Davis, MD, Board Member, Institute on Aging  
The Rev. Elizabeth Ekdale, Lead Pastor, St. Mark's Lutheran Church  
San Francisco Village  
The Shanti Project  
Shoshana Ungerleider, MD, Internal Medicine*

The true source(s) of funds for the printing fee of this argument: Dignity Funds - Yes on A.

The three largest contributors to the true source recipient committee: 1. Meals on Wheels, 2. Swords to Plowshares, 3. Home bridge.

## Paid Argument IN FAVOR of Proposition I

Vote Yes On Prop I. The Dignity Fund protects services for people with disabilities and seniors, without raising taxes.





Disability rights are civil rights. Currently, 24% of San Franciscans are people with disabilities or aged 60 and over. By 2030, that number will grow to 30%. With the growth of this population, there will be a need for increased funding as the need for services and supports grows. Prop. I creates a dedicated funding source for programs benefiting people with disabilities and seniors by allocating money from the city's General Fund and other revenues to such programs yearly without raising taxes

The Dignity Fund will help ALL San Franciscans who are older or living with a disability.

People with disabilities deserve every opportunity to live as independently as possible and remain engaged in their communities. The dignity fund would ensure a continued funding for essential programs such as home and community-based services and supports, community and service centers, and self advocacy programs that would allow people with disabilities to age with dignity in their communities.

A vote for Proposition I will help ensure a future in which the ability to live in the community is a right and not a privilege.

Ensure a bright future for San Francisco's disability and senior communities today by voting yes on proposition I.

For more information, go to [www.sfdignityfund.org](http://www.sfdignityfund.org).

*Fiona Hinze, Community Organizer, Independent Living Resource Center*

*Jacy Cohen, Director of Strategic Initiatives, The Arc SF*  
*Betty Traynor, Board President, Senior and Disability Action*

The true source(s) of funds for the printing fee of this argument: Dignity Fund - Yes on I.

The three largest contributors to the true source recipient committee: 1. Meals on Wheels, 2. Swords to Plowshares, 3. Home bridge.

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

Yes on Prop. I. The Dignity Fund protects services for seniors and people with disabilities, without raising taxes.

Each year, the number of seniors, veterans, adults with disabilities and those with chronic and life threatening conditions like HIV and Alzheimer's continue to grow. Currently, 25% of San Franciscans are over 60 or living with a disability. That number is projected to grow to 30% by 2030.

Without a stable funding source, services for our most vulnerable residents will continue to decline as the cost of living rises and the need for services increases.

Prop. I helps solve this problem by dedicating money from the City's General Fund yearly to support vital services for these communities.

The Department of Aging and Adult Services will administer the Dignity Fund. This measure also creates a special Oversight and Advisory Committee to increase community accountability and transparency and ensure funds are spent equitably, responsibly, and where the needs are greatest.

The Dignity Fund will help pay for programs and services that help people live and age well in the comfort, safety, and convenience of their own homes. This is better for our communities and saves money when compared to institutionalized care. These services include home and community-based care and support, food and nutrition programs, consumer and caregiver education, community and service centers, self-advocacy, health promotion and wellness services, housing support services, and much more.

Join us. Make a Difference - in the lives of older San Franciscans and those living with disabilities. Vote YES on Prop. I. For more information go to [www.sfdignityfund.org](http://www.sfdignityfund.org)

*Hon. John Burton, Chair, CA Democratic Party\**

*Joseph Hollendoner, CEO, SF AIDS Foundation*

*Ashley McCumber, CEO, Meals on Wheels SF*

*Leon Winston, COO, Swords to Plowshares*

*SEIU 1021*

*Marie Jobling, Executive Director, Community Living Campaign*

*Independent Living Resource Center*

*Calvin Welch, Council of Community Housing*

*Organizations\**

*Anni Chung, Co-Chair, Asian and Pacific Islander*

*Council*

*Michelle Alcedo, Director of Programs, Openhouse*

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

The true source(s) of funds for the printing fee of this argument: Dignity - Yes on Proposition I.

The three largest contributors to the true source recipient committee: 1. Meals on Wheels, 2. Swords to Plowshares, 3. Home bridge.





## Paid Argument IN FAVOR of Proposition I

### Supporting African American Seniors to live with Dignity Without Raising Taxes

African American Seniors are sons and daughters of parents who migrated to San Francisco during World War II from the Deep South seeking employment in the war time industries. Like others who immigrated to the City, they fell in love with it, and remained, calling it home. They worked hard raising their families, and like the others paid their taxes and helped build this great City.

Now 60 to 70 years later they have grown old, many finding themselves living alone in subsidized low-income housing. Their children, because of raising cost of housing, have moved to surrounding areas. African American Seniors are increasingly isolated and in need of support services.

Proposition I would guarantee funding for community-based culturally sensitive programs and services for African American seniors and adults with disabilities over the next 20 years.

### PLEASE SUPPORT YOUR SENIORS.

### VOTE YES ON Proposition I

*Ollie Mixon, Vice President, Bayview Hunters Point Multipurpose Senior Services*

*Kristin Rosboro, Executive Director, I.T. Bookman Community Center*

*James Byrant, Western Regional Director, A. Phillip Randolph Institute*

The true source(s) of funds for the printing fee of this argument: Dignity Fund -Yes on Prop I.

The three largest contributors to the true source recipient committee: 1. Meals on Wheels, 2. Swords to Plowshares, 3. Home bridge.

## Paid Argument IN FAVOR of Proposition I

Vote YES on Prop. I, the Dignity Fund.

Proposition I will provide a dedicated funding source to local nonprofit organizations that provide critical and lifesaving services to our City's veterans.

Swords to Plowshares, the San Francisco Bay Area's leading veteran services nonprofit organization supports the "Dignity Fund." It is imperative that we provide supportive services to meet the needs of a large Vietnam veteran population, many who are aged beyond their years due to prolonged homelessness and service-related disabilities. Over 70% of the City's

veterans are over the age of 55 and nearly 30% of those have at least one disability. Seniors, veterans, and people with disabilities are a unique part of the fabric of this City and deserve appropriate care and to be treated with dignity as they age.

Vote Yes on Proposition I to ensure San Francisco's Veterans, as well as seniors and citizens living with disabilities have adequate resources.

*Leon Winston, COO, Swords to Plowshares*

The true source(s) of funds for the printing fee of this argument: Dignity Fund, Yes on I.

The three largest contributors to the true source recipient committee: 1. Meals on Wheels, 2. Swords to Plowshares, 3. Home bridge.

## Paid Argument IN FAVOR of Proposition I

The Asian-Pacific Islander (API) community urges to vote YES on Prop. I, the Dignity Fund.

Proposition I will fund culturally competent services for underserved API elders who are among the most vulnerable to evictions and abuse and need increased access to language-appropriate education on housing, consumer rights, benefits, immigration, self-advocacy and legal services, and caregiver education

Approximately 42% of San Francisco seniors are API and half of SF seniors living in poverty are API.

Join the growing coalition to support our API elders.

Vote YES on Prop. I.

*Joshua Landicho, Community Service Worker, Veterans Equity Center*

*Steve Nakajo, Executive Director, Kimochi Inc.*

The true source(s) of funds for the printing fee of this argument: Dignity Fund, Yes on I.

The three largest contributors to the true source recipient committee: 1. Meals on Wheels, 2. Swords to Plowshares, 3. Home bridge.

## Paid Argument IN FAVOR of Proposition I

### Neighborhoods Will Be Stronger with a YES Vote on Proposition I

Seniors and adults with disabilities are a vital part of our San Francisco communities, with much to contribute. They bring years of experience, creativity, connections with neighbors, and a desire to make things better for generations to come.



The Dignity Fund will help support community-based programs that offer what we need to stay actively engaged in neighborhoods across the City. These include:

- Exercise classes, computer tutoring, and healthy aging programs that provide valuable skills while creating opportunities for participants to avoid social isolation.
- Grassroots efforts to organize neighbors to volunteer to help each other - delivering meals and groceries, helping with errands, advocating for a friend in the hospital or just lending a sympathetic ear.
- Job training and volunteer placement opportunities where seniors and adults with disabilities can share their talents and even earn some much needed income.

We support the Dignity Fund as an important way to help fund programs that provide these opportunities - offering places to make friends, to keep learning and contributing, and to work together to make our neighborhoods better places to live and to thrive.

**Help San Francisco seniors and adults with disabilities remain vital, independent and actively engaged in their neighborhood. Vote YES on Proposition I.**

*Margaret Baran, Advocate*

*Ramona Davies, Community Living Campaign*

*Bill Haskell, San Francisco Village*

*Rev. Glenda Hope, Older Women's League-SF*

*Greg Moore, St. Francis Living Room*

*Sandy Mori, Senior Advocate*

*Patti Spaniak, Cayuga Community Connectors*

*Wade Woods, Senior Community Advocate*

*Jarmin Yeh, Aging and Disability Friendly SF\**

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

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

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

Support Long Term Survivors and vote Yes on Proposition I.

As of June 2016, adults over age 50 represent 60% of all people living with HIV in San Francisco. By the year 2020 this group will grow to an estimated 70%.

There is a substantial need for expanding services for those aging with HIV. Long Term Survivors deal with a web of complex and interwoven issues stemming from multiple medications, complications of PTSD, depression, anxiety, substance use, social isolation and navigating available benefits. To be effective, social service providers and medical care staff need specialized training to become knowledgeable of areas where HIV medicine and gerontology intersect.

The Dignity Fund when passed will not only go to help address the substantial needs of Long Term Survivors aging with HIV but will help ALL San Franciscans who are older or living with a disability.

Vote YES on Prop. I. Everyone deserves to age with dignity

*Joseph Hollendoner, CEO, SF AIDS Foundation*

*Kaushik Roy, Executive Director, Shanti Project*

*Lance Toma, LCSW, CEO, Asian & Pacific Islander Wellness Center*

The true source(s) of funds for the printing fee of this argument: The Dignity Fund, Yes on I.

The three largest contributors to the true source recipient committee: 1. Meals on Wheels, 2. Swords to Plowshares, 3. Home bridge.

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

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



# J

## Funding for Homelessness and Transportation

**Shall the City amend the Charter to create a Homeless Housing and Services Fund, which would provide services to the homeless including housing and Navigation Centers, programs to prevent homelessness and assistance in transitioning out of homelessness by allocating \$50 million per year for 24 years, adjusted annually; and create a Transportation Improvement Fund, which would be used to improve the City's transportation network by allocating \$101.6 million per year for 24 years, adjusted annually?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City provides a variety of services to homeless people, including street outreach, homeless shelters, transitional housing and Navigation Centers, permanent supportive housing, and health and job services. In July 2016, the City created a Department of Homelessness & Supportive Housing to consolidate the City's efforts to assist homeless people. The City is not required to provide any specific annual amount for homeless services in the budget.

The City's Charter gives the San Francisco Municipal Transportation Agency (SFMTA) authority over the City's transportation system, which includes roads, sidewalks, bicycle lanes, parking, taxicabs and Muni (the City's public transit system). SFMTA collects income from several sources, including Muni fares, parking fees and citations. The City's Charter requires the City to contribute a portion of the General Fund to SFMTA each year. The City adjusts that amount every year based on the City's revenue and population change.

In 2013, the City accepted the Transportation 2030 Task Force Report, which recommended that the City increase funding for transportation and road improvements.

In 2014, the City adopted a "Vision Zero" policy. Its goal is to reduce traffic deaths to zero by 2024 by building safer streets, educating the public on traffic safety, enforcing traffic laws and implementing safety projects.

The City's transportation system is affected by several other agencies:

- The San Francisco County Transportation Authority (CTA) is responsible for long-range transportation planning for the City. The CTA also analyzes, designs and funds improvements for San Francisco's roadway and public transportation networks.
- Bay Area Rapid Transit (BART) is a public train system that serves the San Francisco Bay Area, and connects San Francisco with stations in the East Bay and northern San Mateo County.
- Caltrain is a commuter rail line that runs between San Francisco and Santa Clara County.

The Department of Public Works (DPW) maintains San Francisco's streets and sidewalks, including road repaving and repairing potholes.

**The Proposal:** Proposition J is a Charter amendment that would create two funds:

Proposition J would create a Homeless Housing and Services Fund. Beginning in 2018 and for the next 24 years, the City would allocate \$50 million to the fund each year, adjusted based on changes in City revenues.

The City would use this fund to provide services to the homeless:

- housing,
- programs to prevent homelessness and
- assistance in transitioning out of homelessness.

Proposition J would also create a Transportation Improvement Fund. Beginning in 2018 and for the next 24 years, the City would allocate \$101.6 million to the fund each year, adjusted based on changes in City revenues.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 272. Some of the words used in the ballot digest are explained starting on page 58.**



The City would use this fund to improve the City's transportation network by allocating funding as follows:

- 12.4% annually to SFMTA to improve transit service to low-income and transit-dependent communities and reduce the cost of transit for low- and moderate-income youth, seniors and people with disabilities;
- 18.8% annually to SFMTA to maintain Muni's vehicle fleet in good repair, expand the fleet and repair and upgrade SFMTA stations;
- 9.4% annually to the CTA to improve the service of the existing transit system and expand its capacity; and fund planning, design, education, outreach, evaluation and capital investment in transportation infrastructure for transit-oriented development projects;
- 14.1% annually to the CTA to improve the reliability and increase the capacity of BART and Caltrain; fund long-range regional network planning, design studies or capital improvements; improve management of regional highways; and promote sustainable travel choices;
- 12.4% annually to the CTA to implement the City's Vision Zero policy; and
- 32.9% annually to DPW to repair City streets and conduct preventative maintenance of City streets.

Until January 1, 2017, the Mayor would have the authority to terminate one or both funds, based on his review of the City's financial condition.

**A "YES" Vote Means:** If you vote "yes," you want to amend the Charter to create a:

- Homeless Housing and Services Fund, which would provide services to the homeless including housing and Navigation Centers, programs to prevent homelessness and assistance in transitioning out of homelessness by allocating \$50 million per year for 24 years, adjusted annually; and
- Transportation Improvement Fund, which would be used to improve the City's transportation network by allocating \$101.6 million per year for 24 years, adjusted annually.

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

## Controller's Statement on "J"

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would significantly increase the cost of government.

The proposed amendment would require general fund contributions to two newly created funds, the Homeless Housing and Services Fund and the Transportation Improvement Fund, of \$12.5 million and \$25.4 million, respectively, in fiscal year (FY) 2016–17 and \$50 million and \$101.6 million, respectively, in FY 2017–18.

For fiscal years FY 2018–19 through FY 2040–41, contributions to the funds would be equal to the FY 2017–18 contributions adjusted for annual changes in discretionary revenue. The proposed amendment would authorize the City to issue lease revenue bonds or lease financing arrangements for certain categories in the Transportation Improvement Fund.

The Homeless Housing and Services Fund would be used to provide services to the homeless, including programs to prevent homelessness, create exits from homelessness, and move homeless individuals into more stable situations. The fund can be used to support operations of these services and to make capital investments required to maintain or expand system infrastructure needs.

The Transportation Improvement Fund would be used to improve San Francisco's transportation network through investments in transit services and affordability; Muni fleet, facilities, and infrastructure repair and improvement; transit optimization and expansion; regional transit; Vision Zero safer and complete streets; and street resurfacing.

This proposed amendment is not in compliance with a non-binding, voter-adopted city policy regarding set-asides. The policy seeks to limit set-asides which reduce General Fund dollars that could otherwise be allocated by the Mayor and the Board of Supervisors in the annual budget process.

## How "J" Got on the Ballot

On July 19, 2016, the Board of Supervisors voted 8 to 3 to place Proposition J on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Farrell, Mar, Tang, Wiener.

**No:** Kim, Peskin, Yee.

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 272. Some of the words used in the ballot digest are explained starting on page 58.





## Proponent's Argument in Favor of Proposition J

**Proposition J guarantees critical funding to address two of our City's most important challenges: homelessness and transportation.**

Proposition J will ensure that a set amount of San Francisco's General Fund is spent on two of our most important priorities: housing and supportive services for homeless residents, and better roads, public transit and pedestrian safety throughout the City.

**Proposition J will create a "lockbox" that guarantees much-needed funding for vital homelessness and transportation needs, including:**

- Funding to move more than 4,000 people into housing and shelter, including hundreds of homeless families.
- Better mental health services and treatment for our severely mentally ill homeless residents.
- At least two new homeless Navigation Centers to transition homeless residents from the streets to permanent supportive housing and a more stable life.
- A major expansion of road paving and pothole repair.
- More BART and Muni trains to make moving around San Francisco easier and less crowded.

- Significant safety improvements for bicyclists and pedestrians.
- Expansion of late night public transportation.
- Muni bus fleet upgrades to improve on-time performance.
- Funding to keep transportation affordable for the working people who depend on Muni.

Proposition J will ensure that tax revenues will be spent where they're needed most: ending homelessness for thousands of residents, easing traffic congestion and fixing our roads and public transit for the future. Proposition J is supported by an unprecedented coalition of transportation, homelessness, environmental, and housing advocates.

**Please join us in voting YES ON PROPOSITION J.**

*Mayor Ed Lee  
President London Breed  
Supervisor John Avalos  
Supervisor Malia Cohen  
Supervisor Mark Farrell  
Supervisor Eric Mar  
Supervisor Katy Tang  
Supervisor Scott Wiener*

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

**VOTE NO on PROP J  
BAIT, SWITCH and GRAB**

Fight to change the way we spend our money!  
The proponent's misrepresentations are reason to reject Prop J.

Please consider independent analysis and data:

- City Controller's Analysis: "Should the proposed charter amendment be approved by the voters, in my opinion, it would significantly increase the cost of government."
- City Controller Analysis: "This proposed amendment is not in compliance with a non-binding voter-adopted city policy regarding set-asides. This policy seeks to limit set-asides which reduce General Fund dollars that could otherwise be allocated by the Mayor and Board of Supervisors in the annual budget process."
- City Economist's economic impact report on sales tax increase: "Higher prices will lead consumers to reduce their consumption of local goods and services subject to the higher taxes, which will reduce

sales at local merchants selling these items."

- Instead of wisely managing the City's \$9.6 billion budget, which exceeds that of 13 states and many small countries, City Hall continues to propose muddled, Christmas-tree ballot measures that lock-out numerous needed city services.
- Hundreds of city managers earn more than California's Governor.
- While eliminating bus lines, shortening routes, cutting night/ weekend hours and frequency, \$600 million of state and local matching funds were diverted to the over-priced, low-ridership Central Subway.
- Despite billions of dollars in expenditures and in violation of San Francisco's Prop H, City Hall has impeded the downtown extension of Caltrain, the one project that would revolutionize San Francisco's public transit.

*SaveMuni  
[www.SaveMuni.org](http://www.SaveMuni.org)*



## Opponent's Argument Against Proposition J

### VOTE NO on PROP J

#### BAIT, SWITCH and GRAB

Prop J uses the lure of homelessness to divert funds from cash-strapped city services to one city agency---which we have already given billions of dollars in sales taxes, bonds, fares, fees and fines. For any one of the following reasons, Vote No on Prop J:

- City Controller's Analysis of Prop J: "Should the proposed charter amendment be approved by the voters, in my opinion, it would significantly increase the cost of government."
- City Controller: "This proposed amendment is not in compliance with a non-binding voter-adopted city policy regarding set-asides."
- These muddled ballot measures are the economic-equivalent of rearranging deck chairs on the Titanic--instead of managing the City's \$9.6 billion budget, which exceeds that of many states and small countries.
- Despite billions of dollars in expenditures, with a \$241 million annual budget, homelessness is worsening.

- Despite billions of dollars in expenditures, Muni's per capita ridership has declined---indicating the need for sound decision-making, not just money.
- Transit modal share has stagnated at 25% of all trips---not close to the 60% transit shares of Bogotá, Curitiba and Zurich, who spend less money wisely for bus rapid networks and integrated systems.
- While eliminating bus lines, shortening routes, cutting night/ weekend hours and frequency, \$600 million of state/ local matching funds were diverted to the Central Subway.
- More delays of the DTX (Downtown Caltrain Extension) to the Transbay Terminal will overload Muni, traffic, streets and utilities—even though upzoning and high-rises were predicated on futuristic rail service.

*SaveMuni*  
[www.SaveMuni.org](http://www.SaveMuni.org)

## Rebuttal to Opponent's Argument Against Proposition J

### VOTE YES ON PROPOSITION J!

Proposition J GUARANTEES specific funding is dedicated to the urgent priorities of HOMELESSNESS and TRANSPORTATION, with a lockbox that requires City government to spend the money how the voters mandate.

Opponent claims are simply false. Here are the FACTS.

Proposition J guarantees at least \$50 million EVERY YEAR to fund REAL SOLUTIONS to HOMELESSNESS, including:

- Doubling the number of Navigation Centers
- Expanded housing options for homeless people
- Pathways for families and youth out of homelessness

Proposition J guarantees at least \$100 million EVERY YEAR to fix our TRANSPORTATION network, including:

- Expanded Muni and BART Service
- Extensions of fare discount programs for low-income people
- New Muni vehicles
- Reducing overcrowding on BART and Caltrain
- Repaving neighborhood streets & repairing potholes
- Improving bike and pedestrian safety

- Reduced traffic congestion downtown and in neighborhoods

Proposition J guarantees that General Fund revenues are invested where we need them most - ending homelessness and fixing transportation. Please join us in voting **YES ON PROPOSITION J**.

*SPUR*

*San Francisco Bicycle Coalition*

*TransForm*

*WalkSF*

*San Francisco Transit Riders*

*Larkin Street Youth Services*

*Community Housing Partnership*

*Human Services Network*

*Episcopal Community Services*

*Michael Pappas, San Francisco Interfaith Council\**

*Hamilton Family Services*

*Homeless Emergency Services Providers Association*

*Jeff Kositsky, Director of San Francisco Department of Homelessness & Supportive Housing\**

*Ed Reiskin, Director, San Francisco Municipal Transportation Agency\**

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





## Paid Argument IN FAVOR of Proposition J

### Funding to end homelessness and fix transit

This measure ensures that the new sales tax goes towards two of our biggest challenges: ending homelessness and improving MUNI. It will stabilize City funding to prevent and address homelessness, and pay for new solutions like Navigation Centers. It will also make sure our public transportation system provides equitable, reliable service to all neighborhoods, and remains affordable for all income levels, youth, seniors and people with disabilities.

*San Francisco Human Services Network*

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

## Paid Argument IN FAVOR of Proposition J

### Proposition J Funds Our Most Important Needs

Prop. J will help fix two of our most critical issues as a city: homelessness and transportation. For our city to thrive, we need to get homeless individuals and families into care and housing. Prop J provides a stable source of funding for just that.

Our city cannot function if we don't invest in our transportation system. Prop J provides the money we've been missing, so that we can fix potholes, get more Muni vehicles and BART trains, and make the streets safer for pedestrians.

**Prop. J is good, smart government:** it will only make these funding commitments if the city raises new money; it won't steal from any of our other important public services.

**Join us in voting YES on Proposition J.**

*SPUR*

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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

## Paid Argument IN FAVOR of Proposition J

Support funding for homeless housing and services, and funding for equitable transportation investments. In the face of a rapidly gentrifying economy, we need to do everything possible to keep San Francisco truly a city for all.

*San Francisco Council of Community Housing Organizations*

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

## End of Paid Arguments IN FAVOR of Proposition J

## Paid Argument AGAINST Proposition J

Don't vote for Proposition J, a "50% plus one" revenue tax, as the City almost never uses the money collected for the intended purposes.

San Franciscans have to become aware of the difference between ballot measures that are designated to specific projects, versus "50% plus one" ballot measures that don't have anything to do with what the ballot proponents promise the public.

Proposition J is a regressive tax that will hurt San Francisco's poor, elderly, small businesses, elderly and people on fixed incomes. Based on San Francisco's median income, each San Franciscan faces an increase of approximately \$211 annually in increased sales taxes.

All, some, or none of the revenue generated by Proposition J, may be used for homelessness and transportation.

San Francisco's FY 2016–2017 fiscal budget just increased by \$700 million, to \$9.6 billion. A million here, a million there and now we're talking "real" money. What's the difference in the City by the Bay? If Proposition J is passed, the City budget will have grown by 41% since 2010 - 2011. San Francisco's annual budget is already larger than the budgets of 20 states.

*Coalition for San Francisco Neighborhoods*

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

## Paid Argument AGAINST Proposition J

The City Controller warns: J would "**significantly increase** the cost of government" and violates our "voter adopted city policy ... to limit set-asides."

J gives the Supervisors authority to issue billions in revenue bonds for the next 25 years. J removes \$152 million annually, \$38 billion total, from the General Fund to spend on homelessness and transportation instead of Police, Fire, and Public Works.

Vote NO on J.

*San Francisco Republican Party*

*Jason P. Clark, Chairman*

*Chantal Anderson, Charles Cagnon, Howard Epstein, Stephanie Jeong, Ken Loo, Lisa Remmer, Richard Worner*

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

The two contributors to the true source recipient committee: Charles Moore, Stephanie Jeong.



# K

## General Sales Tax

Shall the City increase its sales tax by 0.75%, for a total tax of 9.25%?

YES



NO



### Digest by the Ballot Simplification Committee

**The Way It Is Now:** San Francisco has an 8.75% sales tax, with two parts:

- 7.5% in State taxes, of which the City receives 1.25%; and
- 1.25% in local sales taxes that fund the Bay Area Rapid Transit District (BART), the San Francisco County Transportation Authority and the San Francisco County Public Finance Authority.

After December 31, 2016, the overall sales tax in San Francisco will be reduced to 8.5%.

State law allows the City to increase the local sales tax up to an additional 0.75%, with voter approval.

State law limits the amount of revenue, including tax revenue, the City can spend each year. Under State law, San Francisco voters can approve increases to this limit for a maximum of four years.

**The Proposal:** Proposition K is an ordinance that would increase the sales tax in San Francisco by 0.75%, for a total tax of 9.25%. This 0.75% increase would go into the General Fund.

If voters approve this proposition, the increase would start on April 1, 2017. The sales tax increase would expire after 25 years.

Proposition K would also increase the State's limit on the City's annual tax revenue spending by the amount of additional taxes collected under the proposed rate increase. The increased limit would last for four years.

**A "YES" Vote Means:** If you vote "yes," you want the City to increase its sales tax by 0.75%, for a total tax of 9.25%.

**A "NO" Vote Means:** If you vote "no," you do not want to make this change.

### Controller's Statement on "K"

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

Should this ordinance be approved, in my opinion, it would result in an annual tax revenue increase to the City of an estimated \$37.5 million in fiscal year (FY) 2016–2017 and \$155.1 million in FY 2017–18. The tax is a general tax and proceeds would be deposited into the General Fund.

The measure would amend the City's Business Tax and Regulations Code to increase the local sales tax rate by 0.75% (three-quarters of one percent) as of April 2017, for a period of twenty-five years.

### How "K" Got on the Ballot

On July 26, 2016, the Board of Supervisors voted 8 to 3 to place Proposition K on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Farrell, Mar, Tang, Wiener.

**No:** Kim, Peskin, Yee.

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 274. Some of the words used in the ballot digest are explained starting on page 58.



## Proponent's Argument in Favor of Proposition K

### **Proposition K restores and grows funding for vital local services.**

Proposition K will generate \$150 million for San Francisco's General Fund to invest in housing the homeless, fixing public transportation, improving neighborhood public safety and building more affordable housing.

### **Proposition K is progressive and fair because the wealthy, big corporations and visitors to San Francisco who spend more will always pay more.**

Proposition K is a progressive approach to funding vital services, because wealthy individuals and corporations that make large purchases always pay more. What's more, only about half of our local sales tax is paid by local residents, with the rest paid for by tourists, visitors and businesses buying from other businesses.

### **San Francisco's sales tax rate will STILL be lower than many other Bay Area Cities & Counties.**

San Francisco today has a lower sales tax rate than many other Bay Area cities and counties, including adjacent Alameda and San Mateo Counties. In addition,

a quarter-cent sales tax increase approved by California voters in 2012 is set to expire in 2017. Proposition K will increase the overall local sales tax by just half a penny over what it is today. And even with the passage of Proposition K, San Francisco will STILL have a lower sales tax rate than many other Bay Area cities and counties.

### **The funds generated by Proposition K will remain in San Francisco to be spent 100% on local priorities and vital services.**

Please join us in voting for much-needed funding for vital public services. For progress on homelessness, for better transportation, for improved public safety, affordable housing and investing in our future, please vote YES on Proposition K.

*Mayor Ed Lee*

*Supervisor John Avalos*

*Supervisor London Breed*

*Supervisors Malia Cohen*

*Supervisor Mark Farrell*

*Supervisor Eric Mar*

*Supervisor Katy Tang*

*Supervisor Scott Wiener*

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

### **VOTE NO on PROP K BAIT, SWITCH and GRAB**

Fight to change the way we spend our money!

The proponent's misrepresentations are reason to reject Prop K.

Please consider independent analysis and data:

- City Economist's economic impact report: "Higher prices will lead consumers to reduce their consumption of local goods and services subject to the higher taxes, which will reduce sales at local merchants selling these items. Depending on how price-sensitive consumers are, sales at merchants selling non-taxable goods and services may decline as well."
- City Economist's economic impact report: "Business-to-business categories constitute 16% of the city's sales tax revenue; 57% is generated by San Francisco residents." [Locals pay most sales taxes, not wealthy tourists].
- City Economist's economic impact report: "The tax increase is expected to generate nearly as much tax revenue as it costs in consumption spending [lost retail sales] ---approximately \$154 million by 2017-18."

- Instead of wisely managing the City's \$9.6 billion budget, which exceeds that of 13 states and many small countries, City Hall continues to propose muddled, Christmas-tree ballot measures that lock-out numerous needed city services.
- While eliminating bus lines, shortening routes, cutting night/ weekend hours and frequency, \$600 million of state and local matching funds were diverted to the over-priced, low-ridership Central Subway.
- Despite billions of dollars in expenditures and in violation of San Francisco's Prop H, City Hall continues to impede the downtown extension of Caltrain, the one project that would actually reduce traffic on San Francisco streets.

*SaveMuni*

*[www.SaveMuni.org](http://www.SaveMuni.org)*



## Opponent's Argument Against Proposition K

### **VOTE NO on PROP K BAIT, SWITCH and GRAB**

A regressive sales tax is counterproductive. Prop K uses the lure of homelessness to divert funds from cash-strapped city services to one city agency---which we have already given billions of dollars in sales taxes, bonds, fares, fees and fines. For any one of the following reasons, Vote No on Prop K:

- City Economist's economic impact report of Prop K: "The tax increase is expected to generate nearly as much tax revenue as it costs in consumption spending [lost retail sales] ---approximately \$154 million by 2017-18."
- As shoppers flee San Francisco for lower sales taxes, particularly along the southern border and easily into nearby neighborhoods, small businesses will be disproportionately impacted.
- With ever-rising sales taxes and fees, low and middle-income residents and families will be disproportionately impacted.
- Double-Dipping: San Francisco's sales tax already has an existing fixed transportation allocation.

- Prop K is the economic-equivalent of rearranging deck chairs on the Titanic---instead of managing the City's \$9.6 billion budget, which exceeds that of many states and small countries.
- Despite billions of dollars in expenditures, with a \$241 million annual budget, homelessness is worsening.
- Despite billions of dollars in expenditures, Muni's per capita ridership has declined---indicating the need for sound decision-making, not just money.
- Despite billions of dollars of expenditures and one of the largest budgets in history, voters are taxed more and more for less and less.

*SaveMuni*  
[www.SaveMuni.org](http://www.SaveMuni.org)

## Rebuttal to Opponent's Argument Against Proposition K

### **VOTE YES ON PROPOSITION K!**

Proposition K raises much-needed revenue to address our City's most urgent challenges, including HOMELESSNESS, TRANSPORTATION, MENTAL HEALTH SERVICES, STREET REPAVING, TRAFFIC CONGESTION, AND MORE.

The opponents' claims are simply wrong.

Proposition K is PROGRESSIVE because big corporations and wealthy people who make large purchases and spend more will always pay more, while basic necessities like food are exempt.

Proposition K is PROGRESSIVE because it will allow the City to spend \$150 million per year on San Franciscans who most need our help, on homelessness, public transportation, health care and other vital services.

Proposition K is PROGRESSIVE because it will be spent 100% on local social needs -- NONE of this revenue will be diverted to the State coffers. San Francisco residents only pay about half the tax. The rest is paid by big businesses buying from each other, non-residents and visitors to our City.

We must address our growing City's most urgent challenges. Proposition K provides PROGRESSIVE, RELIABLE General Fund revenues for homelessness, transportation and other vital public services. PLEASE VOTE YES ON PROPOSITION K!

*SPUR*

*San Francisco Bicycle Coalition*

*TransForm*

*WalkSF*

*San Francisco Transit Riders*

*Larkin Street Youth Services*

*Community Housing Partnership*

*Human Services Network*

*Episcopal Community Services*

*Michael Pappas, San Francisco Interfaith Council\**

*Hamilton Family Services*

*Homeless Emergency Services Providers Association*

*Jeff Kositsky, Director of San Francisco Department of Homelessness & Supportive Housing\**

*Ed Reiskin, Director, San Francisco Municipal Transportation Agency\**

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





## Paid Argument IN FAVOR of Proposition K

### Funding to end homelessness and fix transit

The City is counting on this measure to fund services and exits from homelessness for people living on the streets, and improve MUNI service and affordability for low and middle-income residents that depend on public transportation. We support this sales tax because it will provide crucial funding for services that all San Franciscans need!

*San Francisco Human Services Network*

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

## Paid Argument IN FAVOR of Proposition K

### Proposition K is Smart Money for the Most Important Needs in Our City

Transportation and homelessness are two of the biggest issues facing San Francisco. And now we have the chance to do something about them.

Not empty words, but **actual funding** to improve transportation and get people off the street.

Better yet — this money comes mostly from tourists and businesses, but all of it will go to programs that make life better here for residents.

Prop K is a smart funding measure, and we are proud to join with the majority of transportation and homelessness advocates in San Francisco to support it.

### Vote Yes on Prop K.

*SPUR*

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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

## End of Paid Arguments IN FAVOR of Proposition K

## Paid Argument AGAINST Proposition K

"LAFFING SAL" ISN'T LAUGHING!!!  
Prop "K" NO FUNHOUSE GAME!

Why oppose SF Municipal Transportation Authority? "K" funds MTA's war against personal cars. "K" is a black hole disappearing public comment, confidence and huge sums of money. Who's laughing?

What's wrong with the 0.75% sales tax increase?

- A "General Sales Tax"? "K" skirts Prop 218's 2/3rds

vote for a dedicated sales tax.

- Called a general sales tax, it's a dedicated tax to address homelessness and transportation as revealed in Prop "J"

Just how generous are we with transportation sales taxes?

In the next 25-years this sales tax increase plus the two existing taxes will garner \$8.9 billion.

What will this tax mean to you?

- It will cost more to shop in SF, especially for low-income families.
- Big-ticket items like cars and appliances will be bought outside of SF.
- Spending in SF will drop \$150-\$155 million/yr.
- 480 small business jobs will be lost, but we'll add more government jobs.

Opposition to this tax isn't a NIMBY thing. SFMTA's war already has moved commuter, rideshare and delivery traffic onto residential streets. Getting anywhere in the City is an exercise in futility. Look now to Ocean Ave, Mission St., Lombard and Taraval St. Coming next is Fulton Street where bulb-outs will cause loading #5 Fulton buses to reduce Fulton to one lane in each direction. On the horizon are BRT's for Van Ness Ave. and Geary Blvd. where more small businesses will be lost, more trees uprooted, and more street parking lost.

Don't be their fool.

Send the MTA jokers a message!

Vote NO on "K"!

*George Balakas\**

*Coalition for San Francisco Neighborhoods*

*David W. Dippel\**

*John M. Fong\**

*Samuel Lee Hom\**

*Elena Lazareva\**

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

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

## Paid Argument AGAINST Proposition K

Proposition K is a blatant attempt to end run the California Constitution which requires a two-thirds vote for special taxes. Proposition K purports to require a simple majority vote to pass. But make no mistake about it, Proposition J and Proposition K together comprise a special sales tax to be used for specified (but no other) purposes. They all but tell you



that in Proposition K! Don't let City Hall get away with financial misrepresentation or San Franciscans will continue to be bombarded by requests for tax measures and related set-asides, clothed in sheep's clothing of two "innocent and separate" majority vote measures which should together require a two-thirds vote. Please Vote No on Propositions J and K.

#### *Coalition For San Francisco Neighborhoods*

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

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### **Paid Argument AGAINST Proposition K**

#### **No on K — It's Contrary to Common Sense!**

Have you ever seen politicians foster a tax increase, which results in DECREASED revenue? Well, get ready for Prop K - which increases San Franciscans sales tax to **9.25% (about the highest in California)**, yet predictably will cause lower total sales tax income because buying of taxed goods will decline!

You needn't take our word for it.

City Hall's own expert Chief Economist concluded that sales tax intake will go up \$150,000 but fewer taxpayer purchases will cause a slump of \$15,000,000-\$155,000,000 in collections. More taxes means less buying that's simple logic, ignored by 8 Supervisors who want us to fall for it.

Further, he declares the tax will cause "the loss between 430-80 private sector jobs, but a gain of approximately 580 jobs in the public sector".

No on K is simple logic, because sales taxes are regressive soaking poor people disproportionately.

**VOTE NO ON K!**

#### *San Francisco Taxpayers Association*

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

The two contributors to the true source recipient committee: Yes on F – 2014, Save Golden Gate Park- Yes on H – No on I.

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### **Paid Argument AGAINST Proposition K**

Vote NO on Proposition K.

Proposition K is a companion piece with Proposition J. It is a cynical maneuver by Supervisors to avoid the 2/3 approval required by Proposition 13.

The Controller's Statement says Proposition J will set aside \$151,600,000 for the homeless and transporta-

tion. Proposition K will generate \$155,100,000 for the General Fund that, if lawfully earmarked for Proposition J, would require a 2/3 vote to pass rather than a simple majority.

*San Francisco Republican Party*  
*Jason P. Clark, Chairman*

*Chantal Anderson, Christopher L. Bowman, Charles Cagnon, Howard Epstein, Stephanie Jeong, Ken Loo, Lisa Remmer, Richard Worner*

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

The sole contributor to the true source recipient committee: Charles Moore, Stephanie Jeong.

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### **Paid Argument AGAINST Proposition K**

#### **City Hall should address critical issues in existing budget... not dump problems on taxpayers.**

We're in the middle of an affordability crisis, and yet City Hall continues to bungle our budget priorities. Public taxpayers have contributed to a record \$9.6 billion budget – yet conditions are objectively worse than they've ever been.

Homelessness and displacement are at a record high and our streets are filthy – yet this ballot, chock-full of set-asides and taxes, is proof that City Hall has given up on identifying progressive revenue sources or doing the hard work of balancing budget priorities.

And this is in boom times – what will it be like during an economic downturn?

Our job as city officials is to do the work of managing the city budget responsibly – not punting the most serious problems to the voters to solve or balancing our budget on the backs of the poorest and most vulnerable in our city. City Hall has continually killed progressive revenue measures and brushed aside Budget Analyst recommendations to balance our budget, holding key budget priorities hostage instead.

The sponsors of this measure are telling voters: either pass one of the highest sales taxes in California, or we won't address the issues you care about the most.

**Vote NO on Prop K.** Time for real solutions, not more regressive taxes.

*Supervisor Aaron Peskin*

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





# L

## MTA Appointments and Budget

**Shall the City allow the Mayor to nominate four members to the SFMTA Board of Directors, subject to approval by the Board of Supervisors; allow the Board of Supervisors to appoint three members; reduce from seven to six the number of votes needed for the Board of Supervisors to reject the SFMTA's proposed budget; and require the SFMTA to respond to the Board's findings and submit a revised budget if the Board of Supervisors rejected the original budget?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City's Charter gives the San Francisco Municipal Transportation Agency (SFMTA) authority over the City's transportation system, which includes roads, sidewalks, bicycle lanes, parking, taxis and Muni (the City's public transit system).

SFMTA is run by a seven-member Board of Directors. The Mayor appoints all seven directors. The Mayor's appointments must be confirmed by the Board of Supervisors. Members serve four-year terms, and no person may serve more than three terms.

SFMTA submits a proposed budget to the Board of Supervisors. The Board may accept or reject, but not modify, the proposed budget. Rejection of the proposed budget requires seven votes; the typical number of votes required for the Board to act is six.

**The Proposal:** Proposition L is a Charter Amendment that would split the power to appoint SFMTA Directors between the Mayor and the Board of Supervisors. The Mayor would nominate four members to the Board of Directors, who could be approved or rejected by the Board of Supervisors. The Board of Supervisors would appoint three members.

Proposition L would also reduce from seven to six votes needed for the Board of Supervisors to reject the SFMTA's proposed budget. If the Board of Supervisors rejects the budget, the SFMTA would have to respond to the Board's findings and submit a revised budget.

**A "YES" Vote Means:** If you vote "yes," you want to amend the Charter to:

- allow the Mayor to nominate four members to the SFMTA Board of Directors; the Board of Supervisors could approve or reject these nominees;
- allow the Board of Supervisors to appoint three members;
- reduce from seven to six the number of votes needed for the Board of Supervisors to reject the SFMTA's proposed budget; and
- require the SFMTA to respond to the Board's findings and submit a revised budget if the original budget was rejected.

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

### Controller's Statement on "L"

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The proposed amendment states that of the seven members of the Municipal Transportation Agency (MTA) Board of Directors, four would be nominated by the Mayor and three by the Board of Supervisors, all of which would be subject to confirmation by the Board of Supervisors. Currently, the Mayor appoints all seven members to the MTA Board.

Additionally, the proposed amendment allows the Board of Supervisors to reject but not modify the MTA's budget by simple majority, rather than by seven

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 276. Some of the words used in the ballot digest are explained starting on page 58.



of the eleven Supervisors, as per existing Charter language. Should the Board of Supervisors reject the budget it will make additional appropriations to the MTA sufficient to maintain all operations at the level provided as of June 30 of the prior fiscal year. The amendment does not otherwise change the budgetary or financial responsibilities or authority of the MTA Board.

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## **How “L” Got on the Ballot**

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On July 19, 2016, the Board of Supervisors voted 6 to 5 to place Proposition L on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Campos, Kim, Mar, Peskin, Yee.

**No:** Breed, Cohen, Farrell, Tang, Wiener.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 276. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition L

### Vote YES on Prop L to Keep SFMTA Accountable to San Francisco!

The SFMTA Board of Directors oversees over \$1.07 billion in taxpayer dollars and makes crucial decisions on Muni service, fare increases, streets, parking, and other traffic changes that affect all of our neighborhoods. Such a powerful body should be transparent and balanced. Prop L is about upholding democratic values and increasing community engagement so that we can make SFMTA accountable to all San Franciscans.

Currently, the Mayor appoints every member of the Board of Directors. But, placing the Directors under the influence of one person leads to skewed decision-making. Prop L balances the SFMTA Board by creating a joint appointment process. The Mayor would appoint a majority of the members, but also share the remaining seats with the Board of Supervisors. All appointments would go through an open and public confirmation process to ensure that Directors are well-qualified and committed to the values of community engagement in all transportation decisions. Historically, boards with split appointments are more diverse in opinion and representation, which encourages thoughtful discussion and better decision-making.

Prop L also brings the SFMTA's budget under the same scrutiny as every other City department. SFMTA is the only agency whose budget cannot be changed by the Board of Supervisors and requires a supermajority to reject their budget. Prop L adds more oversight to SFMTA's budget by allowing the Board of Supervisors to request changes and to reject the budget with the standard majority of votes.

SFMTA would still remain an independent agency. Prop L simply adds checks and balances to increase transparency to the residents of San Francisco.

### Support oversight and accountability of the SFMTA and vote YES on Prop L!

*Supervisor Norman Yee  
Supervisor John Avalos  
Supervisor David Campos  
Supervisor Jane Kim  
Supervisor Eric Mar  
Supervisor Aaron Peskin*

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

### PROPOSITION L will bring MORE Politics into Muni and result in LESS service for San Franciscans.

### Proposition L ELIMINATES checks and balances that exist today to hold the Muni Board accountable.

**The Board of Supervisors already decides who runs our transportation system:** the Mayor submits nominations and the Board of Supervisors holds hearings to approve or reject them. Under Proposition L, almost half of Muni's Board of Directors would be appointed directly by the Board of Supervisors without any confirmation or input required from other officials or the public. Proposition L means LESS BALANCE and LESS OVERSIGHT.

### The Voters have rejected political meddling in Muni's budget many times.

We have an independent transportation agency because the people of San Francisco have voted many times to keep politics out of Muni. For years, we suffered with a declining transportation system because

the Board of Supervisors used Muni's budget as a piggybank for pet projects when they had control of the purse strings.

We want transportation to work and we know that means protecting it from politics! Proposition L opens Muni's budget to political meddling. Hyper-political decision-making at Muni will lead to WORSE service, CONGESTED traffic, and UNSAFE streets.

### Don't Play Politics with Public Transportation! Join us in voting NO on Proposition L!

*President, Board of Supervisors, London Breed  
Supervisor Scott Wiener  
Supervisor Katy Tang  
Supervisor Mark Farrell  
SPUR  
TransForm  
San Francisco Chamber of Commerce  
San Francisco Transit Riders  
Rescue Muni*



## Opponent's Argument Against Proposition L

### KEEP POLITICS OUT OF MUNI - VOTE NO ON L

Proposition L will put the Board of Supervisors back in the business of interfering with Muni, the same system that led to poor service, unreliable schedules and "Muni meltdowns" in the past.

Proposition L undermines reforms already approved by voters, who have voted many times to give Muni management the authority to reform and operate the transportation system.

But Proposition L subjects Muni's budget to arbitrary cuts by meddling politicians, returning San Francisco to the bad old days of budget roulette, and gross underfunding of the transportation system.

### THIS WILL MAKE MUNI WORSE

Muni has come a long way since the disastrous days of the "Muni Meltdown," when **the Board of Supervisors could use Muni's budget as a piggy bank for pet projects.**

Today, Muni's Board of Directors must meet special qualifications; more than half must be regular Muni riders; and all of them must be confirmed by the Board of Supervisors.

This combination of protected, stable funding and skilled persons setting the agency budget has resulted in increased accountability and improving service.

Muni has increased service citywide by 10%, reduced delays, and is replacing its entire fleet of buses and trains. And the Board of Supervisors still has final say on any fare increases.

### DON'T LET POLITICIANS MEDDLE IN MUNI

Under Proposition L, the Board of the Municipal Transportation Agency will be political appointments, and Muni's budget will be subject to unstable funding and politically-driven budget raids.

**Please join us and Lieutenant Governor Gavin Newsom to keep the politics out of public transit and pedestrian safety. Vote NO on L!**

*Dianne Feinstein, U.S. Senator*

*Frank Jordan, former Mayor*

*Willie L. Brown, Jr., former Mayor*

*Angela Alioto, former President of the Board of Supervisors*

*London Breed, President of the Board of Supervisors*

*Mark Farrell, Supervisor*

*Katy Tang, Supervisor*

*Scott Wiener, Supervisor*

## Rebuttal to Opponent's Argument Against Proposition L

**Vote YES on Prop L. If you think MUNI could be better run, Prop L offers a real solution.**

Every rider knows MUNI is overwhelmed. Long-term vision is lacking. The system is unraveling under the weight of increased ridership.

Meanwhile, traffic clogs our streets, transit times are inconsistent, safety improvements are delayed, and neighborhood parking fees are out of control.

**All these problems are already in the hands of one politician – the Mayor.**

**Don't listen to the scare tactics. Prop L makes SFMTA more accountable to the people.**

The SFMTA Board of Directors– chosen 100% by the mayor – is 100% responsible for the successes and failures of MUNI. Things could be better – much better – with greater checks and balances.

**Prop L will bring neighborhood voices to MUNI and other transportation issues.**

Rather than one power nominating appointments through a backroom process, Prop L will add neighborhood voices to resolve our transportation problems.

Prop L requires that your neighborhood-elected representatives on the Board of Supervisors work closely with the mayor to upgrade SFMTA's leadership. That means creating a more diverse body of informed representatives on transit, parking, and traffic issues.

SFMTA will remain independent, but with **more oversight**. SFMTA's budget will be brought under increased scrutiny to prevent government waste.

Working together, we can improve all aspects of transportation in San Francisco. And it all starts with Prop L to bring sunshine to the process of choosing the SFMTA leadership.

**Please join us in voting Yes on Prop L.**

*Supervisor Norman Yee*

*Supervisor John Avalos*

*Supervisor David Campos*

*Supervisor Jane Kim*

*Supervisor Eric Mar*

*Supervisor Aaron Peskin*



## Paid Argument IN FAVOR of Proposition L

Coalition for S.F. Neighborhoods urges you to VOTE YES FOR PROPOSITION L!

The Mayor appoints all the MTA Directors:

Have him appoint four and let the Board of Supervisors appoint three!

Change the supermajority vote to approve or reject the MTA budget by the Board to a simple majority.

Join your neighbors and friends:

VOTE YES FOR PROPOSITION L!

*Coalition of San Francisco Neighborhoods*

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

## Paid Argument IN FAVOR of Proposition L

### VOTE YES ON L

Independence of mind is balanced government.  
Diversity of insights is enlightening.

**"When the blind lead the blind, indeed they will both fall into the water."---** Chinese Proverb

For more information, see [www.SaveMuni.com](http://www.SaveMuni.com).

*Howard Wong, AIA*

The true source(s) of funds for the printing fee of this argument: HOWARD WONG, AIA.

## End of Paid Arguments IN FAVOR of Proposition L

## Paid Argument AGAINST Proposition L

### KEEP THE SUPERVISORS AWAY FROM MUNI

In 1999 voters took MUNI out of the hands of the Board of Supervisors and set up a new Transportation Agency. Progress has been made. We still have a ways to go, but years of "MUNI Meltdowns" have ended.

Proposition L divides responsibility and accountability and interjects the Supervisors into the department's budgeting, the very thing that caused the meltdown of the 1990's.

The voters rejected this idea before. Protect MUNI service and reject it again.

*San Francisco Chamber of Commerce and our 2,500 businesses.*

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

## Paid Argument AGAINST Proposition L

### KEEP POLITICS OUT OF MUNI

Keep **MUNI** and the **SFMTA** free of politics and moving forward on improvements to our transportation system.

The Alliance for Jobs, a partnership of civic, labor and business organizations, urges San Franciscans to **VOTE NO** on Proposition L.

*Alliance for Jobs and Sustainable Growth*

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

## Paid Argument AGAINST Proposition L

### Don't Play Politics with Muni

San Francisco depends on Muni. Whether you ride it every day or not, a city like ours needs a transit system that works.

And Muni has been getting better, supported by a series of landmark Charter reforms that finally gave it the ability to be professionally managed.

Prop. L would return Muni to de facto control by the Board of Supervisors — bringing back all the original reasons for Muni's decline.

That's why SPUR, all the major advocates for good-working transit and 5 San Francisco mayors all oppose Prop. L.

Muni is too important. **Vote NO to stop the political meddling.**

*SPUR*

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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





# M

## Housing and Development Commission

**Shall the City amend the Charter to create the Housing and Development Commission to oversee two new departments (the Department of Economic and Workforce Development and the Department of Housing and Community Development) that would take over the duties of the Office of Economic and Workforce Development and the Mayor's Office of Housing and Community Development, which would cease to exist?**

YES



NO



### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The Office of Economic and Workforce Development (OEWD) administers:

- programs related to job training and placement, and attracting and retaining businesses in the City;
- public-private real estate development agreements and projects; and
- programs for revitalizing commercial streets in economically disadvantaged neighborhoods.

The Mayor's Office of Housing and Community Development (MOHCD) develops a strategic plan that is required by federal law and administers:

- programs to finance the development and rehabilitation of affordable housing;
- the City's below-market-rate inclusionary housing program, governed by the Planning Code, that generally requires developers of market-rate housing to pay a fee or to build affordable housing units;
- first-time homeowner loans and grants; and
- grants to support community development, non-profit organizations and small businesses.

The Mayor appoints the heads of OEWD and MOHCD and has the authority to remove them.

No City commission directly oversees the entire scope of operations of MOHCD and OEWD. These agencies must seek approval from various City commissions and the Board of Supervisors for certain proposed policy changes. The Board approves their budgets and some of their agreements, programs and grants.

MOHCD and OEWD follow a grant and loan selection process for neighborhood improvement, small busi-

ness assistance, job training and development of affordable housing on City-owned property.

**The Proposal:** Proposition M is a Charter amendment that would create the Housing and Development Commission. The Commission would have seven members, three nominated by the Mayor, three appointed by the Board, and one appointed by the Controller. The Mayor's nominees would be subject to approval by the Board. Commissioners could serve up to two consecutive four-year terms. Commissioners could be removed from office only for official misconduct.

Proposition M would create the Department of Economic and Workforce Development (DOEWD) and the Department of Housing and Community Development (DOHCD) to replace OEWD and MOHCD. These two offices would cease to exist. The Commission, instead of the Mayor, would have the power to appoint and remove the heads of these two new departments.

The Commission's responsibilities would include:

- assuming oversight and adoption of the five-year strategic plan specifying the City's goals for affordable housing and community development projects, which must be approved by the Board of Supervisors;
- establishing new rules for the competitive selection process for the development of affordable housing on City-owned property. These would replace any rules that the Board adopts or ballot measures that the voters approve before March 1, 2017, relating to a competitive bidding process for the City's development of affordable housing. These rules would be subject to rejection by a two-thirds vote of the Board;

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 278. Some of the words used in the ballot digest are explained starting on page 58.**





- reviewing and making recommendations to the Board before the Board approves any ordinance setting or changing the City's below-market-rate inclusionary housing requirements. Any such ordinance would replace any conflicting provisions in ordinances that the Board adopted or the voters approved before March 1, 2017;
- reviewing and making recommendations to the Board on approval of development agreements that DOEWD administers; and
- overseeing the spending of the City's affordable housing funds.

**A "YES" Vote Means:** If you vote "yes," you want to create the Housing and Development Commission to oversee two new departments (the Department of Economic and Workforce Development and the Department of Housing and Community Development) that will take over the duties of the Office of Economic and Workforce Development and the Mayor's Office of Housing and Community Development, which would cease to exist.

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

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## Controller's Statement on "M"

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

Should the proposed charter amendment be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The proposed amendment would increase the cost of government by approximately \$210,000 annually to fund the cost of a new city commission which would have oversight over the Department of Economic and Workforce Development and the Department of Housing and Community Development. These funds would provide for a commission secretary, commissioner compensation, and costs such as preparing public materials.

The proposed amendment establishes the Housing and Development Commission consisting of seven members, three appointed by the Mayor, three by the Board of Supervisors, and one by the Controller. Commission members must have significant affordable housing development or community development experience. The commission would have the authority to appoint, evaluate, and remove the department heads of the two departments.

The commission would be required to review and make recommendations to the Board of Supervisors regarding proposed development agreements and conveyance of certain surplus City property. The commission would adopt rules to create competitive selection processes for development of affordable housing on City property and expenditure of the City's affordable housing funds. Additionally, the commission would review any proposed ordinance that would set or change the minimum or maximum inclusionary or affordable housing obligations for housing development projects, prior to any Board of Supervisors hearings.

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## How "M" Got on the Ballot

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On July 26, 2016, the Board of Supervisors voted 6 to 5 to place Proposition M on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Campos, Kim, Mar, Peskin, Yee.

**No:** Breed, Cohen, Farrell, Tang, Wiener.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 278. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition M

**Some of the most important decisions about San Francisco housing and economic development are being made today behind closed doors. It's time to open the doors to the public and let the sunshine in.**

Proposition M creates the long overdue Housing and Development Commission to ensure that policies and decisions impacting all of us are made in open meetings with greater community participation and public accountability. Here's how it works:

- Independent and balanced. A 7-member, balanced and independent Commission, with term limits for commissioners.
- Open government and sunshine. All proceedings to be conducted in public meetings and subject to the open government rules of the California Brown Act and the City Sunshine Ordinance.
- Greater public oversight. Will oversee billions of dollars in activity now exclusively administered by the Mayor's Office without regular public hearings and little public oversight.
- Accountable to citizens, not special interests. Instead of backroom negotiations, development deals and big citywide event deals will be crafted with citizen input.

- Equality and fairness for community grants. The Commission will determine a fair and open process to assure that grants and funded programs are awarded via transparent rules and effective standards.
- Independent review of developer agreements. Major development agreements that involve the City and the sale of surplus public sites will be reviewed by the Commission before being approved by the Board of Supervisors.
- Affordable housing and community development are key issues facing San Francisco. Vote Yes on M to establish the public oversight and participation our city deserves.

*Coalition for San Francisco Neighborhoods  
San Francisco Democratic Party  
Affordable Housing Alliance  
San Francisco Council of Community Housing Organizations  
Senior and Disability Action  
Former Assemblymember Tom Ammiano  
Former City Attorney Louise Renne  
Supervisor Aaron Peskin  
Supervisor Jane Kim  
Supervisor John Avalos  
Supervisor Norman Yee*

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

### PROPOSITION M PROMISES MORE WASTEFUL GOVERNMENT THAT DELIVERS LESS.

Proposition M will add new layers of government bureaucracy with an unnecessary new Commission, costing taxpayers MORE, but delivering LESS when it comes to affordable housing, support for small businesses and job training for neighborhood youth.

This new Commission WON'T make government any more transparent, but it WILL require redundant, duplicative reviews and hearings for every housing proposal in San Francisco, making it even harder for families to find affordable homes in San Francisco, make grants to small businesses or place neighborhood kids in good jobs.

This Commission WON'T be independent, but WILL be made up of UNELECTED political appointees who get full taxpayer-funded health care benefits for working just a few hours a month, accountable to NO ONE. This Commission would even be able to waive city contracting rules and voter-approved competitive bidding requirements for city affordable housing projects!

PROPOSITION M means MORE bureaucracy, MORE waste and MORE delays that deliver LESS housing and WORSE services for our neighborhoods and small businesses.

### VOTE NO ON PROPOSITION M!

*Supervisor Katy Tang  
Board of Supervisors President London Breed  
Supervisor Malia Cohen  
Supervisor Mark Farrell  
Supervisor Scott Wiener  
Assemblymember David Chiu  
Bay Area Renters Federation  
San Francisco Building & Construction Trades Council  
Grow San Francisco  
SPUR  
SF Housing Action Coalition  
San Francisco Council of District Merchants Association  
Outer Mission Merchants and Residents Association  
Excelsior Action Group  
Collective Impact  
Reverend Arnold G. Townsend  
Pratibha Tekkey, Tenderloin Housing Clinic\*  
Dean Macris, former Director of Planning  
Mark Dwight, President, Small Business Commission\*  
Kevin Carroll, Chair, Workforce Investment San Francisco\**

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



## Opponent's Argument Against Proposition M

**Proposition M will add more wasteful, unnecessary layers of red tape and make it even harder to build affordable housing and help small businesses in San Francisco.**

Currently, the Mayor's Office of Housing and Community Development provides funding to build critically needed affordable housing for the neediest San Franciscans. The Office of Economic and Workforce Development helps San Franciscans get trained and connected to jobs, helps small businesses and improves our neighborhoods.

The activities and decisions of these two departments are already reviewed by the Board of Supervisors, several City commissions and dozens of community groups.

Proposition M will create an unnecessary and duplicative review body and politicize the important work of these two agencies. This proposal would delay critical help for small businesses, inject uncertainty into job training and slow down the City's ability to get low and middle income families into housing they can afford.

Proposition M would dismantle these two important city departments and put their responsibilities under the control of a seven member unelected "commission" answerable to nobody, accountable to neither the Mayor nor the Board of Supervisors. This Commission would even have the ability to waive city rules on contracting that require transparency and competitive bidding, even if such requirements are mandated by the voters.

San Francisco already has too many layers of government and red tape. Proposition M won't result in better government or services, but it will result in less affordable housing and less help for our neighborhoods and small businesses.

**Please join us, along with former Mayor and Lieutenant Governor Gavin Newsom, in opposing Proposition M.**

**VOTE NO ON PROPOSITION M!**

*Dianne Feinstein, U.S. Senator & former Mayor*  
*Frank Jordan, former Mayor*  
*Willie L. Brown, Jr., former Mayor*  
*Angela Alioto, former President, Board of Supervisors*

## Rebuttal to Opponent's Argument Against Proposition M

**Opponents want you to believe that we don't need any change in the way housing and development decisions are made in San Francisco.**

Yet everyday, people are being forced out of San Francisco because there isn't enough affordable housing. Rents are skyrocketing. Back-room development decisions are favoring luxury condos over middle-class housing, increasing traffic congestion and jeopardizing the cultural and ethnic diversity of our city.

**It's time to bring sunshine and accountability to housing and development by voting Yes on M.**

The facts about Prop M:

- **An independent Commission.** Every major department in San Francisco is guided by an independent commission. Housing and development should be, too.
- **Accountable to the public.** Opponents say the commission will be accountable to "nobody." That should tell you what they think about you, because the commission will be accountable to the public.

- **Sunshine and public oversight.** For the first time, critical decisions including development agreements with big developers will be discussed, debated and voted in view of the public – not behind closed doors.

**Bring sunshine and public oversight to housing and development in San Francisco. Vote YES on M.**

*Coalition for San Francisco Neighborhoods*  
*San Francisco Democratic Party*  
*Affordable Housing Alliance*  
*Senior and Disability Action*  
*San Francisco Council of Community Housing Organizations*

*Art Agnos, Former Mayor*  
*Tom Ammiano, Former Assemblymember and Supervisor*  
*Supervisor Aaron Peskin*



## Paid Argument IN FAVOR of Proposition M

### Tenants need a stronger voice, vote YES on M.

Every week, another long-time San Francisco renter is evicted or faces an outrageous rent hike that forces them to leave the city. It is vital that tenants have a stronger voice in affordable housing decisions.

To protect renters, **vote YES on M.**

*San Francisco Tenants Union*  
*San Francisco Anti-Displacement Coalition*  
*Affordable Housing Alliance*  
*Housing Rights Committee of San Francisco*  
*Noe Valley Tenants*  
*Community Tenants Association*  
*Tenants Together*

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

## Paid Argument IN FAVOR of Proposition M

### For a greater voice for all communities, San Francisco Democratic Party endorses Proposition M!

Proposition M guarantees for the first time that every San Francisco community will have a voice in the critical decisions being made to promote housing and economic development. With public hearings, public testimony, and transparency in decision-making, we can ensure that all our communities have a seat at the table. That's why the San Francisco Democratic Party officially endorses Proposition M.

*San Francisco Democratic Party*

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

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

## Paid Argument IN FAVOR of Proposition M

### San Francisco neighborhoods support YES on M

Time and again, we have seen decisions come from City Hall that are made without consulting the neighborhoods that are being impacted. As a result, we have had to fight to save legacy small businesses, critical recreation space, and the character of our neighborhood commercial districts. The Flower Mart, San Francisco Tennis Club, America's Cup, 8 Washington, Piers 30-32, the Design Center: these are just some of the many examples.

Proposition M will bring more of these decisions into the light of the day, require the city to hold public

hearings, and establish greater public oversight of economic development and housing. To save what we love of our city, we need this reform now!

### Vote YES on M.

*Coalition for San Francisco Neighborhoods*  
*San Francisco Neighborhood Network*

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

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

## Paid Argument IN FAVOR of Proposition M

### Former Mayor Art Agnos says Yes on Prop M.

Ever wonder how the decision was made to use city-owned land for multi-million dollar waterfront condos at 8 Washington? Or the decision to encourage the Warriors without public input to originally build a huge arena in the water at Piers 30-32 on the Embarcadero? Or rezoning a city block so a huge developer could propose to demolish the place where the 100-year-old Flower Mart has flourished in our city?

I know – these decisions were made in a room with closed doors filled with developers, lobbyists, and other special interests with little if any public hearings or oversight.

As a former Mayor, I know that community participation and public testimony is the best way to create the great ideas our city deserves. That's why I support Proposition M to bring complete transparency into our housing and economic development decisions.

*Former Mayor Art Agnos*

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

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

## Paid Argument IN FAVOR of Proposition M

### Seniors on fixed incomes and people with disabilities need protection-please vote YES on Proposition M!

No group of San Franciscans is more at risk than San Francisco's seniors and people with disabilities. Yet too often, City Hall makes decisions that negatively impact us without giving us a voice. Proposition M takes these decisions from behind closed doors and gives all of us a right to participate. Please protect seniors and people with disabilities by voting YES on M.





### *Senior and Disability Action*

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

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

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

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### **Community Based Organizations say YES on M!**

Hundreds of millions of dollars are being spent on affordable housing, but too many of the decisions are being made in secret. Prop M will encourage the community input, accountability and public participation necessary to ensure that our housing dollars are spent to benefit the San Franciscans who need help the most.

#### **Please vote YES on M.**

*American Federation of Teachers Local 2121  
San Francisco League of Pissed Off Voters  
Housing Rights Committee of San Francisco  
Coalition on Homelessness San Francisco  
Community Tenants Association  
Chinese Progressive Association  
Tenants Together*

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

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

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

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### **Asian American leaders support open government, say YES on Prop M.**

Our city government works best when we all have a voice in decision-making. We strongly support the Housing and Development Commission because it creates an equal playing field for all communities. With so many taxpayer funds being spent on affordable housing and community development, it is critical that we have strong public oversight to ensure that all of us are being well-served.

#### **That's why we respectfully ask your support of Proposition M.**

*Supervisor Jane Kim\*  
Supervisor Norman Yee\*  
Supervisor Eric Mar\*  
San Francisco School Board Member Sandra Lee Fewer  
San Francisco Democratic Party Chair Cindy Wu\**

### *San Francisco Democratic Party Vice Chair Dr. Pratima Gupta\**

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

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

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

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

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### **Proposition M is about access and empowerment.**

It is critical that neighborhood residents and workers have the opportunity to participate in a fair and equitable process for determining how tax dollars will be spent in the essential areas of economic development, housing and neighborhood improvement.

I strongly support Proposition M because it gives all of us a voice in these vital decisions, most importantly neighborhoods that have been historically excluded. Vote YES on M.

*Former Supervisor Sophie Maxwell  
Leah LaCroix, DCCC Member*

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

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

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

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### **Latino leaders endorse Proposition M.**

The Mission, Outer Mission and other Latino neighborhoods have been ground zero for City Hall-driven economic development decisions that have all too often caused gentrification, displacement and evictions. Prop M puts a new process in place that will give us a stronger voice to have our needs heard — before it's too late.

Please help save the Mission and all San Francisco neighborhoods. **Vote YES on M.**

*Supervisor David Campos  
Supervisor John Avalos\*  
Mission Economic Development Agency  
United to Save Mission*

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

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



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

## Paid Argument IN FAVOR of Proposition M

### San Francisco LGBT leaders say YES on M.

San Francisco's LGBT community has been hard hit by the housing crisis. Too many gay youth are homeless; too many LGBT seniors are in danger of eviction. We support Proposition M because we know it will make city government more responsive and accountable to the needs of the LGBT community — and every community that is suffering from high housing costs.

Please **vote YES on M.**

*Former Supervisor Bevan Dufty  
Rafael Mandelman, President, City College Board\*  
Cleve Jones*

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

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

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

## Paid Argument IN FAVOR of Proposition M

**Vote Yes on Proposition M** to ensure that immigrant communities have a voice in creating housing, jobs, businesses and services that are responsive to our concerns!

The Asian American community has supported the authorization of over \$1.5B in affordable housing investment but with little input into the kind of housing that this money will create. Waiting lists for affordable senior housing are too long. And there is still no affordable housing program that address the needs of families living in overcrowded SRO's and studios.

We need the Housing and Development Commission to create more housing for seniors and overcrowded families. **Vote YES on Proposition M.**

*San Francisco Chinese Chamber of Commerce  
Chinese Progressive Association  
Community Tenants Association  
Chinatown Community Development Center  
Chinatown Coalition for Housing Justice*

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

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

## Paid Argument IN FAVOR of Proposition M

**Non-profit housing organizations support greater oversight for more effective affordable housing policies, Yes on M.**

As organizations who have long worked with the Mayor's Office of Housing, we appreciate the hard work and thoughtful approach they bring to the critical decisions of building more affordable housing. We support Proposition M and the creation of a Housing and Development Commission because we believe that greater sunshine and public participation will only strengthen this process.

Please join us in improving affordable housing in San Francisco by voting **YES on M.**

*San Francisco Council of Community Housing Organizations  
Chinatown Community Development Center  
TODCO Group  
Dolores Street Community Services  
Episcopal Community Services  
Mission Economic Development Agency  
San Francisco Community Land Trust*

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

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

## Paid Argument IN FAVOR of Proposition M

**Bring the neighborhoods' voice back to City Hall, vote YES on Prop M.**

Housing and community development decisions are some of the most important our city makes. Yet today, they are too often made behind closed doors. Neighborhood voices are often ignored. Proposition M opens the process to public oversight through a commission where voices from every San Francisco neighborhood can be heard.

Please join us and **vote YES on Prop M.**

*Gerry Crowley\*  
Doug Engmann\*  
Dennis Antenore\*  
Calvin Welch\*  
Denis Mosgofian  
Tony Kelly\*  
Mari Eliza\*  
Spike Kahn\*  
Teresa Welborn\*  
Kathy Howard\*  
Chris Gembinski*





*Daniela Kirshenbaum\**  
*Paul Wermer\**  
*Marlayne Morgan\**  
*Kathy Lipscomb\**  
*Lori Liederman\**

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

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

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

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### ***End of Paid Arguments IN FAVOR of Proposition M***

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### **Paid Argument AGAINST Proposition M**

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#### **Prop M IS BAD GOVERNMENT!**

Proposition M is one of four measures designed to undermine the Mayor's office and make government less accountable — they should be defeated.

For decades we've been well served by an Office of Housing and Office of Economic and Workforce Development, staffed with professionals and serving functions required by law, with oversight by Citizen Advisory Committees, Planning Commission and Board of Supervisors.

VOTE NO on M to prevent a costly new bureaucracy and political interference in operations of important city functions.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

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### **Paid Argument AGAINST Proposition M**

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#### **NOT ANOTHER COMMISSION!**

The Mayor and Board of Supervisors are accountable for our housing and economic development programs. We don't need a new bureaucracy, another commission and more costs to run these programs.

**THE ALLIANCE FOR JOBS, a partnership of civic, labor and business organizations, urges a "NO" vote on Proposition M.**

*Alliance for Jobs and Sustainable Growth*

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

### **Paid Argument AGAINST Proposition M**

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#### **Oppose More Bureaucratic Delays On Housing — Vote No on Prop M**

Our City suffers from a housing affordability crisis caused by its severe shortage of housing. Extreme housing prices displace renters and threaten the City's fabric. The solution requires building more housing of all types at all levels of affordability.

Prop M threatens to worsen our problems by adding a whole new layer of City bureaucracy that will increase process, delays, uncertainty and costs to housing production. That is the last thing we need!

It already takes far too long to obtain building permits for housing. Creating an entire new commission is not only duplicative; it would inject more politics into the process. How does adding a new commission help us build more housing?

MOHCD and MOEWD, the two agencies that Prop M seeks to regulate, are already constrained from being able to function nimbly. Creating a new commission would require hiring more employees, increasing budgets and holding many more public hearings. This added bureaucracy is not needed because the Board of Supervisors already has the authority to thoroughly review and approve everything they do in open hearings.

Prop M is a major change to City government yet was rushed through with the bare minimum of public review. It has had virtually no community or stakeholder input. If MOHCD and MOEWD need reforming or increased oversight, the proper path is through the normal legislative process.

**Support building housing, not delaying it! Vote No on Prop M!**

*San Francisco Housing Action Coalition*

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

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### **Paid Argument AGAINST Proposition M**

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**This measure will cripple the city's ability to undertake large plans.**

Prop. M sounds innocuous, but it's basically a vendetta against the Mayor that will live in the City Charter forever, making it impossible for future Mayors to do major planning work.



Mission Bay, TransBay, Hunters Point Shipyard — these stand out as some of the biggest success stories of San Francisco planning.

And this measure is designed to make it much harder to ever do things like that in the future.

What's more, it will harm one of the most widely respected agencies in the city, the Mayor's Office of Housing.

There is no need for any of this.

If you think San Francisco doesn't have enough bureaucracy, and you think we should add yet one more layer of process to everything we do related to affordable housing and planning, then vote yes.

Otherwise, **vote NO on Prop. M** to defend the city's ability to do planning and to build affordable housing.

*SPUR*

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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

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### **Paid Argument AGAINST Proposition M**

San Francisco is experiencing a SEVERE housing shortage. Approving new housing is already an extremely long, complex, and bureaucratic process. Let's not double down on bad policy with a Commission to oversee Commissions.

Prop M would make things **worse**: more delays, more procedures, and more time-consuming hearings that are hard for regular working people to attend.

This would impact approval of **all** housing, including the Affordable Housing this city so desperately needs. New housing already faces months of staff input, expensive hearings, redundant reviews, and sometimes approval by the Board of Supervisors.

How many commissions do we need? Where does it end? We already have a **dedicated Planning Commission and elected Supervisors**.

The supporters of Prop M want to create another Commission they know you don't have time to keep track of. It's not about oversight or responsibility. It's a blatant attempt to prevent the housing we need from getting built. Don't stand for it.

Reject this obstructionism. Vote No on Prop M.

*Laura Clark  
President  
Grow San Francisco  
[growsanfrancisco.org](http://growsanfrancisco.org)*

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

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### **Paid Argument AGAINST Proposition M**

We believe there is no need for another Commission to oversee decisions in housing and other development, as this Charter amendment proposes. Existing commissions and the Board of Supervisors offer plenty of oversight and public process. The proposed Housing and Development Commission, in fact, would duplicate the role of the existing Planning Commission.

Ultimately, the responsibility for the City's direction rests rightly so with the Mayor and the Board of Supervisors. Another layer of appointed commission members diminishes the essential accountability of public officials and increases the costs of all housing, including critically needed affordable housing. Our years of experience in local government prompts us to vote no on Proposition M.

*Dean Macris, Former Director of Planning  
Amit Ghosh, Former Director of Planning  
Lawrence Badiner, Former Zoning Administrator*

The true source(s) of funds for the printing fee of this argument: Dean Macris, Amit Ghosh, Lawrence Badiner.

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### **Paid Argument AGAINST Proposition M**

We are San Francisco residents who work in the Office of Economic and Workforce Development (OEWD). We care about our work and our community, which is why we are deeply concerned about Proposition M.

We are proud to make San Francisco a better place for everyone. We provide training to job seekers and help them find employment in growing industries. We help local entrepreneurs turn their dreams into successful small businesses. We work with residents and merchants to improve the quality of life in our City's neighborhoods. And we support the construction of affordable housing to help address our affordability crisis.

Prop M would add needless bureaucracy to our office, creating hurdles that could prevent us from delivering services in a timely manner. This Matters to us because you deserve a government that is responsive to your needs.



Whether you are looking for a job, starting or expanding your business, or want to make your neighborhood a better place, Prop M could make us less able to effectively serve you. It's challenging enough to succeed in San Francisco without excessive red tape.

Proposition M would remove us from the direct and accountable relationship we currently maintain with the Mayor and Board of Supervisors, your elected representatives. And, the proposed commission would have no new authority not already vested in an existing Commissions or the Board of Supervisors.

Please join us in voting no on Proposition M this November!

*Christopher Corgas*  
*Marianne Mazzucco Thompson*  
*Thomas Li*  
*Phillip Wong*  
*Alexis Leifheit*  
*Dolly Sithounnolat*  
*Armina M. Brown*  
*Marissa Bloom*

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



# N

## Non-Citizen Voting in School Board Elections

**Shall the City allow a non-citizen resident of San Francisco who is of legal voting age and the parent, legal guardian or legally recognized caregiver of a child living in the San Francisco Unified School District to vote for members of the Board of Education?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The San Francisco Unified School District operates public schools in San Francisco for students from pre-kindergarten through grade 12.

The San Francisco Board of Education oversees the School District, including

- establishing educational goals and standards;
- approving curriculum;
- setting the district budget;
- confirming appointment of all personnel; and
- approving purchases of equipment, supplies, services, leases, renovation, construction, and union contracts.

The Board of Education appoints a superintendent of schools, who is responsible for managing the day-to-day administration of the district.

The Board of Education has seven members who are elected by San Francisco voters to serve four-year terms. Elections for members of the Board of Education are held in November of even-numbered years.

San Francisco residents who are 18 years of age or older, United States citizens, and not in prison or on parole for a felony conviction are eligible to register to vote in San Francisco elections.

**The Proposal:** Proposition N is a Charter amendment that would allow any non-citizen resident of San Francisco to vote for members of the Board of Education if the resident:

- is the parent, legal guardian or legally recognized caregiver of a child living in the School District, and
- is of legal voting age and not in prison or on parole for a felony conviction.

Proposition N would apply to the November 2018, 2020 and 2022 elections for members of the Board of Education. The measure would expire after the 2022 election unless the Board of Supervisors adopts an ordinance allowing it to continue.

**A “YES” Vote Means:** If you vote “yes,” you want to allow a non-citizen resident of San Francisco who is of legal voting age and the parent, legal guardian or legally recognized caregiver of a child living in the San Francisco Unified School District to vote for members of the Board of Education.

**A “NO” Vote Means:** If you vote “no,” you do not want to make this change.

### Controller’s Statement on “N”

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

Should the proposed Charter amendment be approved by the voters, in my opinion, there would be an additional cost, as estimated by the Department of Elections, of a minimum of \$160,000 per election to print and distribute voting materials, train poll workers and separately register people who would become eligible to vote in School Board elections. Should the election take place by absentee ballot only, which would require a subsequent ordinance by the Board, costs may be reduced to approximately \$110,000, in addition to any costs associated with registration processes.

The amendment would permit non-citizens 18 years of age or older who have children residing in the San Francisco Unified School District to vote in the elections for the School Board. The amendment would sunset on December 31, 2022, but could be extended by ordinance.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 281. Some of the words used in the ballot digest are explained starting on page 58.**



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## How “N” Got on the Ballot

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On July 26, 2016, the Board of Supervisors voted 10 to 1 to place Proposition N on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Kim, Mar, Peskin, Tang, Wiener, Yee.

**No:** Farrell.

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.  
The full text begins on page 281. Some of the words used in the ballot digest are explained starting on page 58.



## Proponent's Argument in Favor of Proposition N

Join the **San Francisco Democratic Party** in **STANDING UP for Proposition N: the IMMIGRANT PARENT RIGHT TO VOTE ACT!**

### **Proposition N gives all parents a voice.**

- It is essential that we expand parental involvement in our schools. Greater participation is a key element in raising educational achievement, especially in low-performing schools.
- All parents, regardless of citizenship, will have the opportunity to become an integral part of their child's education through the voting process.
- It is estimated that at least 1 out of 3 children in SF public schools has an immigrant parent. Tens of thousands of SF residents would become eligible to vote in School Board elections.

### **Proposition N helps our students do better in school.**

Students of parents actively involved in schools are more likely to:

- Earn higher grades and enroll in higher level programs
- Attend school regularly, improve their social skills, behavior and adaptation
- Graduate and go on to college

### **Immigrant Voting has a long history in our country.**

- For the first 150 years of our nation's history 40 states and territories allowed immigrants to vote and even hold office.
- Over the last three decades, cities and towns in Illinois, Maryland, Massachusetts and New York have passed laws allowing immigrants to vote.

### **Immigrant Voting is legal.**

- The US Supreme Court has repeatedly said that citizenship is not required to vote.
- The California Constitution protects the right of citizens to vote, but does not exclude immigrants from voting.
- The California Constitution explicitly authorizes Charter cities such as SF to provide for the manner of electing school board members.

Please join us in voting YES on Proposition N to give all parents a VOICE!

*Supervisor Eric Mar*

*Supervisor David Campos*

*Supervisor Malia Cohen*

*Supervisor Jane Kim*

*Supervisor Scott Wiener*

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

### **UNDER THE OUTRAGEOUS WORDING OF PROPOSITION N, AN ILLEGAL ALIEN ON HIS WAY TO THE AIRPORT TO BE DEPORTED COULD MAIL AN ABSENTEE BALLOT VOTING FOR THE SAN FRANCISCO BOARD OF EDUCATION:**

Worldwide, voting has always been restricted to a nation's citizens.

Under rather strange Proposition N – in violation of California's Elections Code – both aliens and illegal aliens having connections with a child attending a private or public school within the San Francisco Unified School District would be allowed to vote for members of the San Francisco Board of Education. The child in a local school could also be an illegal alien. Under Proposition N, it does not matter that both the adult and child might be subject to deportation. Illegal aliens are favored by Proposition N. Vote **"NO!"** on Proposition N.

### **WARNING TO VOTERS:**

There are *two ballot propositions* in this election that call for increasing the number of persons who might vote in San Francisco elections. Both proposals, should they be legally enacted, would tend to create *new voters* who are likely to be *very pro-spending and pro-tax increases*: Proposition F (16 years old voting) and Proposition N (alien and illegal alien voting). Should Proposition N pass, *expensive litigation is almost certain*.

*Dr. Terence Faulkner, J.D.\**

*County Central Committeeman*

*Arlo Smith\**

*Past President of BART Board*

*Patrick C. Fitzgerald\**

*Past Secretary San Francisco Democratic Party*

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





## Opponent's Argument Against Proposition N

### A BAD LEGISLATIVE PROPOSAL – REPEATEDLY DEFEATED AT THE POLLS – THIS ILLEGAL MEASURE CALLS FOR NON-CITIZENS TO BE ALLOWED TO VOTE IN SAN FRANCISCO BOARD OF EDUCATION ELECTIONS:

Like a bad penny, this illegal proposal in violation of the California Elections Code has already been twice defeated by increasing majorities of San Francisco electors – but keeps coming back!!!: *It was defeated in 2004 and 2010.*

This unwise measure calls for non-citizens and illegal aliens to vote in San Francisco elections for the Board of Education. Vote “**NO!**” on Proposition N.

This proposal seeks to even allow *even illegal aliens* on the way to the airport for deportation to cast their absentee ballots for Board of Education as they leave the United States of America.

Needless to say, American citizens living abroad are *not* allowed to take part in foreign nations’ board of education or other elections.

It remains an open question whether at some future date the United States federal government might consider entering into formal treaties with Canada, Mexico, or other closely allied nations to allow American citizens in those countries and legal foreign aliens from those nations to vote in local board of education, city council, or other elections. These are major federal foreign policy questions...and American citizens should of course be granted equal rights with foreign citizens. Don’t vote for this misguided ballot measure.

*Dr. Terence Faulkner\**

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

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

## Rebuttal to Opponent's Argument Against Proposition N

### Here are the facts on Prop N:

**Proposition N is legal.** The US Supreme Court has stated citizenship is not required to vote. The California Constitution protects a citizen’s right to vote, but does not exclude immigrants from voting and grants charter cities like SF control over municipal elections.

**Proposition N encourages civic participation.** Any SF resident who is a parent, legal guardian or caregiver of a child in SF will be allowed to vote on SF School Board elections.

Allowing noncitizen parents to vote in School Board elections is not new. It has been allowed in other cities such as Chicago, New York City and towns in Maryland. While most parents are involved in their children’s education through parent groups and School Site Councils, allowing them to fully participate in all of their children’s education is a common-sense way to encourage greater family involvement in our schools

**Proposition N will improve parental involvement and student success.** Children do better in school when their parents are involved in their education, this ultimately results in more successful schools.

**Proposition N will improve our local democracy.** Allowing everyone to participate in School Board elections is equitable and good for SF. When all stakeholders are able to participate in making decisions that affect their daily lives, democracy is better served, and *everyone* benefits.

*Assemblymember David Chiu*

*Senator Mark Leno*

*Assemblymember Phil Ting*

*Supervisor Eric Mar*

*Supervisor David Campos*

*Supervisor Malia Cohen*

*Supervisor Jane Kim*

*Supervisor Scott Wiener*

*San Francisco Democratic Party*



## Paid Argument IN FAVOR of Proposition N

We are veteran San Francisco public school teachers with about three quarters of a century classroom experience between us and we are enthusiastic supporters of Yes on Proposition N.

Two lessons we learned teaching in San Francisco classrooms:

Students with involved parents do better in school. Schools with greater parental participation help make schools successful learning communities for teachers and students

Please San Francisco teachers and school staff and Vote Yes on N and allow San Francisco Immigrant Parents a Vote for Board of Education

*Lita Blanc - President, United Educators of San Francisco\**

*Susan Solomon - Vice President, United Educators of San Francisco\**

*Ken Tray – Political Director, United Educators of San Francisco\**

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

The true source(s) of funds for the printing fee of this argument: Mission Economic Development Agency.

The sole contributor to the true source recipient committee: MEDA.

## Paid Argument IN FAVOR of Proposition N

### State Elected Officials Say YES on N!

San Francisco is one of the most progressive cities in the world, yet tens of thousands of hardworking parents cannot vote in the school board elections that shape our children's futures. Over the past 30 years, cities across Illinois, Maryland, Massachusetts and New York have passed similar laws allowing immigrants to vote. Proposition N will allow San Francisco to be the first city in California to give parents a voice in choosing the most important decisionmakers for their children's schools, while affirming support for our diverse, immigrant communities.

Immigrant voting has a long history in our country. For 150 years, from 1776 until the 1920s, immigrant voting was a common practice in many states, based on the civic goal of integrating immigrants into local communities. During this upcoming historic election with the most anti-immigrant presidential candidate in recent American history, in our city that prides itself for inclusivity and diversity, we need to stand up for our immigrant families.

This November, let's open a door for all parents to shape their children's future. Vote YES on Proposition N!

*Assemblymember David Chiu*

*Assemblymember Phil Ting*

*Senator Mark Leno*

The true source(s) of funds for the printing fee of this argument: Mission Economic Development Agency.

The sole contributor to the true source recipient committee: Mission Economic Development Agency.

## Paid Argument IN FAVOR of Proposition N

### HELP LatinX STUDENTS DO BETTER IN SCHOOL – Vote Yes on N

Students with involved parents are more likely to:

- Earn higher grades and test scores, and enroll in higher-level programs
- Be promoted, pass their classes, and earn credits
- Attend school regularly
- Have better social skills, improved behavior, and adapt well to school
- Graduate and go on to postsecondary education

*San Francisco Latino Democratic Club*

*Supervisor John Avalos*

*City College Trustee, Brigitte Davila*

*United to Save the Mission*

*Tracy Brown, Mission Peace Collaborative*

The true source(s) of funds for the printing fee of this argument: Mission Economic Development Agency.

The sole contributor to the true source recipient committee: Mission Economic Development Agency.

## Paid Argument IN FAVOR of Proposition N

### WORKING FAMILIES DESERVE THE BEST SCHOOLS – VOTE YES ON N

Encouraging greater parental participation is a critical two-generation approach in improving schools, particularly low-performing schools. Working families rely on our public schools to educate their children and provide multiple pathways to success. **Labor says vote Yes on Prop N.**

*San Francisco Labor Council*

*American Federation of Teachers Local 2121*

*Laborers Local 261*

*Conny Ford*

*Mission Parent Council*

The true source(s) of funds for the printing fee of this argument: Mission Economic Development Agency.

The sole contributor to the true source recipient committee: MEDA.



## Paid Argument IN FAVOR of Proposition N

### API Elected Officials Urge San Franciscans to Vote Yes on Proposition N! Let's Give All Parents A Voice

Proposition N authorizes San Francisco residents who are the parents, legal guardians or caregivers for children in the San Francisco Unified School District to vote in elections for the Board of Education, regardless of whether these residents are United States citizens. Over the last 30 years, cities and towns in Illinois, Maryland, Massachusetts, and New York have passed similar laws that have allowed immigrant parent voting. San Francisco is one of the most inclusive cities, yet we still have a lot of work to do. Currently, 1 in every 3 children in San Francisco public schools has an immigrant parent. This means a large majority of our schools parents do not have a say in their children's education.

Proposition D will make our schools better by encouraging parental participation, helping our students do better in schools, and increasing accountability.

One common thread in the immigrant experience is that we all want a better life for our children's future. This November let's affirm our unwavering support for our immigrant communities and pass proposition N!

#### Vote Yes on Proposition N!

*Supervisor Eric Mar*  
*Assemblymember David Chiu*  
*Assemblymember Phil Ting*

The true source(s) of funds for the printing fee of this argument: Mission Economic Development Agency.

The sole contributor to the true source recipient committee: Mission Economic Development Agency.

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### End of Paid Arguments IN FAVOR of Proposition N

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## Paid Argument AGAINST Proposition N

### NO. NO. NO on Proposition N

This one's a "lulu"!

Twice before we voters rejected ballot measures to allow aliens to vote in school board elections, if and only if, they had a child enrolled in public schools.

Prop N, however, grants voting rights to any immigrant – illegal or legal – regardless of whether the child (no age limit) is in public school or not. Thus, if a child lives in San Francisco, whether attending a private or for-profit school, or being home-schooled, or even attending school outside S.F., the legal or illegal immigrant responsible for that child can vote.

Citizenship becomes irrelevant. So do the laws, which require legal immigrants to pass a citizenship test after 5 years of U.S. residency. A legislative bill to permit aliens to sit on juries was vetoed even by Governor Jerry Brown, no immigrant basher he.

Voting is an American principle and basic democratic right that should be protected, promoted, practiced and earned. Prop. N demeans the value of citizenship – VOTE NO.

#### *San Francisco Taxpayers Association*

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

The two contributors to the true source recipient committee: Yes on F - 2014, Save Golden Gate Park - Yes on H - No on I.

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## Paid Argument AGAINST Proposition N

Proposition N would permit non-citizens 18 years of age or older who have children in the San Francisco public schools to vote in School Board elections. The right to vote is an essential part of being a U.S. citizen. If someone wants to vote, they should become a citizen. Non-citizens should not be allowed to vote. Vote NO on Proposition N.

*San Francisco Republican Party*  
*Jason P. Clark, Chairman*  
*Chantal Anderson, Charles Cagnon, Howard Epstein,*  
*Terence Faulkner, Barry Graynor, Stephanie Jeong,*  
*Ken Loo, Scott Williams*

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

The two contributors to the true source recipient committee: Charles Moore, Stephanie Jeong.



## Office Development in Candlestick Point and Hunters Point

**Shall the City permanently exempt new office space on Candlestick Point and most of the former Navy shipyard at Hunters Point from the City's annual 950,000-square-foot limit, and provide that any new office space in this project area would not count toward the annual limit that applies in the rest of the City?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** In 2008, San Francisco voters approved Proposition G to encourage timely development of a mixed-use project area on Candlestick Point and most of the former Navy shipyard at Hunters Point. The City approved redevelopment plans for this project area, including:

- approximately 330 acres of public parks and open space,
- up to 10,500 homes,
- up to 885,000 square feet of retail and entertainment uses, and
- up to 5.15 million square feet of office space.

In 1986, San Francisco voters, through Proposition M (see “Words You Need to Know”), established an annual limit of 950,000 square feet on new office space construction in the City.

Before the developer can build an individual office building in the Candlestick Point and Hunters Point project area, the City must determine that the requested amount of office space is below the City's annual limit. Redevelopment plans require the City to place a higher priority on 800,000 square feet of office space to be built in the project area over most other areas of the City.

**The Proposal:** This measure would amend the Planning Code to exempt new office space in the Candlestick Point and Hunters Point project area from the City's annual 950,000-square-foot limit. This measure would also amend the Planning Code to permanently exempt any new office space in the project area from counting toward the annual limit.

**A “YES” Vote Means:** If you vote “yes,” you want to permanently exempt new office space on Candlestick Point and most of the former Navy shipyard at Hunters Point from the City's annual 950,000-square-foot limit. Any new office space in this project area would not count toward the annual limit that applies in the rest of the City.

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

### Controller's Statement on “O”

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

Should the proposed ordinance be approved by the voters, in my opinion, it would likely result in the acceleration of new office construction in the City that could otherwise be prohibited for several years. The ordinance would therefore likely result in a period of higher tax revenues offset in part by higher City costs required to serve a higher number of workers in the City. Actual City revenues and costs would depend on a host of future factors, including the overall pace of office construction in the City, the specific projects that might occur more rapidly as a result of the measure, and the specific revenues and costs resulting from those projects.

The proposed ordinance would modify sections of the San Francisco Planning Code previously implemented by Proposition M, passed by the voters in 1986, to exclude office development on specific properties within the Candlestick Point and Hunters Point Shipyard (CP/HPS) redevelopment area from the square footage limitations and administrative approvals required under Proposition M. Further, the proposed ordinance would exclude any office develop-

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 282. Some of the words used in the ballot digest are explained starting on page 58.**



ment in the specified area from counting towards the overall annual citywide limit.

While the annual limit established in Proposition M has never been reached, the Planning Department expects that this limit will be reached in the coming year due to unusually high demand for office space. Thus, the proposed ordinance would allow the development of additional CP/HPS office space in any year in which the annual limit is reached. In general, developing property for office uses increases property assessed value, and thus property tax revenue to the City. Other tax revenues are also generated through the use of office properties. The revenues resulting from these projects would likely be partially offset by higher City transit and other costs required to serve a higher number of workers in the City.

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## How “O” Got on the Ballot

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On July 18, 2016, the Department of Elections certified that the initiative petition calling for Proposition O to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,485 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2015. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 11, 2016, submission deadline showed that the total number of valid signatures was greater than the number required.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 282. Some of the words used in the ballot digest are explained starting on page 58.**





## Proponent's Argument in Favor of Proposition O

Prop O is the next step in bringing affordable homes, jobs and parks to the former naval base that was once the economic engine for Bayview, Hunters Point and Candlestick Point neighborhoods.

### **That's why we three long-time Bayview leaders have sponsored Proposition O.**

We have made progress at Hunters Point – building hundreds of affordable homes, dedicating millions in funding to job training, and creating significant new jobs with 23% secured by Bayview Hunters Point residents.

But there's so much more left to do.

### **San Francisco needs to speed up the construction of new affordable homes. Prop O jumpstarts the construction of 10,500 new homes, with 32% affordable for low and middle-income residents.**

These homes were overwhelmingly approved by San Francisco voters 8 years ago. Prop O makes sure we get the housing now, rather than decades from now.

And Prop O will bring on line faster the 17,000 new permanent jobs, with a strong local hire commitment, that were approved by voters in 2008.

It is fine to limit new office space in many parts of the City. But the old, abandoned Hunters Point Shipyard and surrounding areas is precisely where we want new office growth, particularly office space for non-profits, space for artists, clean technology companies and other uses that create new jobs and opportunities for our residents.

### **That's why a broad diversity of San Franciscans representing every corner of our city including elected leaders, community leaders, business groups, and housing and advocacy organizations, and so many more agree – YES on Proposition O!**

Please join us at [www.JobsHousingParksNow.com](http://www.JobsHousingParksNow.com)

*Former Supervisor Sophie Maxwell\**

*Dr. Veronica Hunnicutt*

*School Board Member Shamann Walton\**

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

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

The Proponent argument simply mis-states the facts: Lennar's proposed 5 million square feet of new office-equal to 10 Transamerica buildings- according to City studies, will create a demand for 2,600 new affordable homes in San Francisco.

They will provide only 809 such homes, with 1,650 units of rebuilt existing public housing and 900 units at prices above affordable levels. That's the "32% affordable" claimed by the sponsors.

The rest of the housing will be priced at luxury prices unable to be afforded by any but 1% of San Franciscans.

Not one new home, not one new park, not one new job is being offered for doubling the office space from the 2008 deal Lennar made with the voters.

O is a bad deal for San Franciscans forcing thousands of us to compete for affordable housing which simply does not exist, fueling displacement which transforms our neighborhoods making our City less livable for us all.

That's why every major tenant organization and neighborhood coalition opposes O.

*The San Francisco Tenants Union*

*The Coalition for San Francisco Neighborhoods*

*The Alliance of Californians for Community*

*Empowerment*

*SF Neighborhood Network*





## Opponent's Argument Against Proposition O

### Opponent Argument to Proposition O

Proposition O will double to 5 million square feet of high rise offices allowed in the Lennar development at the Shipyard and Candlestick Point without any additional public benefit to its neighbors or the City: not one new acre of parks, not one new affordable home, not one new job committed to residents of the Bayview or the City, and not one new bus or bicycle lane. By adding thousands of new workers without additional commitments to housing or transporting them Proposition O will cost residents to pay for transit and cause increased evictions in nearby neighborhoods.

In 2008 Lennar promised San Francisco voters in Proposition G that if we approved the project with 2 m/s/f of office there would be full "public review of development" and it would "minimize any adverse impacts on the City's General Fund". Lennar now proposes to exempt all office space from the Planning Code so there will be no Planning Commission hearings on the new office buildings or any mitigation of their housing and transit impacts on the City's General Fund.

O totally negates the promises made by Lennar to us in 2008 and only benefits the developer, not its neighbors or the rest of the City.

### Vote No on O

*Douglas Engmann, former Planning Commissioner\**  
*Sue Hestor, environmental lawyer\**  
*Calvin Welch, affordable housing advocate\**

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

## Rebuttal to Opponent's Argument Against Proposition O

**As long-time Bayview leaders who have been active in creating our community-based plan to revitalize the abandoned Hunters Point Shipyard, we urge voters to vote YES on O.**

This plan has been decades in the making. It has been crafted and approved by the community, and it has also been approved by the Board of Supervisors, the Planning Commission and—most importantly—the voters of San Francisco.

**This plan will bring construction of 10,500 new homes with 32% affordable for low-income and middle-class residents. It will bring thousands of construction jobs and up to 17,000 permanent jobs, with a strong local hire commitment. And it will bring significant community benefits including job training for Bayview and San Francisco residents.**

Proposition O is the next step in bringing the plan to reality.

**It is important to know that Prop O does not increase the amount of office space in the Hunters Point and Candlestick Point project area by a single foot.**

The Board of Supervisors, the Planning Commission and the Redevelopment Commission—with the guidance of the voters of San Francisco with passage of Proposition G in 1998—approved 5.15 million square feet of office space.

**Prop O does just one thing—it speeds the approval of office space construction in this area so that we can realize the affordable housing, jobs and significant community benefits more quickly.**

Please join with us and vote Yes on O.

*Former Supervisor Sophie Maxwell\**  
*Dr. Veronica Hunnicutt, Chair, CAC Hunters Point Shipyard\**  
*Shamann Walton, Vice-President, San Francisco Board of Education\**

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



## Paid Argument IN FAVOR of Proposition O

### BRING JOBS BACK TO HUNTERS POINT!

Proposition O brings jobs back to residents of our southeastern neighborhoods lost when the Shipyard closed.

In 2008 voters approved a ballot measure encouraging the building of homes, office and retail on the Shipyard and Candlestick sites, but commercial development must compete with permits from throughout the city.

Neighborhood residents placed Proposition O on the ballot to jump start this much needed development, bringing economic vitality and jobs back to Bayview-Hunters Point.

VOTE YES on O.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

## Paid Argument IN FAVOR of Proposition O

### FULFILL THE PROMISE TO BAYVIEW RESIDENTS ---

Let's get jobs back to Bayview-Hunter's Point and rebuild the Shipyard and Candlestick NOW.

The Alliance for Jobs, a partnership of civic, labor and business organizations, wants to see our Southeast area grow and prosper. **VOTE YES ON PROPOSITION O.**

*Alliance for Jobs & Sustainable Growth*

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

## Paid Argument IN FAVOR of Proposition O

### Democratic Party Says YES On O

Proposition O addresses two of the most critical issues facing San Francisco today: income inequality and the lack of affordable housing. We urge San Francisco Democrats who share our concern for these issues to join us in voting Yes on O.

In 2008, the San Francisco Democratic Party stood with the Bayview Hunters Point community in support of Proposition G to bring affordable homes, jobs with local hire, and economic opportunity to the long-abandoned Hunters Point Shipyard.

The first phase of development at the Shipyard has already brought substantial benefits to the community, creating a significant amount of new jobs with 23%

going to BVHP residents, the ongoing rebuild of Alice Griffith public housing, and additional affordable homes.

Prop O is vital to ensuring that this progress continues without unnecessary delays. We need these benefits now, not decades from now. Please vote YES on O.

*San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

## Paid Argument IN FAVOR of Proposition O

### San Francisco Unions Say Yes On O For Jobs, Housing And Parks NOW

Eight years ago, organized labor was proud to join with Bayview community leaders, affordable housing advocates and working families to support Proposition G. At that time, labor helped craft a ground-breaking agreement to ensure that 32% of the over 10,000 homes planned for construction would be priced at levels affordable for very low-income and working families.

Additional community benefits negotiated by labor included a commitment to provide \$27.3 million for hundreds more affordable homes and \$8.5 million for workforce training.

This year, we strongly support Proposition O because it speeds the construction of new affordable homes and good-paying jobs when we need them the most. It does this without any displacement of existing residents.

San Francisco and the Bayview need new jobs, parks and housing now. Please join us in voting YES on O.

*Michael Theriault, San Francisco Building and Construction Trades Council*

*Larry Mazzola, Jr., UA Local 38 Plumbers and Pipefitters Union*

*Vince Courtney, LiUNA! Local 261*

*International Brotherhood of Electrical Workers, Local 1245*

*International Brotherhood of Electrical Workers, Local 6*

*SEIU Local 87*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.



The sole contributor to the true source recipient committee:  
FivePoint Holdings, LLC.

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

#### **African American Leaders, Tenant Groups & Bayview Neighbors Urge You To Vote Yes On O**

The closure of the Hunters Point Naval Shipyard in 1974 ushered in four decades of unemployment, economic hardship, neglect and decline in Bayview Hunters Point. That needs to stop Now! We need real solutions to real problems, not more politics and promises. We need to rebuild our economy and bring jobs back to our African American community.

Proposition O will bring thousands of construction jobs and 17,000 new permanent jobs to Bayview Hunters Point. And, it will do it now—not 20, 30, 40 years from now.

Proposition O will create new places to work and shop, new low cost and affordable housing along with new parks and open space.

The US Navy brought prosperity to San Francisco's Bayview in World War II employing tens of thousands of African Americans. They worked hard, raised families, educated their children and became Bayview homeowners. They built a vibrant community, contributed to our economy and cultural life and took pride in the community they built.

Let's restore the hope and promise that the Shipyard once brought to Bayview Hunters Point. Please vote Yes on Proposition O.

*Linda Fadeke Richardson, Former Chair, Land Use, Planning and Transportation, Bayview Hunters Point Project Area Committee\**

*Al Williams Bayview Merchants Association & President of the African American Historical Society\**  
*Kimberley Hill-Brown, Secretary, Public Housing Tenant Association*

*Neola Gans, Treasurer, Public Housing Tenant Association\**

*Jai Gans*

*Winnie Tran*

*Olushade Unger*

*Claude Wilson*

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FivePoint Holdings, LLC.

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

#### **Asian Housing And Community Organizations Endorse YES On O**

Preserving and creating new affordable housing is our number one priority and that's why we strongly support Prop O. Prop O removes obstacles to the creation of 12,000 new homes for San Francisco. Approximately 32% are guaranteed affordable to low-income and working families. An additional \$27.5 million has been pledged to create hundreds more affordable homes. With the ongoing construction of the Central Subway, these homes will be directly linked to Downtown, Chinatown and the rest of San Francisco. This is the right place for building new homes and now is the right time to accelerate construction.

Please vote YES on O.

*Chinatown Community Development Center  
Community Tenants Association*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee:  
FivePoint Holdings, LLC.

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

#### **Pastor Arelious Walker Urges YES On Jobs, Housing and Parks, YES On Prop O**

Each week we ask our parishioners to live lives of grace, to care for their neighbors and reach outside themselves to help the less fortunate. Now we ask all San Francisco voters to help their neighbors by supporting Jobs, Housing and Parks NOW for Bayview Hunters Point.

Proposition O will speed construction at the abandoned Hunters Point Shipyard and Candlestick Point and build a new community for all San Franciscans to enjoy.

It will foster economic investment in our Bayview neighborhoods and improve the quality of life for those who have suffered way too long from poverty, unemployment and neglect.

The Shipyard/Candlestick Point Project means good paying jobs, affordable housing, parks and many other public amenities for our most needy families—at NO taxpayer expense and no displacement of existing res-



idents. In fact, the project sponsor has pledged \$90 million in grants to benefit our community.

The Bible teaches us to “Learn to do good; seek justice, correct oppression.” (Isaiah 1:17) As a community of faith we ask you to do good. Care for others. Bring Social Justice to Bayview Hunters Point. Vote Yes on Jobs, Housing & Parks NOW. Vote Yes on Proposition O.

*Pastor Arelious Walker\**

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The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **Park Advocates Say Yes To Parks For the Bayview, Yes On O**

One of the great attributes of San Francisco is our many world-class parks. Unfortunately, since the Navy closed down Hunters Point Shipyard, hundreds of acres of abandoned land along the San Francisco waterfront have been inaccessible to San Franciscans—including members of the Bayview Hunters Point Community who live right next door.

Proposition O will speed the creation of over 300 acres of parks, beaches and open space for San Franciscans, including the addition of biking and pedestrian trails, scenic lookouts, sculpture art and playgrounds. Once complete, nearly half of the Shipyard/Candlestick Point project will be dedicated to parks and open spaces.

This November, join us in saying YES to Parks and YES to a healthy environment for Bayview Hunters Point.

*Commissioner Mark Buell, President, San Francisco Recreation and Park Commission\**

*Commissioner Allen Low, Vice President, San Francisco Recreation and Park Commission\**

*Commissioner Kat Anderson, San Francisco Recreation and Park Commission\**

*Rachel Norton*

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The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **Affordable Housing Alliance Supports Yes On O**

The San Francisco Affordable Housing Alliance has been fighting to protect tenants and affordable housing for over 35 years. We have helped expand rent control, limit annual rent increases, prevent the demolition of affordable and rent-controlled housing and protect renters from unjust evictions.

We strongly support Proposition O because it speeds construction of thousands of new affordable homes for San Franciscans. Proposition O builds housing the right way. It will not displace a single tenant because the housing will be built on undeveloped land at the long-abandoned Hunters Point Shipyard.

Proposition O is a win-win—for tenants, for the Bayview and for San Francisco.

*Affordable Housing Alliance*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **Mayor Ed Lee Supports Proposition O**

San Francisco needs Jobs, Housing and Parks Now. It's a matter of civic urgency and pride!

The long abandoned Hunters Point Naval Shipyard has been a disgrace for four decades. More importantly, it's been a lost opportunity for our great City. It is:

- An opportunity to provide good paying jobs and job training for San Franciscans;
- An opportunity to house our families in housing San Franciscans can afford;
- And, a once in a lifetime opportunity to transform the long-abandoned naval base, the largest piece of undeveloped land in San Francisco, into a spectacular greenbelt of waterfront parks that will rival Golden Gate Park and the Presidio.

At Candlestick Point we can turn unused land into:

- New businesses committed to hiring local residents,





- More homes at all affordability levels,
- And, a retail shopping center that will bring the spending power of the entire region to our Bayview Hunters Point neighbors who have the City's highest jobless rate and lowest medium incomes.

San Francisco has a vision. We have a plan. It's time to lift the construction barriers and get to work. Make the Hunters Point Shipyard and Candlestick Point a new source of our civic pride. Vote Yes on Proposition O.

*Mayor Ed Lee*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **Supervisors Aaron Peskin And Jane Kim Support Yes On O**

We support the Shipyard/Candlestick Point Project and Proposition O because it's the right way to increase affordable housing for San Franciscans.

12,000 new homes will be built at an abandoned site along the Southeastern waterfront. It's prime land with great potential and appropriate for a mix of residential and commercial development. There will be no displacement of existing residents and no Ellis Act evictions.

Almost one-third of the homes will be affordable. That's thousands of new homes for low-income and working families—exceeding the current 25 percent affordability requirement and almost three times the 12 percent set aside that existed before we pushed for an increase this year.

The Jobs, Housing and Parks NOW Initiative will ensure a steady stream of private funding to ease our housing crisis, to build parks, to create new office space, new jobs and bring new businesses to Bayview Hunters Point.

And it won't cost taxpayers one cent.

We're building a new community the right way. Help us get the job done. Yes on Proposition O.

*Supervisor Aaron Peskin\**

*Supervisor Jane Kim\**

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The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **Transportation Advocates Support Proposition O**

Office development at the Hunters Point Shipyard and Candlestick Point will help relieve congestion downtown and prevent companies from relocating to Oakland, the East Bay and the Peninsula.

With the construction of the Central Subway, Caltrain and expanded bus service this area will be connected by rapid transit to the rest of the City and the region.

Let's keep San Francisco the center of Bay Area economic development and bring jobs to all those who seek them.

*Chairman Tom Nolan, SFMTA Board of Directors\**

*Gwyneth Borden, SFMTA Board of Directors\**

*Malcom Heinicke, SFMTA Board of Directors\**

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The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **San Francisco's LGBT Leaders Say YES On O**

We support Prop O because, by approving the construction of office development at Hunters Point Shipyard, it will bring more quickly the jobs, parks and affordable housing San Francisco needs. Over 3,000 new affordable homes for low and middle-income residents will be built in San Francisco at a time when we need them the most. These homes have already been planned, studied and approved by both city government and San Francisco voters. Now it's time to remove the obstacles and build them.

Please vote Yes on O.

*Supervisor Scott Wiener*

*Former Supervisor Bevan Dufty\**

*City College Trustee Alex Randolph\**

*Petra DeJesus San Francisco Police Commissioner\**

*Alice B. Toklas LGBT Democratic Club*

*Harvey Milk LGBT Democratic Club*



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The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holding, LLC.

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

#### **San Francisco Business Groups, YES To Jobs For SF, YES On O**

The social and cultural development of the Bayview Hunter's Point Shipyard has a storied history from construction of the first dry docks in the 1800's, through World War II to the 1970's when the Navy closed the shipyard leaving thousands of San Franciscans without work.

Now, after more than 40 years of neglect, the Bayview is once again poised to become San Francisco's economic engine.

The Shipyard/Candlestick Point plan, approved by voters in 2008, allows for the revitalization of the Shipyard with housing, office space and parks. It will bring tens of thousands of jobs to Bayview Hunters Point, new opportunities for restaurants and other small businesses, and economic benefits to the entire city.

Honor the will of the Voters. Say Yes to Proposition O.

*San Francisco Chamber of Commerce  
Golden Gate Restaurant Association*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **Former Mayor Willie Brown Calls On San Franciscans To Vote Yes On O**

As Mayor of San Francisco, I was proud to sign a landmark agreement with the Navy in 2000 to clean up Hunters Point Shipyard and transfer the property to San Francisco for new housing and commercial development.

Proposition O is critical to fulfilling that vision for a clean, safe revitalized Shipyard.

It will bring life back to the long abandoned Shipyard and neighboring Candlestick Point. It means new jobs, business opportunities and affordable housing. It will transform our southeast waterfront into a vast green belt of parks with spectacular views, beaches, walking and biking paths and expanded public transit.

And, it comes with a pledge of \$90 million dollars in private grants for health care, recreation, youth, seniors, the disabled, the homeless and other important community programs.

Our Bayview Hunters Point community has lived through the closure of the Shipyard and suffered the impact of unemployment and economic inequality. It has fewer parks than any neighborhood in San Francisco. It has the City's lowest median income and the highest unemployment and crime rates.

Proposition O will bring economic, social and environmental justice to Bayview Hunters Point. It will right past wrongs and make our great City whole again. Vote Yes on Jobs, Housing and Parks NOW for a better San Francisco.

*Willie L. Brown, Jr., Former Mayor\**

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The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **State Assemblymember David Chiu Endorses Prop O**

Earlier this year, after outgrowing our longtime place on Polk Street, my wife and I moved with our newborn baby boy to Candlestick Point. We were attracted to the Bayview by its ethnic diversity, rich heritage, warm weather and majestic waterfront. And we were fortunate to find a home we could finally afford to own.

For decades, the Bayview has faced numerous challenges. Our new neighbors have shared their struggles with job opportunities, public safety and substandard housing, as well as the absence of parks and open space that other San Franciscans take for granted. Given the lack of economic and social justice, I've often said that when the Bayview succeeds, our entire city will have succeeded.

In 2010, while President of the Board of Supervisors, I worked hard with Bayview residents and community





leaders to build the consensus needed to approve the Hunters Point Shipyard/Candlestick Point project. The plan established a public-private partnership to transform San Francisco's deserted Southeast waterfront into a place for our families and neighbors to live, work and play.

The Jobs, Housing and Parks Now Initiative moves this plan forward. It will jumpstart green office construction for research and development, nonprofits and other new businesses. It will generate jobs with a living wage for local residents, new housing for those of low and moderate income and miles of new parks, beaches, walking trails and bike paths.

My wife and I chose Candlestick Point to raise our family because we're excited about its future. We believe the Shipyard/Candlestick Point plan will bring economic and social justice to our newly adopted Bayview-Hunters Point community, while preserving its rich culture and history. Please help make it happen - vote Yes on Proposition O.

*Assemblymember David Chiu\**

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The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **San Francisco Fire Fighters Urge You to Vote Yes on O**

The average median home price in San Francisco is \$1.127 million. The average one-bedroom apartment rents for \$3,425 a month and a two-bedroom costs \$4,440.

So it's not surprising that working men and women—including fire fighters, police officers, teachers and health care workers—can no longer afford to live in San Francisco.

Fire fighters are struggling to stay in the city they protect and serve. And while we are grateful for the City's down payment assistance program, it is not nearly enough to bridge San Francisco's affordability gap.

We need the affordable housing planned at The Shipyard and Candlestick Point— thousands of new homes for low and middle income San Franciscans.

Fire fighters risk their lives every day to protect San Francisco. Let's build affordable housing to bring our

fire fighters home and keep our city safe. Jobs, Housing & Parks Now! Vote Yes on Proposition O.

#### *San Francisco Fire Fighters Local 798*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **Vote Yes On O. It's Fiscally Responsible!**

Proposition O is a straight-forward voter initiative designed to enhance revenue-producing uses for the abandoned former Navy shipyard.

It's consistent with voters will in 2008 approving Prop G to build a project that funds itself, not soak beleaguered taxpayers with developer giveaways.

Proposition O authorizes a purely private revamping of a long-abandoned area with housing, office and other revenue-producing uses providing good jobs for San Franciscans.

San Francisco taxpayers benefit from Proposition O. Vote YES.

#### *San Francisco Taxpayer Association*

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

#### **The SF Housing Action Coalition Says YES to Housing Now, Vote YES on Prop O**

San Francisco badly needs more housing today to meet the City's growing population. Prop O is a key part of the solution to our housing shortage.

Prop O removes obstacles to building over 12,000 new homes, including thousands of affordable homes. Prop O means adding these new homes to the City's housing pipeline today—not in a decade.

In 2008, San Francisco voters overwhelmingly approved the homes, parks and jobs that this important project would deliver. But without your support, the construction of these new homes would be delayed by rules established decades ago for downtown office buildings. Applying those rules on this empty land makes no sense.



Prop O means revitalizing the long-abandoned former naval base that was once an economic engine for the entire southeast part of San Francisco. Join us in saying yes to these homes, jobs and parks. No more delays—there's too much at stake. Vote YES on Prop O!

*Tim Colen, Executive Director  
San Francisco Housing Action Coalition\**

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

The true source(s) of funds for the printing fee of this argument: Jobs, Housing and Parks Now for Candlestick Point and Hunters Point Shipyard.

The sole contributor to the true source recipient committee: FivePoint Holdings, LLC.

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

Vote YES on Proposition O.

Proposition O will lift restrictions on development of new office space in Hunters Point and Candlestick Point. The construction of new office space will provide jobs in the City. The new businesses that move into this office space will provide new, much-needed employment opportunities to residents of Hunters Point.

Please join us in supporting new jobs and economic growth in San Francisco.

*San Francisco Republican Party  
Jason P. Clark, Chairman*

*Chantal Anderson, Christopher L. Bowman, Charles Cagnon, Howard Epstein, Stephanie Jeong, Ken Loo, Lisa Remmer, Sarah Storelli*

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

The two contributors to the true source recipient committee: Charles Moore, Stephanie Jeong.

### **End of Paid Arguments IN FAVOR of Proposition O**

### **Paid Argument AGAINST Proposition O**

Too much development too fast causes problems. Developers already can build nearly a million square feet of new office space every year under voter-approved limits, and Hunters Point/Candlestick, as a former redevelopment area, already receives priority over other private development under that cap. This proposal is unnecessary and inappropriate. Special treatment here will result in more development downtown, and more ballot measures like this one.

Vote No on Prop O!

*San Francisco Tomorrow*

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

### **Paid Argument AGAINST Proposition O**

When the City allows job growth without requiring housing for the new workers current residents are evicted.

Lennar asks to more than double the office space in the project but makes no effort to increase its original affordable housing commitment pledged in 2008, still unfulfilled. Also missing is any additional funding for public transit for the 8,000 new office workers to be added in an area poorly served by public transit.

This giveaway is a dangerous precedent and will affect tenants citywide.

Prop O is a bad deal for San Franciscans: we pay for the housing and transit and Lennar get the profits.

*San Francisco Tenants Union  
PODER  
Housing Rights Committee  
SOMCAN  
Our Mission No Eviction*

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

### **Paid Argument AGAINST Proposition O**

Measure O applies only to the developer Lennar, who is seeking a loophole in city law to be exempted from San Francisco's office cap. This would allow them to build more than five million square feet of office space and add over fifteen thousand new workers without addressing impacts on housing and transportation.

Developers are spending a lot of money to define city policy. The result: Displacement of San Francisco's last remaining working class communities of color. San Francisco doesn't need more office space until new housing is built and job commitments are fulfilled!

In addition to increasing displacement in the Bayview, Lennar's special exemption will encourage developers throughout the City to seek their own exemptions to Prop M. This means San Francisco's most vulnerable neighborhoods like Potrero Hill, SOMA and the Mission will see further loss of arts and light industrial space (i.e. the Redlick Building that converted Mission arts space to tech offices) and loss of land for afford-



able housing (i.e. the 5M project that rezoned the SOMA Youth and Family district for a huge office tower).

Lennar has posted record profits but continues to delay its required jobs, housing and community investments, resulting in increased poverty, displacement, unemployment, and homelessness in the Bayview Black community.

It's time to bring affordable housing, local hiring, jobs and transit balance back to our neighborhoods. Vote NO on Proposition O!

*Bayview ACCE*

*Supervisor John Avalos*

*Ebony Isler, Bayview Community Advocate*

*Tom Ammiano, Former Assemblymember*

*United to Save The Mission*

*Coalition on Homelessness*

The true source(s) of funds for the printing fee of this argument: Committee to Save Our Neighborhoods.



# P

## Competitive Bidding for Affordable Housing Projects on City-Owned Property

**Shall the City be prohibited from proceeding with an affordable housing project on City-owned property unless the Mayor's Office of Housing and Community Development receives at least three proposals; and shall the City incorporate into City law most current criteria for selecting a developer for affordable housing projects on City-owned property?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City has various programs that provide financing to developers to build new affordable housing and rehabilitate existing affordable housing (affordable housing projects). The Mayor's Office of Housing and Community Development (Housing Office) administers most of these programs.

When the Housing Office has funds available for an affordable housing project, it posts a description of the proposed project on its website and invites developers to submit proposals. Under current practice, the posting describes the criteria used to select a proposal and sets a deadline for submissions. Criteria generally include:

- the anticipated cost to the City;
- how much experience the developer has with similar projects;
- the financial feasibility of the developer's proposal;
- the quality of the developer's design and ability to engage in a community design process; and
- the extent to which the proposal meets community needs.

The Housing Office may then select a qualified developer to proceed with an affordable housing project even if it receives fewer than three proposals.

**The Proposal:** Under Proposition P, the City could proceed with an affordable housing project on City-owned property only if the Housing Office receives at least three proposals. Proposition P also would make most current selection criteria part of City law.

**A "YES" Vote Means:** If you vote "yes," you want to prohibit the City from proceeding with an affordable

housing project on City-owned property unless the Housing Office receives at least three proposals. You also want to make most current selection criteria part of City law.

**A "NO" Vote Means:** If you vote "no," you do not want to make this change.

### Controller's Statement on "P"

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

Should the proposed ordinance be approved by the voters, in my opinion, it would have a minimal to significant impact on the cost of government depending on the extent to which multiple bid solicitations would be required or project delays occurred, and whether it actually resulted in lower bids for development of affordable housing projects on City-owned properties.

The proposed ordinance would require that the Mayor's Office of Housing and Community Development (MOHCD) receive at least three bids or proposals, and accept the "best value" proposal (determined at the discretion of MOHCD), for any affordable housing project on City-owned property that would use money from various City affordable housing funds. MOHCD estimates that 40 percent of projects do not get three bids, typically projects designed to address the needs of specific populations (e.g., transitional age youth). The proposed ordinance would require that MOHCD continue to solicit bids for a project, or withdraw the solicitation and resubmit, until at least three bids are submitted.

To the extent that MOHCD had to prepare multiple solicitations it could result in additional administrative costs and project delays resulting from lengthier solicitation periods could increase overall project costs. To

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 292. Some of the words used in the ballot digest are explained starting on page 58.**



the extent that requiring MOHCD to receive at least three bids resulted in lower bids for affordable housing projects, it would reduce City costs.

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## **How “P” Got on the Ballot**

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On July 20, 2016, the Department of Elections certified that the initiative petition calling for Proposition P to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,485 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2015. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 11, 2016, submission deadline showed that the total number of valid signatures was greater than the number required.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.  
The full text begins on page 292. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition P

### YES on PROPOSITION P - Competitive Bidding for Affordable Housing

The cost of building a unit of affordable housing in San Francisco often exceeds the cost of building a luxury condo. Why? Because market-rate developments go through a competitive bid process during every step of construction, keeping costs down. But affordable housing is built without this key requirement – and as a result, costs skyrocket.

Proposition P requires a competitive bidding process for all affordable housing projects on City-owned land. This new requirement will ensure that we get the best quality construction for the best price.

As it stands today, the government invites developers to submit competing proposals for affordable housing projects. However, most projects get only one bid, and as a result, contracts are being awarded to a small group of developers who know how to work the system.

Proposition P will make the process more fair by requiring the Mayor's Office of Housing to consider at least three competing bids before awarding a project.

Proposition P will also require developers to focus on the things that make a project better: a community design process, prioritizing sustainability and durability, and including community-oriented services – all while keeping costs as low as possible.

By bringing down the cost of building affordable housing, the City will be able to serve more residents – and help more families find an affordable place to live.

**Vote Yes on Proposition P: competitive bidding will ensure a fair process so that San Francisco can build more high-quality, cost-effective affordable housing without raising taxes.**

*Supervisor Mark Farrell  
Supervisor Katy Tang*

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

**Don't be fooled. Prop P is not about competitive bidding -- we already have that. It's about blocking the construction of affordable housing that is opposed by Prop P's sponsor, the San Francisco Realtors Association.**

The Realtors claim that affordable housing costs more than luxury condos. That's laughable and disproved repeatedly by independent studies.

**But Prop P is no joke, because it could make San Francisco even less affordable than it is today.**

Facts about Prop P:

- **Blocks affordable housing.** The Mayor's Office of Housing stated that, had Prop P been law, over 3,000 units of affordable housing in San Francisco would have been blocked.
- **Delays affordable housing.** An objective analysis by a San Francisco city agency said the impact of Prop P would be to "delay or forego much-needed affordable housing."

- **Encourages slum housing.** By forcing the city to select housing developers by the lowest cost, we would encourage the creation of publicly subsidized shoddy, concrete block towers — the kind taxpayers are now spending billions to demolish and replace!

Prop P is a lose-lose Proposition — bad for housing, bad for neighborhoods, and bad for low- and middle-class San Franciscans in desperate need of quality affordable housing. Vote NO on P!

*Coalition for San Francisco Neighborhoods  
San Francisco Democratic Party  
Affordable Housing Alliance  
SF Tenants Union  
Senior and Disability Action  
San Francisco Council of Community Housing Organizations  
Jobs with Justice  
United Educators of San Francisco  
State Senator Mark Leno  
Supervisor Aaron Peskin*





## Opponent's Argument Against Proposition P

### This measure doesn't create a single unit of additional affordable housing in the city.

Instead, according to an objective analysis by the Mayor's Office of Housing, this measure could "*delay or forego much-needed affordable housing*."

One example cited was a project creating 3,400 units of affordable housing which, had this measure been law, would have been indefinitely stalled or lost completely.

And under Prop P, the affordable housing that *could* be built is likely to be the low-quality, concrete box construction that leads to degraded living conditions, endemic poverty and crime.

As reported by the Mayor's Office of Housing, Proposition P could lead to "construction of basic rectangular buildings comprised of concrete" like the "older public housing sites scattered around the City that have been demolished or are scheduled to be demolished and replaced due to their inferior design and shoddy construction."

Don't be fooled. These are the facts about Proposition P:

- Creates no new affordable housing
- Would potentially block thousands of new units of affordable housing

- Could lead to construction of shoddy public housing projects such as those currently being repaired or rebuilt at taxpayer expense
- Ignores neighborhood demands that affordable housing be high quality, fit with neighborhood and deter crime
- Delays or deters special needs housing including housing meant to serve formerly chronically homeless residents

This misguided and poorly-written measure will only take San Francisco housing backwards.

### Please join us and vote NO on P.

*Coalition for San Francisco Neighborhoods  
San Francisco Democratic Party  
Affordable Housing Alliance  
SFTenants Union  
Senior and Disability Action  
Harvey Milk LGBT Democratic Club  
San Francisco Council of Community Housing Organizations  
State Senator Mark Leno  
Former City Attorney Louise Renne  
Former Supervisor Bevan Dufty*

## Rebuttal to Opponent's Argument Against Proposition P

Under Proposition P, which requires competitive bidding, the City will build *more* affordable housing units for the *same* amount of money. The concept is simple: when the City seeks the best value for each and every affordable unit we build, we will be able to stretch our dollar and build more units with the available funds.

The status quo isn't working. Without competitive bidding, it's often more expensive for the City to build an affordable unit than it is for a private party to build a luxury unit.

Prop P will get these costs under control. It will also ensure that the housing that we build is top-notch. Bidders will have to demonstrate the sustainability and durability of their designs and show a commitment to working with the community during the design process. This will encourage high-quality design and construction.

The lobbyists opposing Prop P are the same people that are reaping millions of dollars from the current system. They're working the system to their benefit,

and it's to the detriment of San Francisco's taxpayers and low-income residents.

Where city government uses competitive bidding, it helps deliver services efficiently and effectively, on-time and on-budget. Affordable housing should be no exception. **Prop P will make a cumbersome process more efficient and establish a fair process to build more cost-effective, high-quality housing — without raising taxes.**

*Supervisor Mark Farrell  
Supervisor Katy Tang  
Supervisor Malia Cohen  
BOE Chairwoman Fiona Ma  
Angela Alioto, Former President, Board of Supervisors  
San Franciscans for a City that Works  
Laura Clark, President, Grow San Francisco  
Josephine Zhao, Co-Founder, BetterHousingPolicies.org*



## Paid Argument IN FAVOR of Proposition P

As a teacher living in San Francisco, I know many of my neighbors, friends, and even co-workers depend on affordable housing to stay in the city. I support Proposition P because it will allow us create a streamlined process to build more affordable housing to help more people. It's simple math - if we can build affordable housing at a better price, then we can build more affordable housing. Affordable housing programs are a critical part of our city, and we deserve to know we are choosing the best quality and best-designed housing possible. Please vote Yes on Proposition P.

*Trevor McNeil*

*Public School Teacher and Parent*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition P

**Support Best Practices (Prop P) for Affordable Housing!** - When I served on the Board of Supervisors, I always fought for good government, fiscal responsibility and social justice. I have seen the impact that the lack of affordable housing can have on our communities, and I've seen the negative results of wasteful and reckless spending. Competitive bidding is used as a best practice in almost all of our departments in local government - affordable housing should be no different. Through competitive bidding, we can serve more deserving residents with better quality services and housing. Please join me in voting Yes on Prop P.

*Tom Hsieh, Sr.*

*Former San Francisco Supervisor\**

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

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The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition P

Affordable housing has always been a critical part of our city - our local government has dedicated over \$1.8 billion to build affordable housing. It makes sense

that we have strong oversight and accountability over that funding. The Mayor's Office of Housing is not currently mandated to have a competitive bidding process - which results in them granting millions of dollars after only seeing one proposal. We need Proposition P to ensure that our public dollars are used well and we are building the best affordable housing possible.

*James Fang*

*Former President, San Francisco Examiner\**

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The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition P

Competitive bidding on affordable housing projects will create more transparency on affordable housing developments. Housing developers receive millions of dollars from affordable housing grants that are awarded with very little, to nonexistent, competition. This bidding process needs to be monitored to ensure San Franciscan's receive the most effective use of taxpayer dollars in the building of affordable housing projects.

Please join Democratic leaders in voting Yes on Prop P.

*Leah Pimentel, Former DCCC Member, Democratic Activist, and Bayview Mother\**

*Tom Hsieh, DCCC Member, Democratic Activist, and Richmond District Father\**

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

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition P

San Francisco is a sanctuary for LGBT individuals who rely on the city's affordable housing programs for safety and security. Our broad LGBT community depends on affordable housing to be high quality and community-oriented. Proposition P will mandate that the City of San Francisco choose affordable housing



projects and proposals that are focused on high-quality construction and strong community services. Please support the LGBT community and vote YES on Prop P.

#### *LGBT Community Leaders*

*Andrea Shorter*

*Esther Lee*

*Joel Luebke*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

Union workers are the backbone of San Francisco. Proposition P treats union workers fairly and respectfully by mandating local hire and prevailing wages on all affordable housing construction projects. We are proud to be part of the workforce that builds affordable homes for fellow San Franciscans, and we are proud to support Proposition P.

*Vince Courtney, III*

*Laborers Local 261\**

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

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

Proposition P will benefit a huge number of labor union members and construction workers. It guarantees local hire practices and prevailing wage for all affordable housing construction, creating good middle-class jobs while also building more affordable housing. By establishing a competitive bidding process for our affordable housing projects here in the city, we can not only ensure residents will get the most out of their tax money, but that the jobs required to build these homes will go to local individuals as well. Join labor leaders and members in voting YES on Prop P.

*Long-time Labor Organizers and Activists*

*Vince Courtney, Jr.*

*Tony Fazio*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

San Francisco needs more affordable housing to address our deep housing crisis. Proposition P will help City government build more affordable housing without spending more money by requiring a competitive bidding process. Competitive bidding is good government - we spend millions of dollars every year building affordable housing and Proposition P will help us do that more efficiently and effectively. Vote YES on Prop P.

*Laura Clark, President*

*Grow San Francisco*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

The African American community has been heavily impacted by the lack of affordable housing in San Francisco. Even predominantly African American neighborhoods like the Bayview and Hunters Point are facing rising housing prices, and families have been forced to leave the city. Competitive bidding would be the first step in creating more affordable housing, not just for the African American community, but for all communities threatened by the changing economic landscape of San Francisco. Please vote YES on Prop P.

*Dr. Toye Moses*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Teachers and Parents Weigh in on Prop P** - It is absurd that the City of San Francisco is spending over \$800,000 to build a unit of affordable housing - it's both wasteful and prevents us from building more affordable housing to serve more residents. We need



competitive bidding to ensure we are using our affordable housing funding responsibly and effectively. Vote Yes on Prop P and let's have competitive bidding for more affordable housing.

*Dennis Yang, San Francisco Educator*  
*Nicole Hsieh, San Francisco Teacher*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

Proposition P is smart housing policy that will result in a streamlined process that delivers more affordable housing to San Francisco. By mandating a competitive bidding process for affordable housing funding, we will be able to guarantee that we are delivering the best quality affordable housing while still being cost-effective and fiscally responsible. Please vote Yes on Proposition P - a smart, common-sense solution for San Francisco's affordable housing crisis.

*BetterHousingPolicies.org*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

San Francisco's families are feeling the crunch of this City's rising cost of living. We must make every dollar count, especially when it comes to money used by our local government to deliver essential services. By requiring a competitive bidding process for affordable housing projects, Proposition P will make the most of funds available to build more housing for more San Franciscans. Please vote Yes on Prop P.

*Lorrie French*  
*Dena Aslanian-Williams*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

Competitive bidding is considered a best practice for many local and state governments across the state and the country. By looking at multiple bids and proposals, we can know that we are choosing the best design, best quality, and best price for our public dollars. There is no reason why San Francisco's affordable housing programs should not be held to the same standard. Please join me in supporting Prop P.

*Arlo Hale Smith*  
*Former BART Board Director\**

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

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

As San Franciscans, we want to know that our tax dollars dedicated to affordable housing are being spent as effectively and efficiently as possible. The City of San Francisco should look at as many options and proposals as possible when building affordable housing - to know that we are choosing the best design and getting the best price. Proposition P will create a competitive bidding process that will do just that - please vote YES on Prop P.

*Nina Dosanjh*  
*Ron Dudum*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City College.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

San Francisco's families are one of the groups most affected by the city's rapidly changing and costly housing market. With rent and housing prices skyrocketing, families need to know that our City's affordable housing funding is going to be used in the best way possible, which only a competitive bidding process can guarantee. By implementing a clear bidding process, we can make sure that we get the best value possible and build the most affordable housing. YES on Prop P.





*Kevin Brunner, San Francisco Father and Inner Richmond Resident*  
*Maria Del Rosario-Cuevas, San Francisco Mother and Sunset Resident*  
*Regina Burke, San Francisco Resident and Mother*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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The real solution to San Francisco's housing shortage is to build more housing. Proposition P will help San Francisco build more affordable housing by creating a competitive bidding process with our limited local funding. When we can build more affordable housing, we can begin to address the incredible demand there is for an affordable San Francisco. Vote YES on Prop P.

*Mike Ege, Board Member*  
*San Francisco Bay Area Renters Federation*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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San Francisco City Hall spends millions of dollars every year on affordable housing, without accountable, transparent, and competitive oversight. Our communities depend on this affordable housing to be high-quality and accessible. By having a competitive bidding process, we are ensuring we are looking at all the best options for San Francisco residents, and spending our affordable housing funding effectively and efficiently.

*Caryl Ito, Japanese American Community Leader and Small Business Owner*  
*Sandy Mori, Japantown Community Leader*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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We need good government and fiscal responsibility in City government. Proposition P helps bring that to affordable housing programs by mandating a competitive bidding process before granting funding. Competitive bidding is an important step for us to take, to ensure we are doing the most with the resources we have to serve the most number of San Franciscans possible. Please join me in voting YES on Prop P.

*Joel Engardio*  
*Westside Community Leader and Neighborhood Activist*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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As residents of the Richmond District, we have seen many low-income or retired neighbors pack up and move out of the homes they have lived in for years and even decades because they simply can't afford the rising housing prices in San Francisco. By requiring the City to be more efficient and effective in its affordable housing program, Proposition P will create more below-market-rate units to give these residents a chance to stay in San Francisco. Please vote Yes on Prop P to keep more people in San Francisco.

*Long-time Richmond District Residents*  
*Jeff Woo*  
*Curt Cournale*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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The City of San Francisco spends millions of dollars each year building affordable housing, but there still is not enough to meet the massive demand. This is partially because our current system is terribly inefficient. Without a competitive bidding process in place, there is no guarantee that we are building the best, most cost-effective housing possible. Proposition P is a common-sense solution - by requiring the City to con-



sider multiple bids and select the best value, we will make the most of our taxpayer dollars and take a step forward to meeting the demand for affordable housing.

*Chinese American Small Business Owners and Community Leaders -*

*Benny Yee*

*Shirley Tan*

*Jenny Chan*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

It is shocking that we do not have a competitive bidding requirement for affordable housing like Proposition P already in place. When we go to the grocery store, we compare prices across items. When we go to the doctor, we do our research to find the best service. Why wouldn't we ask our local government to also compare the best options for affordable housing development? As residents and voters, we need to make sure City government gets the best value for our tax dollars. Vote YES for competitive bidding, vote YES for Proposition P

*Todd David, Noe Valley Resident and Parent*  
*Stephen La Plante, Long-time San Francisco Resident*  
*Lee Hsu, Neighborhood Leader and Parent*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

#### **PROP P MEANS MORE AFFORDABLE HOUSING**

Affordable housing is expensive to build in San Francisco, resulting in housing shortages for low and middle-income residents. Prop P will bring costs down by requiring at least three bids from developers before the City puts public dollars into a project, meaning more homes for all.

**VOTE YES ON PROP P.**

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

As young democrats, I believe in good governance and social justice programs like affordable housing. Competitive bidding allows us to expand our social justice programs to serve more people, by making sure that we are using our limited funding efficiently and effectively. Prop P is a smart, common-sense policy that helps our city's most vulnerable and underserved. Vote YES on Prop P.

*Diane Le*

*Robert Fay*

*Justin Jones*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

With San Francisco in a housing crisis, our communities need to expect more from City Hall and make sure that we are making the most out of our finite resources. Competitive Bidding allows us to build more affordable housing without spending more money and without raising taxes. It's a real solution for affordable housing in San Francisco - something we need in our City's neighborhoods and communities. Vote YES on Prop P.

*Victor Pimentel, Bayview Father and Long-time Resident*

*John O'Riordan, Democratic Activist and San Francisco Resident*

*Bruce Agid, Neighborhood Leader and Native San Franciscan*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.





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

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One of the great things about San Francisco is our compassion for the most vulnerable and the courage to bring great ideas into reality. Proposition P represents both of those characteristics - by creating more affordable housing, we can serve more low-income residents and help them stay in the City, all without spending more money. Competitive bidding for affordable housing is not a new or revolutionary idea, but it's an important one that will make a big difference in our city. Please vote YES on Prop P.

*Eugene Pak  
Nicole Yelich*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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As small business owners, we know how important it is to make every dollar count. As it stands today, our local government is not making every dollar count when it comes to our affordable housing projects. There is too much on the line to be wasteful with our taxpayer dollars. Competitive bidding will create a more streamlined and efficient system to build more affordable housing - making the biggest impact with each and every dollar that we spend. When we can build more affordable housing, we can serve more of our City's most vulnerable and deserving residents. Please VOTE Yes on Prop P.

*Mark Best  
Patrick Barber*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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**Filipino-Americans for More Housing Now!** - The Filipino community has a strong history with affordable housing programs in San Francisco. Proposition P will ensure that the City of San Francisco is evaluating the most effective affordable housing projects that will strengthen our neighborhoods and communities. Competitive bidding is critical in making sure that we

are building as much quality affordable housing as possible with the finite funds we have. The more affordable housing that is built, the more our community can stay in San Francisco. Please join us and vote YES on Prop P.

*Alejandro Arroyo  
Anne Alvarez*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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As Asian American advocacy organizations, we know how critical it is for our community to have high quality affordable housing and fiscally responsible city government. That's why we're supporting Proposition P, which mandates a competitive bidding process for affordable housing projects. During one of the worst housing shortages our city has ever seen, we cannot afford to be wasteful about our limited affordable housing dollars. Please join us in voting YES on Proposition P - for more affordable housing.

*Asian Pacific Democratic Club  
AsianAmericanVoters.org*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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As San Francisco residents, we deeply value and prioritize affordable housing. That's why we spend millions of dollars every year building new affordable housing projects for our city's more vulnerable residents. But at the same time, voters have very little oversight, transparency or accountability about how that money is spent. We need a competitive bidding process for affordable housing so that we know that the money we are investing in affordable housing is being well used. Please vote YES on Prop P for good government and better affordable housing.

*Kevin Birmingham, Native San Franciscan and Father John Ring, San Francisco Community Leader and Parent*



The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Asian Americans for More Housing Now!** - San Francisco's housing needs are not keeping up with it's expanding and vital neighborhoods. Our communities depend on affordable housing so our families, culture, and history in this city do not get priced out. Competitive bidding will assure that the city chooses the most sustainable and financially feasible construction project, allowing us to build more affordable housing and better serve our neighborhoods. Please vote Yes on P.

*Chinese American Activists and Organizers -  
Richard Ow  
Yiming Liang  
Han Chang Su  
Mei Qiong Zhang*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Democratic Leaders for Good Government!** - As Democrats, we stand for good government and transparent, accountable decision-making. Competitive bidding creates transparency and accountability in our affordable housing programs. It's common sense - competitive bidding will help build more affordable housing more efficiently, sustainably, and economically. San Franciscans deserve to know we are getting the best quality affordable housing at the best price.

#### **Vote Yes on Prop P.**

*Kat Anderson, Former DCCC Member and Democratic Party Activist\**  
*Keith Baraka, Community Leader, Democratic Activist and DCCC Member\**  
*Mary Jung, Long-time Democratic Party Activist and DCCC Member\**

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

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Democrats Say Yes to Prop P** - As Democrats, we know that addressing San Francisco's housing crisis must be one of our top priorities. Proposition P is a smart, common-sense solution to building more affordable housing with the limited funding we have. Democrats have always been the voice of the most vulnerable and underserved in San Francisco - Proposition P helps us ensure that we are delivering to our residents and communities the best quality housing available. Vote YES on Prop P.

*Clay Harrell  
William "Ken" Cleveland  
Wade Randlett*

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

As healthcare workers in San Francisco's hospitals, we see the entire spectrum of San Franciscans come through our doors. It's clear that we need better quality affordable housing in San Francisco, and there is an incredible demand for affordable housing that is simply unmet. By voting YES on Proposition P, we can guarantee that we are building the best quality affordable housing available, to serve the most residents. Please join us in voting YES on Prop P.

*Delia Hickey, Registered Nurse\**  
*Trilokesh Kidambi, M.D.\**  
*Kendall Beck, M.D.\**  
*Madhulika Varma, M.D.\**

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

The true source(s) of funds for the printing fee of this argument: Yes on P, Competitive Bidding for City Contracts.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

### **End of Paid Arguments IN FAVOR of Proposition P**



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## **Paid Argument AGAINST Proposition P**

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### **San Francisco cannot afford another obstacle to decent affordable housing.**

Good public health starts with safe and affordable housing. Proposition P doesn't build a single unit, but it could sabotage thousands of desperately-needed homes, and take us backwards to the era of substandard housing.

And it will delay or even stop the construction of housing for our most vulnerable residents: special needs, transitional-age youth and supportive homeless housing. Vote NO on Prop P.

*San Francisco Human Services Network*

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

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## **Paid Argument AGAINST Proposition P**

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### **Don't be fooled by the Realtor funded Proposition P!**

Prop P will open the door for private developers to profit off building on public lands. We need real reform of our affordable housing programs, not a scheme to make profits off public programs. Vote NO on P!

*San Francisco Tenants Union  
Housing Rights Committee of San Francisco  
San Francisco Anti-Displacement Coalition  
Affordable Housing Alliance  
Tenants Together  
Community Tenants Association  
Chinese Progressive Association  
Coalition on Homelessness*

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

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## **Paid Argument AGAINST Proposition P**

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### **Stop delays, build housing now. Vote NO on P.**

San Francisco labor unions have been proud to partner with housing advocates, the community and the city to build affordable housing to address San Francisco's housing crisis. But this measure pretends there is no crisis. It adds unnecessary bureaucracy and delays to a process that already takes too long. This measure is bad for working families, and would cost the city jobs because it prevents housing from being built. Vote NO on P.

*San Francisco Labor Council  
Jobs with Justice*

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

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## **Paid Argument AGAINST Proposition P**

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### **Democrats say NO to a misguided measure that will take us backwards.**

The goal of San Francisco's affordable housing developers is to build communities that work for residents, neighbors, and the city. This measure would strip away every criteria of choice except for lowest cost.

It is a misguided measure that will take San Francisco housing backwards to the era of concrete block housing that quickly becomes a blight on our community. Please join the Democratic Party and vote NO on P!

*San Francisco Democratic Party*

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

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

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## **Paid Argument AGAINST Proposition P**

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### **Bad for housing, bad for neighborhoods.**

We have long been advocates for cost-effective and transparent government, but Proposition P is so poorly-crafted that it will actually prevent critical projects from being constructed. It will also decrease the importance of neighborhood context as an important criterion of selection. Bad for housing, bad for neighborhoods. Please vote NO on P.

*Coalition for San Francisco Neighborhoods  
San Francisco Neighborhood Network*

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

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

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## **Paid Argument AGAINST Proposition P**

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### **Neighbors for quality affordable housing, NO on Prop P.**

Our neighborhoods need affordable housing that serves the needs of residents and fits the character of our communities. Working class people deserve a sustainable quality living environment. This measure threatens to cheapen affordable housing and WILL TAKE US BACKWARDS. We need housing that builds community, not substandard concrete towers! Vote NO on P.



Doug Engmann  
 Marlayne Morgan  
 Calvin Welch  
 Dennis Antenore  
 Gerry Crowley  
 Mari Eliza  
 Chris Gembinski  
 Spike Kahn\*  
 Tony Kelly\*  
 Daniela Kirshenbaum  
 Lori Liederman  
 Kathy Lipscomb,  
 Denis Mosgofian  
 Tes Welborn\*  
 Paul Wermer

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

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

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

### **Paid Argument AGAINST Proposition P**

#### **Beware of hidden costs, vote NO on P.**

Don't be fooled by this measure. Under its provisions, successful builders with a proven track record would be replaced by the lowest bidder. We know what that means – a low bid is submitted and then change orders flood in, raising the price far above what other bidders offered, resulting in a shoddy product to boot. This could actually increase the cost of housing while providing substandard housing for residents. Vote NO.

Assemblymember Phil Ting\*  
 Supervisor Jane Kim\*  
 School Board Member Sandra Lee Fewer\*  
 DCCC Member Pratima Gupta  
 Chinatown Coalition for Housing Justice  
 Chinatown Community Development Center  
 Chinese Chamber of Commerce  
 Chinese Progressive Association  
 Community Tenants Association  
 Japanese Community Youth Council

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

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

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

### **Paid Argument AGAINST Proposition P**

As former directors of the City's housing agency, we urge San Franciscans to VOTE NO on Proposition P. The measure is so poorly written that it would actually create more problems than it pretends to resolve. In fact, The Mayor's Office of Housing says that if this Realtors' measure were in place today, it could "indefinitely stall a development opportunity and delay or forego much-needed affordable housing." San Francisco cannot afford yet another obstacle to affordable housing. No on Prop P.

Doug Shoemaker  
 Marcia Rosen

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

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

### **Paid Argument AGAINST Proposition P**

#### **Affordable housing nonprofits say NO on P!**

As housing organizations we are on the front lines of building affordable homes that serve residents and the communities they reside in. We are proud to help build housing that fits the neighborhoods, wins architectural prizes, but – most of all – delivers decent affordable housing now to those who need it most. Our finest affordable housing has come from builders with experience and a track record of success. This is no time to sabotage San Francisco's housing program, prevent quality housing from being built and invite slumlords into our city.

Please vote NO.

San Francisco Council of Community Housing Organizations  
 Chinatown Community Development Center  
 Community Housing Partnership  
 Dolores Street Community Services  
 Episcopal Community Services  
 Mission Economic Development Agency  
 San Francisco Community Land Trust  
 San Francisco Housing Development Corporation  
 Tenderloin Neighborhood Development Corporation  
 TODCO Group

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

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





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**Paid Argument AGAINST Proposition P**

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**Reject the Realtors divisive tactics, vote NO on P.**

At a time that the Latino community is subject to vitriolic and divisive rhetoric from a national Presidential candidate, this measure introduces the same kind of divisive tactics into San Francisco's housing crisis. It pits middle-income residents against low-income residents. Without increasing affordable housing, it causes more residents to compete for the exact same units, with an advantage going to those who earn more money. This is backwards and wrong, and we are united in our efforts to defeat it.

*Supervisor John Avalos\**  
*Mission Economic Development Agency*  
*United to Save the Mission*

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

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

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

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**Paid Argument AGAINST Proposition P**

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**Doesn't create a single unit of affordable housing.**

There are literally thousands of people on waiting lists for affordable San Francisco housing. Many waiting lists are closed and have been closed for years. We are in a crisis with increased evictions, leaving low- and middle-income workers and families with no place in our city.

Prop P doesn't build a single unit of affordable housing, but could cause the delay of thousands of desperately-needed affordable homes. Please vote NO on Prop P.

*School Board Member Shamann Walton*  
*Former Supervisor Sophie Maxwell\**

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

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

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

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**Paid Argument AGAINST Proposition P**

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**Seniors say NO on P!**

According to the Mayor's Office of Housing, this measure – if it had been in existence – would have prevented key affordable housing projects from being built, forcing seniors and people with disabilities in San Franciscans onto the street. Vote NO on P.

*Senior and Disability Action*

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

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

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**Paid Argument AGAINST Proposition P**

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**Don't let the Realtors sabotage affordable housing, vote NO on P.**

The real estate industry wants to sabotage San Francisco's national award-winning low and moderate income housing program -- a program that gave us Delancey Street for recovering addicts and Openhouse, the City's first LGBT low-income housing. We strongly oppose this measure because it is focused on the wrong priorities and will prevent housing from being built.

*AIDS Housing Alliance*  
*Cleve Jones*

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

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

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**Paid Argument AGAINST Proposition P**

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**A house delayed is a house denied. Vote NO on P.**

Our teachers need affordable housing, but this measure – according to the Mayor's Office of Housing – would have blocked thousands of units of affordable housing from being built. Delaying housing indefinitely is the same for a young teacher as denying them the right to live in San Francisco. It may be good for realtors, but it is bad for middle-class San Franciscans.

*United Educators of San Francisco*  
*American Federation of Teachers Local 2121*

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

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





# Q

## Prohibiting Tents on Public Sidewalks

**Shall the City prohibit the placement of tents on public sidewalks without a City permit and allow the City to remove unauthorized tents if the City provides 24-hour advance notice, offers shelter for all tent residents and stores the residents' personal property for up to 90 days?**

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** City law prohibits the willful obstruction of public sidewalks. City law also prohibits sitting or lying on public sidewalks from 7:00 a.m. to 11:00 p.m. City law authorizes the Department of Public Health to remove public nuisances, which include unsanitary structures.

City law does not specifically prohibit placing tents on public sidewalks.

**The Proposal:** Proposition Q would prohibit placing tents on public sidewalks without a City permit.

The City would not be allowed to remove or order removal of an unauthorized tent unless the City had available shelter for all residents of the tent. Under Proposition Q, shelter includes City-operated shelters, Navigation Centers and other City-operated housing.

Before removing or ordering a person to remove an unauthorized tent on a public sidewalk, the City would be required to:

- offer shelter to all tent residents;
- offer to pay the cost to transport all tent residents to live with friends or family outside San Francisco; and
- provide written notice that the City will remove the tent in 24 hours. The City would have to provide this notice to all tent residents and post the notice near the tent.

If residents do not accept the City's offer of housing or shelter, or do not remove the unauthorized tent within 24 hours of the notice, the City may remove the tent. After removing the tent, the City would be required to post a written notice near the area where the tent was located. The notice would have to describe all personal property removed and state:

- when and why the tent was removed;
- where the City is storing the personal property;
- that the City is not charging for the storage or retrieval of the personal property; and
- that the City will discard the personal property after 90 days if not retrieved.

**A "YES" Vote Means:** If you vote "yes," you want to prohibit the placement of tents on public sidewalks without a City permit and allow the City to remove unauthorized tents if the City provides 24-hour advance notice, offers shelter for all tent residents and stores the residents' personal property for up to 90 days.

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

### Controller's Statement on "Q"

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

Should the proposed ordinance be approved by the voters, in my opinion, it would have a minimal to significant impact on the cost of government, depending on the practices used to implement the policies required in the ordinance.

The proposed ordinance would prohibit tent encampments, or any structure with a top or roof that can fit a person sitting or lying down, on public sidewalks. There are approximately 3,500 unsheltered homeless in San Francisco, though the number of individuals who may be impacted by the proposed ordinance is unknown.

The City would be required to offer housing or shelter, though the proposed ordinance does not specify the number of days of housing that must be offered. The City would also be required to offer homeless ser-

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 294. Some of the words used in the ballot digest are explained starting on page 58.**



vices, defined as a program (Homeward Bound) that pays for transportation to reunite individuals with family or friends outside of San Francisco.

The proposed ordinance requires the City to provide written notice 24 hours in advance to individuals and also to post the notices in the area of the encampment. The affected individuals' personal property, with certain exceptions, would be stored by the City for at least 90 days.

The cost to implement the policies required in the ordinance would vary significantly depending on the practices used to implement them. Costs would likely be minimal to the extent that the City did not seek to enforce the prohibition on encampments, or to prioritize individuals in noticed encampments for existing shelter beds, housing options, or other services over other individuals currently provided those services or on waiting lists for them. Costs would likely be significant to the extent that the City instead increased services for individuals impacted by the ordinance without reprioritizing those receiving these services.

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## How "Q" Got on the Ballot

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On June 21, 2016, the Department of Elections received a proposed ordinance signed by the following Supervisors: Cohen, Farrell, Tang, Wiener.

The Municipal Elections Code allows four or more Supervisors to place an ordinance on the ballot in this manner.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 294. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition Q

### Vote Yes on Prop Q to Move Homeless San Franciscans out of Tent Encampments and Into a Better Life

Homelessness has reached crisis proportions in San Francisco. One of its worst symptoms is the tent encampments that are spreading in our neighborhoods.

It is not compassionate to allow human beings to live in tents on our streets. It is both dangerous and unhealthy.

The answer to homelessness is housing, not tents. Proposition Q, "Housing Not Tents," will move homeless individuals out of tent encampments and into housing.

Prop Q mandates that temporary shelter or housing be offered to individuals residing in an encampment before removing it, and that 24 hours' notice is given.

This measure would also continue the City's successful Homeward Bound program that offers paid transportation to a destination outside of San Francisco for homeless individuals who are offered housing by a friend or family member.

Prop Q will ensure that tent encampments are not just simply pushed to other neighborhoods.

Under Prop Q, the City would be required to provide notice to all individuals residing in a tent and inform them of a specific available shelter or housing opportunity. We would also store an individual's personal property for up to 90 days after removal.

Allowing tent cities to remain in place only prolongs homelessness and doesn't help ensure homeless residents get the help and services they need. Prop Q ensures that the City prioritizes housing and support services for the homeless instead.

Vote YES vote on Prop Q to move the homeless out of tent encampments and into a better life.

*Supervisor Mark Farrell*

*Supervisor Malia Cohen*

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

It is not compassionate to move people from tents on to the cold hard concrete.

Prop Q does not create additional housing, beds or bus tickets—it simply continues to shuffle people from block to block. Prop Q offers rhetoric, but it doesn't offer solutions.

If passed, Prop Q would force city outreach workers to dismantle tents with only 24 hours' notice, and to offer only a one night stay in a shelter, after which campers would be right back out on the streets.

San Francisco currently has multiple year waits for public housing, and 800 people are languishing on the shelter waitlist. We must address this problem with housing, and Prop Q provides none.

Tents are already illegal under state law, and police already use local laws such as sit/lie to cite people camping on the streets. The Budget and Legislative Analyst's Office reports we spent \$20.6 million enforcing anti-homeless laws last year, ticketing and arresting people simply for resting. This has been a resounding failure: Homelessness has increased.

Prop Q won't work because it just continues the sidewalk shuffle without adding a single bed to our shelter or affordable housing system. We cannot address homelessness through enforcement – only housing gets people off the streets.

*San Francisco Democratic Party*

*Coalition on Homelessness*

*State Senator Mark Leno*

*John Burton, Chair, California Democratic Party\**

*Public Defender Jeff Adachi\**

*Supervisor John Avalos*

*Supervisor Jane Kim*

*Supervisor Eric Mar*

*Supervisor Aaron Peskin*

*Former Supervisor Angela Alioto\**

*Former Supervisor Bevan Dufty\**

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



## Opponent's Argument Against Proposition Q

Prop Q offers rhetoric, but it doesn't offer solutions.

Prop Q doesn't create additional housing or beds—it would simply shuffle people from block to block. San Francisco currently has multiple year waits for public housing, and 800 people are languishing on the shelter waitlist.

**To comply with Prop Q, the City will likely hold existing shelter beds empty to make temporary space for campers, bypassing elderly and disabled people who were already in line for desperately needed shelter.**

Prop Q would force City outreach workers to dismantle tents with only 24 hours' notice, and to offer only a one-night stay in a shelter, after which campers would be right back out on the streets. This is unworkable in a number of ways. For example, shelters require a Tuberculosis clearance before entry, and it takes three days for the test results.

**Tents are already illegal under state law, and police already use local laws like sit/lie to cite people camping on the streets.** The Budget and Legislative Office reports we spent \$20.6 million enforcing anti-homeless laws last year, ticketing and arresting people simply for resting. This has been a resounding failure: Homelessness has increased. To make matters worse,

tickets create legal barriers to housing eligibility.

**The sidewalk shuffle doesn't work and the reason is obvious: We cannot address homelessness through enforcement – only housing gets people off the streets.**

Four Supervisors waited to the last minute to put Prop Q on the ballot, avoiding community input. With no offer of actual housing in the measure, Q is impractical and inhumane.

**Vote No on Q.**

*Coalition on Homelessness*

*John Burton, Chair, California Democratic Party\**

*Public Defender Jeff Adachi\**

*Supervisor John Avalos*

*Supervisor Eric Mar*

*Supervisor Aaron Peskin*

*Former Supervisor Angela Alioto\**

*Former Supervisor Bevan Dufty\**

*Paul Boden, Western Regional Advocacy Project*

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

## Rebuttal to Opponent's Argument Against Proposition Q

We need Prop Q, "Housing Not Tents," because allowing people to live in encampments on city streets is not tolerant – it is unhealthy, unsafe and an inhumane response to homelessness.

The opponents' response is not surprising. Most of the signers have opposed every homeless policy reform approved by San Francisco voters over the past 20 years, including Care Not Cash and the Aggressive Panhandling Ban. Despite their opposition, the policy shift from cash benefits to supportive services has helped reduce homeless deaths by half.

We need Prop Q because, despite what opponents say, no current city law addresses tent encampments. San Francisco's Sit-Lie Law (a law nearly all of the listed opponents tried to stop) prohibits lying on public sidewalks only during certain hours.

The opponents argue that "only housing gets people off the streets" – well, we have that housing. Between 5% and 10% of city shelter beds are vacant each night.

And with 300 new supportive housing units available this year, and six new Navigation Centers coming over the next two years, it is time that we put in place best practices to help our homeless population out of tents and into housing.

**Vote Yes on Prop Q**

*Supervisor Scott Wiener*

*Supervisor Katy Tang*



## Paid Argument IN FAVOR of Proposition Q

### Prop Q for Safe and Open Sidewalks

Sidewalk encampments have become a public health nuisance. It's not unusual to see syringes, human waste and stolen property littering areas where tents occur. It isn't healthy, nor legal, to live on sidewalks.

Prop Q addresses this in a coordinated, compassionate way. It prohibits tent encampments on sidewalks, requires 24-hour notice to remove tents and offers services and shelter to those living in them.

Prop Q is a commonsense solution to sidewalk encampments.

**VOTE YES ON PROP Q FOR SAFE AND OPEN SIDEWALKS.**

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

## Paid Argument IN FAVOR of Proposition Q

**THE ALLIANCES FOR JOBS**, a partnership of civic, labor and business organizations, supports Proposition Q because it balances the needs of the tent residents and the general public.

Proposition Q allows the removal of unauthorized tents from public sidewalks provided tent residents are given advance notice, the opportunity to stay at a City shelter or other City operated location, and storage of their personal property. It is not a long term solution, but a step forward in finding solutions to homelessness.

**VOTE YES ON PROPOSITION Q**

*Alliance for Jobs and Sustainable Growth*

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

## Paid Argument IN FAVOR of Proposition Q

My name is Doug MacNeil. I took over our family bookbinding business in 1982 and have worked out of our Northeast Mission location since 1994.

In July, while loading supplies outside our 16th Street storefront, I stepped on a used hypodermic needle from the tent encampment that recently set up in front of my business. I'm now resigned to a year of testing for HIV and Hepatitis B.

These tent encampments are unhealthy and unsafe for the people in them and neighbors who live and work near them. San Francisco can do better.

Let's help move homeless San Franciscans out of tents and into the housing and treatment they need.

*Doug MacNeil  
Owner, Spiral Binding*

Please Vote YES on Proposition Q

*Submitted by Gwen Kaplan  
Vice President, North East Mission Merchants Association\**

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

The true source(s) of funds for the printing fee of this argument: San Franciscans for Housing Not Tents Yes on Q.

The three largest contributors to the true source recipient committee: 1. San Francisco Forward, Sponsored by San Francisco Chamber of Commerce, 2. Committee on Jobs Government Reform Fund, 3. San Francisco Travel.

## Paid Argument IN FAVOR of Proposition Q

**San Francisco's Neighborhood Merchants and Business Leaders Urge You to Support Prop Q – Housing Not Tents**

San Francisco's homeless tent encampment crisis keeps growing, despite the \$241 million a year the city spends on homeless services.

These encampments are driving away customers, causing employees to quit and are a health hazard to the people who live in and around them.

Read more at [housingnottents.com](http://housingnottents.com)

Currently, there is no city law prohibiting these encampments.

Housing Not Tents isn't a cure-all, but it will give the city a tool to move homeless San Franciscans out of a dangerous environment and into shelter, treatment programs and long-term supportive housing.

**Vote YES on Prop Q – Housing Not Tents**

*Henry Karnilowicz, President, San Francisco Council of District Merchants  
North East Mission Business Association  
Duncan Ley, Former Chairman, Polk District Merchants Association\*  
Gwendolyn Kaplan, Founder & Vice President, North East Mission Business Association\**





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

The true source(s) of funds for the printing fee of this argument: San Franciscans for Housing Not Tents Yes on Q.

The three largest contributors to the true source recipient committee: 1. San Francisco Forward, Sponsored by the San Francisco Chamber of Commerce, 2. Committee on Jobs Government Reform Fund, 3. San Francisco Travel.

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

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#### **Community Leaders Agree: Vote Yes on Q**

As of May 2016, the City's 311 help line fielded 7,000 calls about tent encampments – a 55 percent increase over 2015.

The Department of Public Works (DPW) removes 12.5 tons of waste from homeless camps each week, costing taxpayers \$4.7 million a year.

These tent camps are dangerous for those who live in and around them and are costly to San Franciscans.

Prop Q, "Housing Not Tents," will help move homeless residents out of tent encampments and into shelters where they will receive supportive services such as treatment and housing.

To protect our neighborhoods and to help our homeless into housing, we urge you to vote yes on Housing Not Tents – Yes on Q.

*Vincent Courtney, Executive Director, Alliance for Jobs and Sustainable Growth\**

*Frank Noto, President, Sunset Heights Association for Responsible People\**

*Todd David, Co-Founder, SF Parent PAC\**

*Emily Harrold, Mother, President, Russian Hill Neighbors\**

*Jason Pellegrini, Vice President, Marina Community Association\**

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

The true source(s) of funds for the printing fee of this argument: San Franciscans for Housing Not Tents Yes on Q.

The three largest contributors to the true source recipient committee: 1. San Francisco Forward, Sponsored by the San Francisco Chamber of Commerce, 2. Committee on Jobs Government Reform Fund, 3. San Francisco Travel.

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

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#### **Democratic Leaders Support Prop Q**

We are in the middle of a homelessness crisis. One of the worst symptoms is the spread of tent encampments across our neighborhoods. The encampments are unsanitary and dangerous for the people who live in and around them. They have become a symbol of our failure to help the poor and those suffering from drug addiction and mental illness.

By transitioning people to shelters, navigation centers or giving individuals access to the City's Homeward Bound program, we will give struggling people an alternative to a dangerous, unhealthy life in tents.

Vote YES on Q to help the homeless move into housing.

*Mary Jung*

*Tom A. Hsieh\**

*Bruce Agid, President, South Beach District 6*

*Democratic Club\**

*Kat Anderson, President, City Democratic Club\**

*Diane Le, President, San Francisco Young Democrats\**

*Justin Jones, President, Robert F. Kennedy Democratic Club\**

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The true source(s) of funds for the printing fee of this argument: San Franciscans for Housing Not Tents Yes on Q.

The three largest contributors to the true source recipient committee: 1. San Francisco Forward, Sponsored by the San Francisco Chamber of Commerce, 2. Committee on Jobs Government Reform Fund, 3. San Francisco Travel.

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

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#### **Emergency Responders Urge You to Vote Yes on Proposition Q**

Tent encampments are unsafe and unhealthy for their occupants and neighbors. The explosion of concentrated encampments in San Francisco is an increasing drain on public safety services:

- Just last year, the San Francisco Department of Emergency Management's 911 call center recorded 60,491 homeless-related incidents, a significant number related to encampments.

- Complaints about homeless encampments are flooding the city's 311 help line. As of May 2016, 311 had fielded 7,000 calls about tent encampments — a 55 percent increase over 2015.



•The Department of Public Works (DPW) says it removes 12.5 tons of waste from homeless camps each week. Three DPW teams fan out daily to clean human waste and other debris from camps around the city at a cost of \$4.7 million a year to taxpayers.

Housing Not Tents will help move homeless San Franciscans out of tent encampments and into shelters, supportive services, treatment and housing. Despite some homeless "advocates" claims to the contrary, 5% to 10% of shelter beds are empty every night, and the city is slated to add 300 new supportive housing beds and six navigation centers over the next two years.

San Francisco can do better. San Francisco's Police and Firefighters urge you to vote Yes on Prop Q.

*San Francisco Police Officers Association  
San Francisco Firefighters Local 798*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Housing Not Tents Yes on Q.

The three largest contributors to the true source recipient committee: 1. San Francisco Forward, Sponsored by the San Francisco Chamber of Commerce, 2. Committee on Jobs Government Reform Fund, 3. San Francisco Travel.

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

#### **Tent Encampments Are Dangerous**

The answer to homelessness is housing, not tents. Proposition Q will move homeless individuals out of tent encampments and into housing.

Every eight days a homeless person dies on the streets of San Francisco. It's neither safe nor compassionate to let people live in tents on the streets.

In 2016 alone, dozens of women have been raped in the tent encampments. Drug use and unsanitary conditions have made them unhealthy places to live. By removing the tents and either sending people back to loved ones through the City's Homeward Bound program, or giving them temporary shelter or permanent housing – the City will provide a better alternative.

Vote Yes on Prop Q give homeless residents access to temporary shelter or housing and to get rid of tent cities.

*Leah Pimentel, Mother  
Zoe Dunning, Alice B. Toklas LGBT Democratic Club,  
Former Co-Chair\*  
Dr. Amy Bacharach, City College of San Francisco,  
Trustee\**

*Jill Wynns, San Francisco Board of Education,  
Commissioner\*  
Marjan Philhour, Small Business Owner/Mother\**

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

The true source(s) of funds for the printing fee of this argument: San Franciscans for Housing Not Tents Yes on Q.

The three largest contributors to the true source recipient committee: 1. San Francisco Forward, Sponsored by San Francisco Chamber of Commerce, 2. Committee on Jobs Government Reform Fund, 3. San Francisco Travel.

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### **End of Paid Arguments IN FAVOR of Proposition Q**

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### **Paid Argument AGAINST Proposition Q**

#### **We need real solutions and more housing!**

This is the wrong way to get people off the streets. Homelessness is a complex problem that requires thoughtful and comprehensive public policy solutions, developed through legislation with input from experts and the community. Let's give the new Department of Homelessness and Supportive Housing the opportunity to address these issues, instead of locking in ideas that don't work!

*San Francisco Human Services Network*

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

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### **Paid Argument AGAINST Proposition Q**

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This measure is an expression of frustration, not a meaningful response to the growing crisis of homelessness. Tent encampments are symptoms of a severe housing crisis as well as a lack of resources including mental health beds and emergency shelter. When encampments are disrupted by police sweeps, the problem doesn't go away; the people just get moved from place to place. While the measure does require that the City offer shelter or housing before a sweep begins, it doesn't specify the number of days shelter must be available. This means that police will only be engaging in the frustrating exercise of moving people on just to see them reappear elsewhere within a few days. We urge you to vote NO on this measure – Resist the urge to express frustration with a law that is punitive and expensive, but not helpful.

*Faithful Fools Street Ministry*

The true source(s) of funds for the printing fee of this argument: Faithful Fools Street Ministry.



## Paid Argument AGAINST Proposition Q

Don't take San Francisco off the right path!

National experts advise that, because solving homelessness for people living in encampments is complex, success requires coordinated and simultaneous actions, including cross-sector collaboration, persistent and intensive outreach and engagement with encampment residents and with neighbors, and low-barrier pathways to housing. This is the approach the City's new Department of Homelessness and Supportive Housing is taking.

By contrast, Prop Q is a limited tactic, disconnected from a comprehensive plan, tying the City's hands by mandating that persons displaced from encampments receive priority access to shelter and housing. This would serve only to send back to the streets currently sheltered people--many of them older, many disabled--and to forestall housing placement for individuals and families who, in many instances, have already spent years on affordable housing waitlists.

Prop Q takes us off course and diverts resources from the effective path.

*Episcopal Community Services*

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

## Paid Argument AGAINST Proposition Q

**LGBT Community Advocates Say NO ON Q - It Only Makes the Problem Worse!**

Homelessness is an LGBT issue - 30% of SF's homeless population and nearly 50% of SF's homeless youth identify as LGBT.

We agree that living in tents on our streets is unhealthy. But in the midst of a housing crisis, Prop Q does NOT provide any new housing. Prop Q merely seizes the possessions of those who have the least and sweeps individuals to the next block. This creates more barriers to housing our homeless and will only make the problem worse.

A public health crisis necessitates a public health solution. Criminalizing homelessness is NOT a solution and only makes San Francisco less safe for our LGBT community.

**Please Join LGBT Leaders and Vote NO ON Q!**

*Harvey Milk LGBT Democratic Club  
AIDS Housing Alliance  
Cleve Jones, Author and Organizer*

*Petra DeJesus, SF Police Commissioner\*  
Bevan Dufty, Former Supervisor  
Rafael Mandelman, President, City College Board of Trustees  
Christina Olague, Former Supervisor  
Stephanie Joy Ashley, Executive Director, St. James Infirmary\*  
Janetta Louise Johnson, Executive Director, TGI Justice Project\*  
Tom Radulovich, President, BART Board*

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

The true source(s) of funds for the printing fee of this argument: Harvey Milk LGBT Democratic Club Political Action Fund.

The three largest contributors to the true source recipient committee: 1. Michael O'Donoghue, 2. No on V, Enough is Enough: Don't Tax Our Groceries, with major funding by American Beverage Association California PAC, 3. SEIU Local 1021.

## Paid Argument AGAINST Proposition Q

This initiative takes away what little protection many unhoused people have from wind and rain, while ignoring the real problem: our city's failure to provide enough shelters and affordable housing. In a city as wealthy as ours, this is inexcusable. Instead of taking away their tents, it's time to shift priorities--and to heed Pope Francis' words: "We can find no social or moral justification...no justification whatsoever, for lack of housing."

Vote No on Q.

*Father Richard Smith, Ph.D., St. John the Evangelist Episcopal Church, San Francisco*

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

## Paid Argument AGAINST Proposition Q

The politicians are at it again. Instead of working to solve the problem of homeless veterans and families and people with mental illnesses they have come up with a plan to take away the tents and sleeping bags that protect the homeless people from cold weather and wet nights. Proposition Q is put before the voters under the guise of solving a problem when it merely pushes it down the street or into other neighborhoods. As a former elected official, one of the things that bothered me the most was elected officials who use the poor for their own political advancement. I hope you will join with me, veterans and religious



groups and advocates for people with mental illnesses to oppose Proposition Q and I hope that the politicians will work to solve the problem that plagues the poor, the homeless, the veterans and people with mental illnesses as well as the rest of us in the city of St Francis.

Peace and friendship,

*John Burton*

*Chair, California Democratic Party\**

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

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

### **Paid Argument AGAINST Proposition Q**

The issue of homelessness in our community requires a thoughtful, strategic public policy that focuses on exits from homelessness to permanent housing. An attempt to address homelessness through a measure that calls for the removal of tents from sidewalks, with no true exits from homelessness will not address the root issue causing people to resort to camping on City sidewalks. It is bad public policy to address this issue via the ballot – using people experiencing homelessness as political pawns.

The Department of Homelessness and Supportive Housing needs flexibility to address these issues in order to create real solutions and safety for everyone in San Francisco – homeless and housed.

*Homeless Emergency Service Provider Association*

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

### **Paid Argument AGAINST Proposition Q**

In the latest homeless count, more than two-thirds stated they had disabling health conditions, and over all 71% of homeless people in San Francisco were housed in San Francisco before they were homeless. This measure would simply force people from tents to the cold hard concrete. With shelters and housing filled up, our poorest residents have nowhere to go.

*Coalition on Homelessness, San Francisco Senior and Disability Action*

The true source(s) of funds for the printing fee of this argument: Coalition on Homelessness, Senior and Disability Action.

### **Paid Argument AGAINST Proposition Q**

Every few years, when the neglect of the needs of homeless San Franciscans produces obvious civic distress, desperate politicians avoid blame by placing some “common sense” measure on the ballot to “get tough” with homeless people: “Care Not Cash” in 2002 and “Sit Lie” in 2010 were measures that promised to end homelessness by “getting tough” with homeless people. Both have clearly failed,

This year it’s Proposition Q, making illegal tenting illegal again!

This truly “Trumpian” solution must be rejected, simply to break our local politicians’ bad habits.

Tenting is already illegal in San Francisco. This proposition is unnecessary.

There are two other measures on this year’s ballot, Propositions K and S that will provide resources needed to address the unmet needs of our homeless neighbors and will actually remove homeless people from the street by providing homes for them.

#### **Vote No on Q**

If you really want to get homeless people off the street,

**Vote Yes on K and S.**

*The Haight Ashbury Neighborhood Council*

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





# R

## Neighborhood Crime Unit

**Shall the City create a Neighborhood Crime Unit to prevent and investigate crimes that affect neighborhood safety and quality of life when the City has at least 1,971 full-duty uniformed police officers?**

YES



NO



### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The Charter requires the City to have at least 1,971 full-duty uniformed police officers. The City will likely meet this threshold by the end of 2017.

The Police Department has different units, many of which share responsibility for preventing, investigating and making arrests related to neighborhood crime.

**The Proposal:** Proposition R would require the Department to create a Neighborhood Crime Unit when the City has at least 1,971 full-duty uniformed police officers. The Department would have to assign no less than 3 percent of all sworn personnel to the Unit.

The Unit would be responsible for preventing and investigating crimes that affect neighborhood safety and quality of life, by using neighborhood foot patrols, among other tactics. Crimes include robbery, auto and home burglary, theft and vandalism. The Unit would also coordinate with other City agencies to move people who commit street offenses—such as obstructing the sidewalk and aggressive panhandling—off the streets and into shelter, housing and critical health services.

Proposition R would not require the City to maintain the Unit if the City has fewer than 1,971 full-duty uniformed police officers. If the number drops below 1,971, the Chief of Police could either keep the unit or not.

Proposition R would allow the Board of Supervisors to change these requirements without further voter approval while maintaining the intent of the ordinance.

**A “YES” Vote Means:** If you vote “yes,” you want to require the City to create a Neighborhood Crime Unit to prevent and investigate crimes that affect neighbor-

hood safety and quality of life when the City has at least 1,971 full-duty uniformed police officers.

**A “NO” Vote Means:** If you vote “no,” you do not want to make this change.

### Controller’s Statement on “R”

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

Should the proposed ordinance be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The proposed ordinance would require the San Francisco Police Department (SFPD) to assign no less than three percent of its sworn officers to a new Neighborhood Crime Unit should the total number of sworn SFPD officers meet or exceed the San Francisco City Charter-mandated level of 1,971. However, these officers would be reassigned, not hired specifically as a result of this ordinance, and thus would be a reallocation of existing costs, not a new cost.

The Police Department projects that as of the beginning of fiscal year (FY) 2016–17 it will have 1,957 full-sworn officers available for neighborhood policing and patrol, 14 officers short of the 1,971 baseline staffing level. As a result of new officers graduating from academy classes, the Police Department should meet the minimum staffing levels in FY 2016–17, which would trigger the creation of a new Neighborhood Crime Unit if this proposed ordinance is passed.

The proposed ordinance also requires SFPD to prepare a Deployment Plan for the Neighborhood Crime Unit as well as an annual report on the work performed by the Neighborhood Crime Unit, and also requires the Neighborhood Crime Unit to conduct community meetings and coordinate efforts related to addressing homelessness issues with other City departments, but these costs would be minimal.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 296. Some of the words used in the ballot digest are explained starting on page 58.**





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## How “R” Got on the Ballot

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On June 21, 2016, the Department of Elections received a proposed ordinance signed by the following Supervisors: Cohen, Farrell, Tang, Wiener.

The Municipal Elections Code allows four or more Supervisors to place an ordinance on the ballot in this manner.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.  
The full text begins on page 296. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition R

### Proposition R will make San Francisco safer.

San Francisco's neighborhoods have seen significant increases in crimes like burglaries and car break-ins that make people feel unsafe. For example, the Civil Grand Jury found that in 2015 car break-ins had reached a record high of 24,800 recorded incidents. According to the Police Department, bike theft incidents have increased by almost 300% since 2011.

While the City is taking many steps to combat this crime, including hiring over 300 more police officers in the next year alone, we need to better organize our efforts to stop neighborhood crime.

### Proposition R requires the City to:

- **Create the Neighborhood Crime Unit**
- **Significantly increase the number of beat cops and bike patrols assigned to our neighborhoods**
- **Provide a dedicated presence of beat cops whose sole mission is to proactively prevent neighborhood crime, and to respond directly to it when it occurs**

We have to push back against the petty crime that's plaguing San Francisco's residential neighborhoods and commercial corridors.

Police officers walking beats in our neighborhoods can prevent and investigate these crimes. Police officers working daily with our communities can develop relationships, build trust, and serve as a deterrent to crime.

Only with stepped-up police enforcement can we stem the tide of car break-ins and muggings that are all too common these days.

Vote Yes on Proposition R.

*Mayor Edwin Lee  
Supervisor Scott Wiener  
Supervisor Malia Cohen  
Supervisor Katy Tang  
Supervisor Mark Farrell*

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

The proponents make a number of misleading and incorrect statements:

- Prop R doesn't increase the number of officers assigned to foot patrols in our neighborhoods.
- Instead it takes 60 officers away from district stations and assigns them to a centralized unit.
- Prop R would micromanage these officers to such a degree, we question when they would have time to walk foot patrols.
- Prop R doesn't make a single mention of "bike patrols!" The proponents are clearly misrepresenting this proposition.

The proponents don't mention that Prop R conflates poverty with crime and locks in a police response targeting homeless people. **This results in citations that saddle homeless people with debt and threaten their eligibility for housing.** Policing poverty HAS FAILED: The San Francisco Budget and Legislative Analyst reports we spent \$20.6 million on sanctioning homeless individuals for quality of life violations last year. They recommend a new strategy that shifts our response away from police and toward other departments.

We wholeheartedly agree that police foot patrols are crucial for preventing crime and building trust in our neighborhoods. But Prop R doesn't do that:

- No mandate that district captains staff foot patrols.
- No assurance that beat officers won't continue to be pulled away for special events downtown, which is currently a common practice.

Let's work with the Police Commission and the Chief to implement a real foot patrol program, not more bureaucratic red tape.

### Don't micromanage our Police Department! Vote no on Prop R.

*San Francisco Democratic Party  
Coalition on Homelessness  
Public Defender Jeff Adachi\*  
Supervisor John Avalos  
Supervisor Eric Mar  
Former Supervisor Bevan Dufty\*  
Police Commissioner Petra DeJesus\*  
Retired SFPD Commander Richard L. Corriea\**

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



## Opponent's Argument Against Proposition R

Proposition R only adds more bureaucracy—not any more foot patrol officers. Instead it takes 60 officers away from neighborhood stations to staff a new centralized unit.

These officers will be dispatched to non-emergency 311 calls, sent to numerous recurring meetings, and required to coordinate with at least seven City departments.

**When would these 60 overworked officers have time to walk foot patrols if they spend all their time in meetings?**

The City's Accelerated Police Hiring Plan has stopped the decline in our police force, and we are finally on pace to reach the charter-mandated staffing level of 1,971 officers. **Do we really want to divert uniformed police officers to respond to non-emergency 311 calls and spend hours in countless meetings?**

This measure was put on the ballot without the consent of the Police Commission. It sets no standards for community policing or how to reform the department that still has much work to do to build relationships with our diverse communities—relationships that are central to neighborhood safety.

Mandating police officers to respond to homelessness is counterproductive. San Francisco's primary response to homelessness is already enforcement, and this response is failing. Last year, SFPD gave out 14,000 citations simply for resting in public. Those citations saddle homeless people with debt and threaten their eligibility for housing. A law enforcement-based response to homelessness creates barriers, not solutions.

**Neighborhood crime is a complex challenge that we can't address by micromanaging police officers through a vanity ballot measure.** Let's work together on a nuanced and multi-disciplinary approach that gets police out of their patrol cars and conference rooms and onto the streets.

*San Francisco Democratic Party*

*Coalition on Homelessness*

*Public Defender Jeff Adachi\**

*Supervisor John Avalos*

*Supervisor Eric Mar*

*Former Supervisor Bevan Dufty\**

*Police Commissioner Petra DeJesus\**

*Paul Boden, Western Regional Advocacy Project*

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

## Rebuttal to Opponent's Argument Against Proposition R

**Prop R will reduce neighborhood crime** by getting police walking in our neighborhoods, developing relationships with the communities they serve, and de-escalating potential violence.

- Data from the FBI show that San Francisco has the highest property crime rate per capita in the nations' top 50 cities, jumping 60% since 2010.
- Car break-ins increased 31% from 2014, according to Police Department statistics. The department accepted 25,899 reports of car break-ins in 2015, more than 70 per day on average.

**Don't believe Prop R opponents.** Prop R will improve efforts within the Police Department to save time and resources so officers will spend more time preventing and investigating crimes.

**Opponents of Prop R tried to cut funding at the Board of Supervisors for new police academy classes that will graduate new police officers to serve our neighborhoods.** Opponents of Prop R have opposed efforts

to reach our voter-mandated police staffing levels.

**Prop R was developed with input from the Police Department.**

Prop R significantly increases the number of beat cops and bike patrols assigned to our neighborhoods, creating closer relationships with residents and merchants, identifying problem areas, deterring crime from happening in the first place, and responding quickly and effectively when a crime does occur.

**San Francisco should be a safe city for residents and visitors.** Prop R will improve safety for everyone. Vote yes on Prop R.

*Mayor Edwin Lee*

*Supervisor Scott Wiener*

*Supervisor Malia Cohen*

*Supervisor Mark Farrell*

*Supervisor Katy Tang*



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**Paid Argument IN FAVOR of Proposition R**

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**IMPROVE NEIGHBORHOOD SAFETY!**

While violent crime is at historic lows, neighborhood crime is growing, impacting us all. Proposition R makes our neighborhoods safer, requiring the Police Chief to establish a Neighborhood Crime Unit with dedicated staffing to reduce home burglaries, car break-ins and street crime.

VOTE YES on R to put cops back on the beat, protecting our neighborhoods.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

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

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



# S

## Allocation of Hotel Tax Funds

**Shall the City use the money raised by the current 8% base tax on the rental of hotel rooms to provide specific funding for two different areas: arts programs and family homeless services?**

**YES**    
**NO**  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City currently imposes a hotel tax on the rental of hotel rooms. The tax is 14% (an 8% base tax and an additional 6% tax surcharge). The tax goes into the General Fund, and the Board of Supervisors may allocate the money for any public purpose.

The Arts Commission is a City agency that receives funding from the General Fund. The Arts Commission:

- funds arts programs for youth, community and arts education;
- approves designs of City-owned structures;
- oversees City-owned cultural centers; and
- selects art for City buildings and public spaces.

The Arts Commission provides money to the City's Cultural Equity Endowment Fund, from which the City gives grants to:

- arts organizations that represent historically underserved communities;
- individual artists; and
- nonprofit organizations that provide affordable facilities for artists and arts organizations.

The City's War Memorial and Performing Arts Center (War Memorial complex) consists of the War Memorial Opera House, Davies Symphony Hall, Herbst Theatre, the Green Room and Zellerbach Rehearsal Hall. The City allocates money each year to maintain, improve and operate the War Memorial complex.

The City's Grants for the Arts Program provides money from the General Fund for nonprofit arts and cultural organizations.

The City allocates money each year to maintain, improve and operate Moscone Center, the City's convention and exhibition complex in the South of Market neighborhood.

**The Proposal:** Proposition S is an ordinance that would allocate part of the current hotel base tax for two different areas: arts programs and family homeless services. It would not change the existing hotel tax rate.

It would require the Board to annually allocate the money raised by the 8% base tax on the rental of hotel rooms to:

- the Moscone Center, up to 50%;
- the Arts Commission, 2.9%; and
- the War Memorial complex, 5.8%.

The Grants for the Arts Program and the Cultural Equity Endowment Fund would each receive 7.5% by 2020.

Proposition S would also establish the Neighborhood Arts Program Fund to provide money and assistance to nonprofit organizations that establish or improve affordable facilities for artists and arts organizations. Money from this Fund would also be provided to artists and nonprofit organizations to create art experiences in San Francisco. The Arts Commission would administer this Fund. Each year it would receive a percentage of the money raised by the hotel base tax, up to 6% by 2020.

Proposition S would also establish the Ending Family Homelessness Fund, which each year would receive 6.3% of money raised by the hotel base tax. This Fund would provide subsidies and case management programs to house homeless families; provide services to low-income families at risk of becoming homeless; and develop, rehabilitate and acquire new housing for homeless families.

**This measure requires 66⅔% affirmative votes to pass.**

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 297. Some of the words used in the ballot digest are explained starting on page 58.**





**A “YES” Vote Means:** If you vote “yes,” you want to use the money raised by the current base tax on the rental of hotel rooms to provide specific funding for two different areas: arts programs and family homeless services.

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

### Controller’s Statement on “S”

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

Should the proposed amendment be approved by the voters, in my opinion, it would have a significant impact on the cost of government. The measure dedicates a portion of the City’s hotel tax revenue which is currently available for any public purpose to specific services that support the arts and homeless families. As these funds are shifted to these purposes, other City spending would have to be reduced or new revenues identified to maintain current service levels.

The hotel tax currently generates approximately \$380 million that are available for any governmental purpose. The proposed amendment would allocate specific proportions of the tax to a set of specified services in support of the arts and services for homeless families, growing from approximately 16% (\$69 million) of total hotel tax revenues in fiscal year (FY) 2017–18 to approximately 21% (\$103 million) in FY 2020–21.

The City currently allocates General Fund revenues to many of these same purposes. When compared to these current spending levels, funds allocated to the uses specified in the amendment would grow by approximately \$26 million in FY 2017–18, increasing to approximately \$56 million in FY 2020–21.

As these funds are shifted to these uses, spending reductions or new revenues would need to be identified to maintain services levels in other service areas. Budget allocations for public transit, youth services, libraries, and schools that have been previously adopted by the voters would be reduced by approximately \$15 million in FY 2017–18, increasing to approximately \$24 million in FY 2020–21. The remaining shift of approximately \$11 million in FY 2017–18, increasing to approximately \$32 million in FY 2020–21, would be from the City’s general fund discretionary budget.

### How “S” Got on the Ballot

On July 19, 2016, the Department of Elections certified that the initiative petition calling for Proposition S to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,485 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2015. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 11, 2016, submission deadline showed that the total number of valid signatures was greater than the number required.

**This measure requires 66⅔% affirmative votes to pass.**

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 297. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition S

### YES on S - Allocation of Hotel Tax Funds

**Without raising any new taxes,** Proposition S will restore funding for arts and culture and work to end family homelessness in San Francisco.

Funded by San Francisco's booming tourism, the Hotel Tax was originally used to expand access to arts and culture and to provide housing for low-income families.

The tax was meant to ensure San Francisco residents had access to a diverse array of arts and culture experiences and that underserved families had access to safe, stable housing.

Slowly, this purpose has been changed, as specific allocations have been repealed. This critical loss of funding has had a profound effect on arts and housing.

Despite San Francisco's booming economic growth, evictions have increased by 55% over the last five years, and our city has neglected to help the 1 in 25 homeless children in San Francisco Unified School District. Additionally, our artists and arts organizations are either being displaced at a disproportionately high rate, or are in the process of being displaced.

A Yes on Proposition S ensures a creative and compassionate San Francisco for all. Support Proposition S to:

- Fund individual artists, community organizations, nonprofit arts groups, and provide programs for underserved communities;
- Make art experiences more accessible and affordable for all;
- Support arts, cultural, and music programs for children;
- Help end family homelessness by providing housing and prevention services for homeless and at-risk, low-income families;
- Stand with over 70 arts, culture, and homeless service organizations that have come together to secure and increase funding for arts, culture and homeless families

**A Yes on Proposition S** ensures a stable foundation for San Francisco's unique arts and cultural offerings, while ending family homelessness without raising taxes.

*Senator Mark Leno*

*Assemblymembers David Chiu and Phil Ting*

*Former Assemblymember Tom Ammiano*

*Supervisors Scott Wiener, Jane Kim and Eric Mar*

## No Rebuttal or Opponent's Argument Against Proposition S Was Submitted



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**Paid Argument IN FAVOR of Proposition S**

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**Yes to support homeless families!**

This measure will provide support and stability for homeless families through dedicated funding for programs and services. It will pay for case management, homelessness prevention, and housing —without raising taxes. Vote yes!

*San Francisco Human Services Network*

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

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**Paid Argument IN FAVOR of Proposition S**

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Proposition S simply restores the original intent of the Hotel Tax to generate tourist dollars to help support the people, arts and culture that make the City special — and also a prime tourist destination.

Vote Yes on S!

*San Francisco Tomorrow*

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

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**Paid Argument IN FAVOR of Proposition S**

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The San Francisco Tenants Union, the City's leading tenants rights organization, and the Coalition of San Francisco Neighborhoods, the City's leading neighborhood rights organization, together urge you to VOTE YES ON PROP S.

Proposition S DOES NOT RAISE TAXES. Prop S restores the original intentions of the Hotel Tax - specific allocations created to expand access to art and culture, to keep artists and creative workers in San Francisco, and to protect and provide housing for those who need it most. Through Prop S, a tax paid by tourists can restore our City's commitment to the arts and end homelessness for at-risk and low-income families.

Tenants and Neighborhoods agree - VOTE YES ON PROP S.

*San Francisco Tenants Union  
Coalition of San Francisco Neighborhoods*

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

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**Paid Argument IN FAVOR of Proposition S**

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**Help End Family Homelessness and vote YES on PROP S**

Without raising taxes, Proposition S will create a dedicated fund to end family homelessness. Today families make up 1/3 of the homeless population.

Currently in San Francisco, a staggering 1 in 25 public school children are homeless. Homelessness has adverse and lifelong effects on social-emotional, cognitive and educational achievement outcomes. The stress and instability of homelessness — especially in early childhood — challenges child development, which has been linked to poor vocabulary skills and increased school dropout rates. Additionally, homelessness leads to a variety of detrimental health outcomes for children.

The restoration of the Hotel Tax Fund will make a continuing commitment to families. Proposition S, through dedicated supportive services and family housing assistance, will serve our most vulnerable families giving them opportunities to exit homelessness permanently and break the cycle for their children.

By serving families-in- need today, Proposition S invests in a healthier, more successful city in years to come.

*Martha Ryan, Executive Director of Homeless Prenatal Program*

*Margaret Brodtkin, Honored as "Mother of the Children's Fund" by Board of Supervisors, 2011*

*Matt Haney, School Board Member*

*Lavender Youth Recreation & Information Center for LGBTQ Youth (LYRIC)*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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**Paid Argument IN FAVOR of Proposition S**

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**SF Cultural Centers Need You to Vote YES on Proposition S**

San Francisco's cultural centers play a pivotal role in providing a vast array of services for our underserved and underrepresented communities. Our centers offer workshops, classes, arts events, a safe gathering space, and support in festivals like Carnaval,



Juneteeth, United States of Asian America Festival, Winter Wonderland, and National Queer Arts Festival.

**Vote Yes on Proposition S** to ensure that our centers can continue to provide programming that serves youth, families and arts audiences in our diverse neighborhoods.

*Mission Cultural Center for Latino Arts*  
*African American Art & Culture Complex*  
*SoMARTS*  
*Bayview Opera House*  
*Asian Pacific Islander Cultural Center*  
*Queer Cultural Center*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **The San Francisco Democratic Party Urges a YES vote on Proposition S**

Without raising taxes, Proposition S will restore our City's commitment to arts and families.

Proposition S restores arts, cultural, and music programs for our kids, makes arts more accessible and affordable for all San Franciscans, and will help end family homelessness by dedicating funding for services for low-income families that are at-risk of becoming homeless.

Join the Democratic Party and Vote **YES ON PROP S**.

*San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **Vote YES on Proposition S Because Arts Education is Vital for SF Kids**

Through our work with artists residencies in public schools, we see the arts save kids, engage kids, enlarge kids. This is why we urge you to **Vote YES on Proposition S**.

The arts have the power to transform young people's lives and help them see and experience the world in different ways. This is why the San Francisco Arts Education Project was founded and has provided participatory arts experiences in the performing and visual arts for students in San Francisco public schools alongside professional artists since 1968.

Arts education forges connections, builds self-esteem, expands creative thinking and inspires out-of-the-box problem solving, all while engaging students in the joyful pursuit of art making. Every day, we see the arts making a profound impact in the growth, discipline and confidence of young people that they will carry with them into adulthood.

**Vote YES on Prop S** to fund more programs for our San Francisco kids that bring immersive arts experiences with artists to connect a student to her voice, to a larger conversation in which his point of view matters, to a kind of creativity and individuality that leads to self-realization.

*Chad S. Jones, Executive Director of the San Francisco Arts Education Project*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **VOTE YES ON S**

Proposition S will RESTORE funding for arts that support neighborhoods, arts education, street fairs, festivals, parades and neighborhood beautification that has been lost over the past decade. The programs supported by Proposition S helps create, preserve and pass along our culture to future generations and the broader San Francisco community. **VOTE YES ON S.**

*Chinese Cultural Center*  
*Chinese Historical Society of America*  
*Kearny Street Workshop*  
*Chinatown Community Development Center*  
*Soma Pilipinas*  
*Powerpac.org*  
*Kularts*  
*Asian Pacific Islander Council*  
*Asian Improv Arts*  
*Gordon Chin*  
*Jon Jang*



*Bindlestiff Studio*  
*Filipino-American Development Foundation*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **SAVE ARTS AND CULTURE. VOTE YES ON S.**

Proposition S will RESTORE funding for arts and cultural experiences in San Francisco

Our City has a rich history of arts and culture among African-Americans and our City's renowned Bayview District. The displacement of black artists, arts organizations and arts leaders throughout our city and those in the historic Bayview district continues to reach new heights while our City enjoys an economic boom.

Voting YES on S would ensure the preservation and support of African-American arts and culture in San Francisco and arts experiences in our City's celebrated Bayview District.

*Museum of African Diaspora*  
*African-American Shakespeare Company*  
*AfroSolo*  
*Imprint City*  
*Shipyard Trust for the Arts*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **SAVE ARTISTS AND FAMILIES. VOTE YES ON S.**

For two decades, the Mission district has been a battleground for displacement of artists and families, and all around San Francisco, Latino families are pushed ever closer to the disaster of homelessness. It doesn't have to be this way! We can change City policies to keep artists and families here, and Proposition S is a crucially important change.

Proposition S will RESTORE funding for arts that supports neighborhoods, arts education, street fairs, festivals, parades and neighborhood beautification that has been lost over the past decade. The programs supported by Proposition S help create, preserve and pass

along our culture to future generations and the broader San Francisco community. VOTE YES ON S.

*Mission Economic Development Agency (MEDA)*  
*Rene Yanez*  
*Cultural Action Network*  
*San Francisco Latino Democratic Club*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **Homeless Service Providers vote YES on S**

This measure will prevent and end homelessness for families in San Francisco — creating viable exits to permanent housing. Family homelessness in San Francisco has doubled over the past five years. We have more than 3,300 children experiencing homelessness. Homeless children are sick four times more often and four times likely to show delayed development — meaning increased hospital visits and costly interventions. By investing in permanent housing and prevention efforts with proven effectiveness, Prop S could eventually end family homelessness in San Francisco. It mandates community oversight of public dollars, without raising taxes. Vote **YES on Prop S**.

*Coalition on Homelessness*  
*Homeless Prenatal Program*  
*Compass Family Services*  
*Episcopal Community Services*  
*Providence Foundation of San Francisco*  
*San Francisco Homeless Emergency Service Providers Association (HESPA)*  
*Dolores Street Community Services*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **Prevent family homelessness, vote YES on S**

Many families would never have experienced the hardship of homelessness if they have the assistance they needed to maintain their housing. Last year, over 2,000 San Franciscans were evicted through no fault of their own, and many ended up without housing.





LGBTQ youth make up a disproportionate number of our City's homeless youth and face a particular set of challenges such as discrimination and heightened risks of violence.

Proposition S would not only support LGBTQ at-risk, low-income and homeless youth, but provide arts experiences and support to LGBTQ organizations, cultural groups and artists. This initiative would ensure that our city invests in prevention services to keep families and youth in their homes.

*AID Legal Referral*  
*AIDS Housing Alliance*  
*Lavender Youth Recreation & Information Center for LGBTQ Youth (LYRIC)*  
*Harvey Milk Democratic Club*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Family Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **Over 70 Arts, Culture, & Services Organizations Come Together for YES ON PROP S**

Join an unprecedented and growing coalition of over 70 organizations including:

Compass Family Services  
 San Francisco Ballet  
 American Conservatory Theater  
 Museum of the African Diaspora  
 San Francisco Film Society  
 San Francisco Museum of Modern Art  
 San Francisco Opera Assn.  
 San Francisco Performances  
 San Francisco Symphony  
 SF JAZZ  
 Theatre Bay Area  
 Yerba Buena Center for the Arts

The coalition is dedicated to building a better San Francisco by restoring hotel tax revenue for arts and homeless families through Proposition S.

Despite a booming San Francisco, 1 in 25 children in SFUSD is homeless and our City's artists face displacement. This is not the San Francisco we all love. San Francisco created a vision to expand access to art and provide housing to those who need it most through the Hotel Tax, a tax paid by tourists to our great city. This gave San Franciscans access to thriving

arts and culture and provided low income families stable housing for decades.

But this foundation for our greatness has slowly been taken away. This is why we are coming together to restore this system that worked for decades.

**Vote YES ON PROP S to save the arts and end family homelessness.**

*Compass Family Services*  
*San Francisco Ballet*  
*American Conservatory Theater*  
*Museum of the African Diaspora*  
*San Francisco Film Society*  
*San Francisco Museum of Modern Art*  
*San Francisco Opera Assn.*  
*San Francisco Performances*  
*SFJAZZ*  
*Theatre Bay Area*  
*Yerba Buena Center for the Arts*

The true source(s) of funds for the printing fee of this argument: Yes on S, San Franciscans for the Arts and Ending Homelessness.

The three largest contributors to the true source recipient committee: 1. Compass Family Services, 2. Hamilton Family Center, 3. William K. Bowes, Jr.

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

#### **Our City's workers agree: Saving the arts and helping to end family homelessness is good for workers and good for San Francisco**

Over the past 10 years the Hotel Tax has increased by 135%, yet we have seen a minimal increase in City grants to artists and arts organizations. At the same time, over 70% of San Francisco's artists are threatened with displacement.

Prop S would restore funds that would go to writers, choreographers, filmmakers, muralists, performers, and thousands of other unseen workers who make San Francisco a world class city.

Arts organizations act as economic drivers - creating jobs in supportive industries (such as carpentry, fabrication, and other skilled trades as well as restaurants, transportation, and hospitality.)

Join the working people of the City as we support over 70 art organizations, homeless service providers, and advocates working towards a more creative and compassionate San Francisco. VOTE YES ON PROP S.

*UNITE HERE Local 2*  
*SEIU Local 1021*



*International Alliance of Theatrical Stage Employees,  
Moving Picture Technicians, Artists and Allied Crafts of  
the United States, Its Territories and Canada (IATSE),  
Local 16  
IATSE, Local B18  
AFM, Musicians Union Local 6*

The true source(s) of funds for the printing fee of this argument: UNITE HERE Local 2.

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**Paid Argument IN FAVOR of Proposition S**

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Invest in the arts and invest in families. We need to make ending family homelessness a city priority.

**Vote YES on Proposition S.**

*San Francisco Council of Community Housing  
Organizations*

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

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

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



# T

## Restricting Gifts and Campaign Contributions from Lobbyists

**Shall the City prohibit any lobbyist from making campaign contributions to a City elected official or bundling contributions for the official, if the lobbyist was registered to lobby the official's agency; generally prohibit lobbyists from providing gifts of any value to City officials; and require lobbyists to identify the City agencies they plan to lobby?**

**YES**    
**NO**  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City's Lobbyist Ordinance requires local lobbyists to register with the City's Ethics Commission. When they register, the City does not require them to identify the City agencies they plan to lobby. Lobbyists must file monthly reports and disclose campaign contributions made or delivered by the lobbyists themselves, their employers or clients.

In general, a person is not allowed to make a campaign contribution of more than \$500 to a City elected official or a candidate for City elective office. Lobbyists are subject to this \$500 campaign contribution limit. The City does not restrict anyone, including lobbyists, from collecting campaign contributions from other persons—a practice known as “bundling”—and delivering those contributions to a City official or candidate for City office.

With some exceptions, lobbyists cannot provide any City official with gifts worth more than \$25. Under current law, lobbyists cannot deliver payments or gifts through third parties in order to avoid this gift limit.

**The Proposal:** Proposition T would prohibit a lobbyist from making campaign contributions to a City elected official or bundling contributions for the official if the lobbyist is registered to lobby the official's agency. These restrictions also apply to candidates for local offices.

Proposition T also would prohibit a lobbyist from providing gifts of any value to any City officials. Some nonprofits would have a limited exemption. The measure would also clarify that lobbyists cannot use third parties to attempt to avoid these gift limits.

Proposition T would require lobbyists to identify the City agencies they plan to lobby.

**A “YES” Vote Means:** If you vote “yes,” you want to:

- prohibit any lobbyist from making campaign contributions to a City elected official or bundling contributions for the official if the lobbyist is registered to lobby the official's agency;
- generally prohibit lobbyists from providing gifts of any value to City officials; and
- require lobbyists to identify the City agencies they plan to lobby.

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

### Controller's Statement on “T”

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

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

Lobbyists, both contact lobbyists and expenditure lobbyists, are currently required to register with the Ethics Commission. The proposed ordinance would require lobbyists to identify the agencies they intend to influence ahead of contact and would also prohibit lobbyists from making any gifts, including gift of travel, to any City officer and their family members. Non-profits would be allowed to provide gifts of food or refreshment up to \$25 for all attendees at a public event.

Lobbyists would be prohibited from making any contribution, including bundled contributions, to a City elective officer, candidate for office, or their candidate-controlled committee if the lobbyist is registered to

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 302. Some of the words used in the ballot digest are explained starting on page 58.**



lobby the agency for which the candidate is seeking election.

The proposed ordinance specifies a one-time budget amount of \$115,000 in fiscal year 2016–17, including \$100,000 for new software requirements and \$15,000 for one-time staff costs. The ordinance specifies that following depletion of the \$115,000 budget the City would budget \$5,000 annually for this program. Note that an ordinance cannot bind future Mayors and Boards of Supervisors to provide funding for this or any other purpose and therefore future costs will ultimately depend on decisions that the Mayor and Board of Supervisors make through the budget process.

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

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## How “T” Got on the Ballot

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On July 25, 2016, the Ethics Commission voted 4 to 0 to place Proposition T on the ballot.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 302. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition T

Proposition T was placed on the ballot by a unanimous vote of the San Francisco Ethics Commission to eliminate any possible link between lobbyist campaign contributions and gifts and agency decisions which the lobbyist seeks to influence.

Similar to restrictions in place for the State of California and in the City of Los Angeles, Proposition T bans lobbyists from making campaign contributions to elected officials at agencies the lobbyists are registered to lobby and to candidates seeking election to those offices. Proposition T also bans lobbyists from transmitting to those officials and candidates campaign contributions collected from others, a practice commonly known as “bundling.” These bans apply to campaign contributions a lobbyist makes or bundles to any local committee a City officer or candidate controls, including a controlled ballot measure committee. The measure applies to all lobbyists that must register with the Ethics Commission. In addition, lobbyists are subject to these bans for 90 days after their registration to lobby any agency ends.

Proposition T also bans lobbyists from giving City officers gifts of any value, including gifts of travel, and it prohibits lobbyists from making those payments through others. City officers will also be prohibited from soliciting and receiving prohibited lobbyist gifts. A limited exception will allow City officers to receive food and beverages worth \$25 or less at a public meeting held by a 501c3 non-profit organization that has qualified as a lobbyist when those refreshments are equally available to all attendees of the public event.

Proposition T will become operational on January 1, 2018. It provides \$115,000 for the Ethics Commission to modify its online lobbyist registration technology to accommodate the changes made by this measure.

*San Francisco Ethics Commission*

## No Rebuttal or Opponent's Argument Against Proposition T Was Submitted





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**Paid Argument IN FAVOR of Proposition T**

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**Why Prop T?**

Last year, a single lobbyist bundled over \$80,000 in contributions for just two San Francisco candidates. And lobbyists today can give major travel gifts to our elected officials.

When lobbyists mix gifts and contributions with requests for specific policy outcomes, there's a major risk of corruption.

**Prop T's solution**

Written by the San Francisco Ethics Commission, Proposition T will ban gifts, contributions, and bundling from lobbyists to our politicians in a reasonable and tailored manner.

The lobbyist contribution ban is already the law at the California state level, and it was upheld in federal court - but without Prop T, San Francisco lacks this protection.

**Who supports Prop T?**

Many organizations, elected officials, and individuals, including California Common Cause and the Coalition for San Francisco Neighborhoods, have endorsed Proposition T. View the full list of endorsements at [www.YesOnPropT.org](http://www.YesOnPropT.org).

**Vote YES on Proposition T, the lobbyist gift ban!**

*Ban Lobbyist Gifts to Politicians, YES on Prop T, Integrity San Francisco, Sponsored by Represent.Us*

The true source(s) of funds for the printing fee of this argument: Ban Lobbyist Gifts to Politicians, YES on Prop T, Integrity San Francisco, Sponsored by Represent.Us - FPCC #1388288.

The two contributors to the true source recipient committee: Represent.Us, Louis Eisenberg.

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**Paid Argument IN FAVOR of Proposition T**

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Prop T will limit lobbyists' current methods of gaining access to San Francisco decision-makers by banning them from making contributions directly and from bundling contributions from others, along with banning their gifts to decision-makers, including gifts of travel.

As former members of San Francisco Civil Grand Juries — charged with recommending improvements to city government — we have long been interested in methods to limit undue influence on decision-makers. Los Angeles and the state restrict lobbyist contributions without problems. We believe this measure will

help to bring some sanity to methods used by lobbyists to gain undue influence and access to decision-makers.

Campaign contributions from lobbyists, whether direct or as bundled contributions from their clients, can appear to be pay-to-play maneuvers, and can lead to voters losing confidence in their government. Gifts of travel can allow lobbyists, and their clients, access to decision-makers without public accountability.

This year, after many public meetings and open debate, the SF Ethics Commission voted unanimously to place this measure on the ballot. It deserves our strong support and we urge a YES vote on Prop T

Supporters include:

*Former Civil Grand Jury Members:*

*Larry Bush, 2013/14*

*Karen Cancino, 2008/09*

*Jay Cunningham, Foreperson 2014/15*

*Allegra Fortunati, 2011/12, 2014/15*

*Julia Hansen, 2006/07*

*Mazel Looney, 2013/14*

*Martha Mangold, Foreperson 2012/13*

*Maryta Piazza, 2013/14*

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

*Barbara Cohrssen Powell, 2013/14*

*Robert van Ravenswaay, 2013/14*

*Elena Schmid, Foreperson 2013/14*

The true source(s) of funds for the printing fee of this argument: Larry Bush, Karen Cancino, Jay Cunningham, Julia Hansen, Mazel Looney, Martha Mangold, Maryta Piazza, Bob Planthold, Barbara Cohrssen Powell, Elena Schmid, Robert van Ravenswaay, Allegra Fortunati.

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**Paid Argument IN FAVOR of Proposition T**

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It's just common sense. Lobbyists shouldn't be allowed to use gifts and donations to influence our politicians. Let's make sure they can't.

Vote Yes on T.

*San Francisco Tomorrow*

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

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**Paid Argument IN FAVOR of Proposition T**

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The below organizations and individuals endorse Prop T:

*San Francisco Democratic County Central Committee (SFDCCC)*



*San Francisco Republican Party  
San Francisco Green Party*

*Coalition of San Francisco Neighborhoods  
Friends of Ethics  
League of Pissed Off Voters*

*Supervisor Eric Mar  
Supervisor Norman Yee  
Supervisor Scott Wiener  
Supervisor John Avalos*

*Assemblymember Phil Ting  
Art Agnos, Former Mayor  
Tom Ammiano, Former Assemblyman and Supervisor  
Ban Lobbyist Gifts to Politicians, Yes on Prop T,  
Integrity San Francisco, sponsored by Represent.Us*

The true source(s) of funds for the printing fee of this argument: Ban Lobbyist Gifts to Politicians, Yes on Prop T, Integrity San Francisco, Sponsored by Represent.Us.

The two contributors to the true source recipient committee: Represent.Us, Louis Eisenberg.

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

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We former Ethics commissioners urge Yes on T!

T aligns SF with its state counterpart.

T makes it easier for lobbyists to understand, report and comply in much the same way as they do at the state level.

*Paul Melbostad  
Bob Dockendorff  
Bob Planthold  
Sharyn Saslafsky*

The true source(s) of funds for the printing fee of this argument: Ban Lobbyist Gifts to Politicians, Yes on Prop T, Integrity San Francisco, Sponsored by Represent.Us.

The two contributors to the true source recipient committee: Represent.Us, Louis Eisenberg.

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

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



U

# Affordable Housing Requirements for Market-Rate Development Projects

Shall the City increase the income eligibility limit for on-site rental units for all new and existing affordable housing units to make them affordable for households earning up to 110% of the area median income?

YES    
NO  

## Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City generally requires developers of market-rate housing of 10 units or more to provide affordable housing. A developer can meet this requirement in one of three ways:

- Pay an affordable housing fee.
- Construct off-site affordable housing.
- Construct on-site affordable housing. Provide 12% of units affordable for low-income households. For development projects of 25 or more units, provide 15% of units affordable for low-income households and an additional 10% of units affordable for low- or middle-income households.

An on-site rental unit counts as affordable for a “low-income household” if it is affordable for households earning up to 55% of the area median income.

An on-site rental unit counts as affordable for a “middle-income household” if it is affordable for households earning up to 100% of the area median income.

The City uses federal income standards to determine the maximum allowable rent levels for the affordable units. The rent is updated each year. For low-income households, the monthly rent for an on-site one-bedroom affordable housing unit is \$1,185 and for a two-bedroom, \$1,333.

**The Proposal:** Proposition U would change the requirements for developers who build affordable on-site housing. It would increase the income eligibility limit for on-site rental units for all new and existing affordable housing units. Under Proposition U, any rental unit counting toward the affordable housing requirement must be available to households earning up to 110% of the area median income.

Proposition U would increase the gross income a household could have to be eligible for affordable housing from 55% to 110% of area median income. It would also set the rent for a unit at 30% of the household’s gross income as long as that household earns up to 110% of area median income. Under this measure, a household could pay up to \$2,369 for a one-bedroom affordable rental unit and up to \$2,666 for a two-bedroom affordable rental unit, but could pay less depending on gross income. This proposal applies retroactively to rental units built under the affordable housing program.

The rental price for each unit would be calculated annually based on the household’s gross income.

The chart below shows the area median income for some San Francisco households:

| Income Definition | 1 Person | 2 Person | 3 Person  | 4 Person  |
|-------------------|----------|----------|-----------|-----------|
| 55% of median     | \$41,450 | \$47,400 | \$53,300  | \$59,250  |
| 100% of median    | \$75,400 | \$86,150 | \$96,950  | \$107,700 |
| 110% of median    | \$82,950 | \$94,750 | \$106,650 | \$118,450 |

**A “YES” Vote Means:** If you vote “yes,” you want to increase the income eligibility limit for on-site rental units for all new and existing affordable housing units to make them affordable for households earning up to 110% of the area median income.

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

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 306. Some of the words used in the ballot digest are explained starting on page 58.



## Controller's Statement on "U"

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

Should the proposed ordinance be approved by the voters, in my opinion, it would have a minimal impact on the cost of government. The measure will likely result in increased rental income for property owners, and thus to the extent that this increases property values or creates incentives for development of new rental units, the proposed ordinance would increase City revenues.

The proposed ordinance would modify the current affordable housing requirements in the City Planning Code to increase the household income limit for on-site affordable rental housing units from 55 percent of area median income (AMI) to 110 percent of AMI. Further, the maximum allowable rent for these units shall be 30 percent of the annual gross income of the qualifying household (with limited exceptions). The Mayor's Office of Housing and Community Development would continue to monitor the City's Inclusionary Affordable Housing Program under these new income limits.

In general, increasing the household income limit for affordable rental housing units would result in increased rental income for property owners, given that maximum allowable rent is a percentage of household income, to the extent that higher income households chose to apply for and were placed in these affordable rental units. City property tax revenue would also increase, to the extent that higher rental income raises the sales price and assessed value of rental property. Further, if the prospect of potentially higher rental income created an incentive for development of additional rental housing units, it could result in increased property tax and other associated local tax revenues.

The cost to implement the policies required in the ordinance would be minimal, as the City Planning Code currently requires administration and monitoring of the City's Inclusionary Affordable Housing Program.

## How "U" Got on the Ballot

On July 20, 2016, the Department of Elections certified that the initiative petition calling for Proposition U to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,485 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2015. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 11, 2016, submission deadline showed that the total number of valid signatures was greater than the number required.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 306. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition U

### Yes on Proposition U - Middle Income Housing NOW!

In the face of the worst housing shortage that our City has ever seen, middle-income residents are being squeezed out of San Francisco. Many people struggle to afford skyrocketing housing costs, yet they don't meet the requirements for "affordable housing" programs.

Today, a single teacher with one child cannot afford market rate housing, but they don't qualify for affordable housing either. The paramedic who needs to live close to work in case of an emergency? They're in the same boat. Proposition U gives them the opportunity to be a part of this community.

City government has invested millions of dollars into affordable housing over the past decade, but only 8% of our affordable housing rental units are available to middle-income residents. As a result, San Francisco's middle-income population has drastically declined.

Proposition U will help middle-income residents and families – the teachers, nurses, artists, construction workers, waiters, cooks, and first responders that are the heart and soul of San Francisco – to find housing here without raising taxes.

Proposition U (Middle Income Housing NOW!) expands the income requirements for individuals and families that apply for below-market-rate units, allowing households they make up to 110% of the area median income to qualify for select affordable housing units.

By raising the income cap to qualify for affordable housing, Proposition U allows two-person households making up to \$94,750 and four-person families making up to \$118,450 annually to apply for affordable housing. Proposition U also ensures that somebody in an affordable unit will pay no more than 30% of their income on rent – making it truly affordable.

**Vote Yes on Proposition U to keep teachers, nurses, artists, construction workers, food service workers, and first responders in San Francisco!**

*Supervisor Mark Farrell*  
*Supervisor Katy Tang*

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

**Don't be fooled. Proposition U is authored, sponsored and paid for by the San Francisco Realtors Association.**

The Realtors have fought to outlaw rent control, make it easier for landlords to evict tenants, and convert affordable apartments into luxury condos. **Now the Realtors want us to believe that they are champions of affordable housing?**

The facts about Prop U:

- **Billions in profits for landlords and developers.** Doubles the rent for thousands of future and *existing* affordable housing units, handing windfall profits to big developers and landlords.
- **Eliminates low-income affordable housing.** Wipes out decades-old law requiring developers to make 15% of new homes affordable to low-income residents.
- **Encourages evictions and rent hikes.** Gives landlords the right to dramatically raise rents on existing affordable homes, causing hardship and evictions of low-income San Franciscans.

- **Pits middle-income against low-income San Franciscans.** Prop U's answer to more middle class housing is simple — take it away from low-income families. It's outrageous and wrong.

**Vote NO on U!**

*San Francisco Democratic Party*  
*United Educators of San Francisco*  
*American Federation of Teachers Local 2121*  
*Hotel Employees and Restaurant Employees Local 2*  
*Jobs with Justice San Francisco*  
*Affordable Housing Alliance*  
*San Francisco Council of Community Housing Organizations*  
*Coalition of San Francisco Neighborhoods*

*State Senator Mark Leno*  
*Former Assemblymember Tom Ammiano*  
*Supervisor Aaron Peskin*





## Opponent's Argument Against Proposition U

**Proposition U will give away billions of dollars in additional profits to developers and landlords while eliminating affordable housing for low-income San Franciscans.**

It does this by eliminating the requirement for market-rate developers to provide units that are affordable to everyday San Franciscans who earn 55% or less of the median income.

At the same time that it leaves low-income tenants with no place homes, it *doubles the rents* that developers and landlords can charge for “affordable” units.

Worse, it applies retroactively to EXISTING homes where low-income tenants already live, encouraging landlords to evict them so they can charge more. And it doesn't create a single new unit of affordable housing.

Last June, San Francisco voters overwhelming approved Proposition C to require that market-rate developments provide 25% of their units at rents affordable to low-income and middle-income San Franciscans; 15% for low-income residents, and 10% for middle-income.

This measure repeals Prop C and will only take us backwards:

- Eliminates all low-income, inclusionary housing, reducing economic diversity and increasing hardship in our city.

- Motivates landlords to raise rents or evict current low-income tenants, which could lead to greater homelessness.
- Pits middle-income renters against low-income renters for scarce affordable housing
- Gives huge new profits that could reach over a billion dollars to developers and landlords.

Proposition U takes away affordable housing from the families who need it most in the midst of the worst housing crisis in San Francisco history.

**Please vote NO on U.**

*San Francisco Democratic Party  
United Educators of San Francisco  
SFTenants Union  
Affordable Housing Alliance  
San Francisco Council of Community Housing Organizations  
Coalition of San Francisco Neighborhoods  
Chinatown Community Development Center  
AIDS Housing Alliance SF  
State Senator Mark Leno  
Former City Attorney Louise Renne  
Former Supervisor Bevan Dufty  
CCSF Board President Rafael Mandelman*

## Rebuttal to Opponent's Argument Against Proposition U

San Francisco's policymakers have rightfully focused on expanding affordable housing for low-income residents. However, our housing policies have largely neglected the middle-class, and it's starting to show: while the population of very low-income residents and very high-income residents has each risen 4%, the middle-class has shrunk 5%.

In June, voters approved more affordable housing. **Proposition U will help ensure that middle-income residents — teachers, nurses, artists, and first responders — can enjoy some of this growing supply.**

Prop U is a modest step in the right direction. It only applies to 2% of the below-market-rate units in San Francisco; 98% of all affordable housing will still be reserved for low-income residents. Applicants will be chosen by a blind lottery system, so landlords will have no say in which income range is selected and will have no control over how much rent is charged.

Under the law, landlords are explicitly banned from evicting a tenant with the aim of replacing them with a higher-income applicant. **Prop U actually increases tenant protection laws by capping rent at 30% of the tenant's income — ensuring that low-income, working-class, and middle-class households will always be able to afford their unit.**

Prop U will give working-class and middle-income residents access to housing that they can afford, while preserving the vast majority of below-market-rate units for the lowest-income San Franciscans.

*Supervisor Mark Farrell  
Supervisor Katy Tang  
BOE Chairwoman Fiona Ma  
Josephine Zhao, Co-founder, BetterHousingPolicies.org  
San Franciscans for a City that Works  
Mary Jung, Former Chair, SF Democratic Party  
Kat Anderson, Former Recording Secretary, SF Democratic Party*



## Paid Argument IN FAVOR of Proposition U

### PROP U MEANS MORE ACCESS TO AFFORDABLE RENTAL HOUSING

Access to the City's affordable rental housing program is limited to very low income residents. Proposition U allows middle income families to qualify for the rental housing lottery program, while reducing the amount of rent low income households would pay.

VOTE YES ON U to expand access to affordable rental housing for San Francisco residents.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

## Paid Argument IN FAVOR of Proposition U

### SUPPORT AFFORDABLE RENTAL HOUSING FOR WORKING FAMILIES

**THE ALLIANCE FOR JOBS**, a partnership of civic, labor and business organizations, supports the expansion of housing options for all San Franciscans.

Proposition U is a step in the right direction to address the housing crisis by reducing rents for lower income families and making more affordable housing available to middle income families. **VOTE YES ON PROPOSITION U.**

*Alliance for Jobs and Sustainable Growth*

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

## Paid Argument IN FAVOR of Proposition U

**Create Housing for Teachers!** - In 2014, the real estate website Redfin reported there were exactly ZERO homes on the market that were affordable to the average teacher. In 2016, the *SF Chronicle* reported that the average teacher would have to pay 64% of their monthly income to afford market-rate rent. Educators and teachers are in a true housing crisis in San Francisco - we can't afford any housing on the market, but we also do not qualify for affordable housing. For those of us who are also parents or just starting our families, the situation is even worse. We are simply being forced out of the city by high housing costs and we need a solution. Proposition U gives us a fighting chance to stay in the city and provide a home for my family. Please vote Yes on Prop U.

*Trevor McNeil*

*Public School Teacher and New Father*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

16 - As a San Francisco educator and new father, housing is a daily struggle for my family. I love the work I do, and I love educating San Francisco's next generation of leaders, activists, and residents. But the cost of living in San Francisco increases every day, and my family makes just a little too much money to qualify for affordable housing. Proposition U would help give my family a foothold in the city, and offer housing opportunities for families just like mine. Please vote YES on Prop U and help support working class families.

*Dennis Yang, San Francisco Educator and Young Father*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

As a San Francisco teacher, I see first-hand the struggles my colleagues face everyday - either maintaining housing in San Francisco or fighting the daily commute across the Bay Area to make it to work on time. If we want better schools in San Francisco, we need more workforce housing in San Francisco that teachers can afford. Please vote Yes on Prop U to support teachers and students.

*Nicole Hsieh*

*San Francisco Teacher*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.



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## Paid Argument IN FAVOR of Proposition U

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As a former Member of the Board of Supervisors, I have seen the working-class and middle-class residents squeezed out of San Francisco over the past few years as our city suffers from the worst housing crisis in recent memory. We need to preserve housing for these residents who are the backbone of our economy. Proposition U is smart housing policy that will help working-class and middle-class families stay in San Francisco. Please join me in voting Yes on Prop U.

*Tom Hsieh, Sr.  
Former San Francisco Supervisor*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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## Paid Argument IN FAVOR of Proposition U

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**San Francisco Democrats Support Affordable Housing** - Democrats in San Francisco support progressive, common-sense housing policies that help make San Francisco more affordable for everybody. That is why we are supporting Proposition U, a measure that will expand access to the affordable housing lottery so that working-class and middle-income households have the opportunity to secure a below-market-rate home. Please vote YES on Prop U.

*Keith Baraka, Democratic Leader and DCCC Member  
Kat Anderson, Former DCCC Member and Democratic Party Activist  
Mary Jung, Long-time Democratic Party Activist and DCCC Member  
Emily Murase, School Board Member*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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## Paid Argument IN FAVOR of Proposition U

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Our members maintain the City's parks, construct San Francisco's infrastructure, and are a critical part of our City's workforce. On behalf of these men and women, the Laborers Local 261 asks voters to vote "Yes" on Proposition U. San Francisco is simply too expensive

for our working-class residents - Proposition U will give these residents and our members a fighting chance to stay in San Francisco. This will help ensure that the San Franciscans that build, maintain, and support this city can continue to live in it.

*Vince Courtney, III  
Business Agent, Laborers Local 261\**

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

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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## Paid Argument IN FAVOR of Proposition U

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**Protect Tenants from Evictions and Drastic Rent Increases** - Democrats have always been the voice for working families. We are the backbone of our city. By supporting Prop U, we are able to keep our economy flourishing by protecting our residents from being forced out of the city. Prop U protects tenants by capping rents in these units at 30% of household income, thereby protecting San Franciscans at all income levels. It also protects the low-income tenants from being evicted if their income increases to above the current threshold. Vote YES on Prop U.

*Tom Hsieh, Jr., Life-long Democratic Activist and Current DCCC Member  
Clay Harrell, Life-long Democratic Activist*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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## Paid Argument IN FAVOR of Proposition U

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Housing has always been a constant issue in San Francisco, but few real housing solutions are ever truly presented. Proposition U is a real housing solution that helps address the needs of working-class and middle-income residents immediately. While continuing to grow the supply of housing designated for very-low-income residents, we must also expand affordable housing to include working-class and middle-income people. We need middle-income housing now - please vote YES on Prop U.



*James Fang*  
*Former President of the SF Examiner*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Asian American Leaders Support You (Prop U)** - As leaders in San Francisco's Asian American community, we care deeply about making this city affordable and maintaining its economic and cultural diversity. Today's affordability crisis has made it almost impossible for middle-income residents to stay in San Francisco - thus jeopardizing the diversity that we cherish. That is why we support Prop U, a vital step in preserving San Francisco's middle-class by expanding access to designated affordable housing units so that middle-income households are eligible to apply.

Please vote YES on Prop U.

*Emily Murase, School Board Member and Parent\**  
*Sandy Mori, Japantown Activist and Leader*  
*Richard Ow, Chinatown Activist and Leader*  
*Caryl Ito, Japantown Community Leader and Local Small Businesswoman*

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

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

As Asian Pacific Islander community organizations, we support Proposition U because it strengthens tenant protections, creates opportunities for working-class families, and opens up middle-income housing. We need real housing solutions for our community, and our current policies are just not doing enough. Please join us in voting YES on Prop U.

*AsianAmericanVoters.org*  
*Asian Pacific Democratic Club*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

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

Proposition U is smart, common-sense housing policy for San Francisco and the Bay Area. Working-class and middle-class residents have been largely neglected by our current housing programs and underserved by the housing market. We need policies that keep our working-class and middle-class in the city, and give people a chance to raise their families in San Francisco. Please join me in voting YES on Prop U.

*Arlo Hale Smith*  
*Former BART Board Director*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

LGBT leaders support Proposition U because it will expand access to affordable housing for middle-income gay, lesbian, bi-sexual, and transgender residents. San Francisco has always been a home to the LGBT community, and it is tragic to see our families and residents get pushed out because they can no longer afford housing. Proposition U is good for working-class and middle-class families, the LGBT community and for San Francisco as a whole. Vote Yes on Prop U.

*Andrea Shorter*  
*Joel Luebke*  
*Esther Lee*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Help Communities of Color Stay in SF** - The African American community in San Francisco has been hit





hard by increasing rent and housing prices in the last decade, driving our families out of San Francisco. Proposition U will benefit our community by providing accessible and affordable housing to our working-class and middle-class families. Vote YES on Proposition U to keep our families in San Francisco.

*Dr. Toye Moses*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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**Local Labor Supports Workforce Housing** - San Francisco's labor unions represent a large swath of our City's working and middle-income residents. From construction workers to nurses, line cooks to teachers, many of our members are struggling to afford to live in the city that they work. While we fight every day for better wages for these men and women, we simply cannot keep up with the rapid rise in housing prices. We must pass Proposition U so that San Francisco housing policy starts to work for our members, the hard-working residents that keep this city up and running. Vote YES on Prop U!

*Vince Courtney, Jr.  
Tony Fazio*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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Proposition U will give middle-income households access to much needed affordable housing units while also preserving the community. This ballot measure doesn't open up all affordable housing units in San Francisco for middle-income households – it preserves 98% of all affordable housing units exclusively for very low income individuals and families. The remainder - 2% - is a critical first step to protect lower/middle income families. Vote Yes on Prop U.

*San Francisco Bay Area Renters Federation*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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**Give Residents a Chance to Stay in San Francisco!** - San Francisco has lost nearly 15,000 middle-income and working-class residents in just five years. This displacement shows no signs of slowing down - we must act now! Prop U will expand the opportunity for affordable housing, giving middle-income residents like us access to key below-market-rate units for the first time and allowing us to stay in the city that we love.

Please vote Yes on Prop U.

*Robert Fay  
Kevin Brunner*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. California Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

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**Chinese-Americans for Affordable Housing!** - San Francisco is known to be a colorful and culturally diverse city. We have to thank working-class and middle-class families who have contributed to this city's historical culture and flavor, and the legacy so many generations have left for us today. The city must do its best to provide affordable housing for our residents that give so much back to the city, and Proposition U allows us to do just that. Vote Yes on U.

*Yiming Liang  
Han Chang Su  
Mei Qiong Zhang*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.





## Paid Argument IN FAVOR of Proposition U

**Keep San Francisco Affordable!** - San Francisco is simply too expensive for it's middle- income residents and many are faced with the tough reality of having to leave the city that they call home. Proposition U will provide them with an alternative. By expanding the requirements for affordable housing, these middle-income residents will be able to apply for designated affordable units, and if selected, will pay no more than 30% of their monthly income on rent. Vote YES on Prop U.

*Nicole Yelich*  
*Kevin Birmingham*  
*Kevin Brunner*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

**Keep San Franciscans in San Francisco!** - Almost all on-site affordable housing programs have an income eligibility cap of \$59,250 for a family of four. That means if you have a family with each parent making just \$30,000 a year, they would be automatically disqualified for affordable housing. A family of four could make \$75,000 in combined income – two parents as waiters or retail workers - and they would still be denied affordable housing. The City's current housing policy is failing our families and it's time for a change. Prop U would create much-needed housing for families like ours, creating a place we can afford to live in. Vote Yes on Prop U.

*Victor Pimentel*  
*Maria Del-Rosario Cuevas*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

**San Francisco Residents Support Workforce Housing!** Working-class residents have been slowly disappearing from San Francisco as the cost of living has been

steadily rising. Nurses, teachers, and food service workers need to be able to afford to stay in our city. We need Proposition U to provide housing for these workers and residents, to keep our neighborhoods vital and our communities whole. Vote Yes on Prop U.

*Curt Cournale*  
*John O'Riordan*  
*John Ring*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

Of all the affordable housing units in San Francisco, only 8% are currently available to working-class and middle-income residents. Prop U would make an additional 800 units accessible to these families, as they become available, through the lottery system. This is a key step forward in making San Francisco more affordable for all it's residents. Vote YES on Prop U.

*Lorrie French*  
*Dena Aslanian-Williams*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

**Listen to Your Mother** - As San Francisco mothers, we have watched as middle-income residents have been squeezed out of the city, unable to afford ever-rising rents and unable to qualify for below-market-rate options. These are our city's artists, nurses, teachers, and first responders – the men and women that bring vibrant energy and vital services to San Francisco. We urge voters to support Proposition U, which will allow middle-income individuals and families to enter the lottery for select affordable housing. We must do everything we can to help preserve the spirit and diversity of our city. Vote "Yes" on Proposition U.

*Sheila Anastas*  
*Leah Pimentel*



The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Vote to Help Our Next Generation Stay in San Francisco!** - San Francisco is becoming a city of the very rich and the very poor – with a rapidly shrinking middle-class. Since 2009, the number of San Francisco middle-class residents has dropped to just 10.6% of the population. As young leaders in the Democratic community, we struggle to stay in San Francisco. Proposition U will help keep young activists and residents like us in our City. Vote YES on U.

*Diane Le  
Justin Jones*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Keep Small Businesses in San Francisco!** - Middle-income residents are the backbone of San Francisco's economy, yet they are rapidly getting pushed out of the city due to rising rents and the skyrocketing cost of living. Proposition U will allow our city's small business owners and the residents we employ to continue to live and work in San Francisco by expanding the qualifications for affordable housing so households making up to 110% of the average median income can enter the lottery for below-market-rate units. If we do not take action now to preserve San Francisco's middle class, we risk losing the businesses and workforce that keep our city running and thriving. Please vote Yes on Prop U.

*Mark Best  
Patrick Barber*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA

Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

**Support Small Businesses and Our Employees!** - Small businesses are vital to San Francisco's economy and culture, but both small business owners and employees are impacted by the housing affordability crisis. It's time we take action and create real housing solutions. If we do not act now, this we lose the residents that make up the City's small businesses and economy. Proposition U will help keep small business owners and employees in the City, growing our economy and our culture. Please vote YES on Prop U.

*Shirley Tan  
Jenny Chan*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

In our city's hospitals, many nurses, staff, even young doctors struggle to find housing that they can afford in San Francisco. The housing shortage has gotten out of control and we need to take serious action. Proposition U is a smart, sensible policy that will begin to address the serious housing affordability issues that face working-class and middle-class people. Support our nurses and healthcare workers on Election Day. Please vote Yes on Prop U.

*Jonathan Terdiman, M.D.\*  
Delia Hickey, R.N.*

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

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.



## Paid Argument IN FAVOR of Proposition U

**Business Leaders Support Prop U!** - Working-class and middle-class residents are the backbone on our economy and without them, our city could not survive. The affordability crisis is wearing on all of us, and it's time that San Francisco's housing policy starts working for us. The working-class and middle-income population of this city has already seen a drastic decrease in the past decade, and if we do not act now, this loss of residents will start to have a dire impact on our City's small businesses and economy. Vote Yes on Prop U to keep working and middle-income residents in San Francisco.

*William Ken Cleveland  
Wade Randlett*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

As housing prices go up, many young families and workers are struggling to make ends meet in San Francisco. These residents - some teachers, some artists, some small business owners and young professionals - can't afford to pay the market-rate rents but also do not currently qualify for affordable housing. Prop U would change that, allowing these families to qualify for a select number of below-market-rate units. Please support these young families and residents and support Prop U.

*Nina Dosanjh  
Robert Fay*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

Filipino Americans have a rich and deep history in San Francisco. Through rising housing prices and intense cost of living increases, we have struggled to keep our community together and contribute to this city's unique culture and neighborhoods. Prop U will help

keep working-class and middle-income San Franciscans in the city that we love, and allow our community to continue to thrive. Please join us in voting YES on Prop U.

*Anne Alvarez  
Alejandra Drroyo*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

As Asian Americans, we take pride in the fact that San Francisco was where so many Asian American achievements and milestones took place. San Francisco has become a place where our community can thrive and succeed and a place where we can afford to raise our families. We cannot let that legacy crumble. We need more affordable housing for as many middle income households as possible, and Proposition U will give us that opportunity. YES on U.

*Benny Yee  
Jeffrey Woo  
Lee Hsu*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

## Paid Argument IN FAVOR of Proposition U

San Francisco is a city that used to have opportunities for everyone. Our city is becoming a place where only the very rich and the very poor can afford to live. We need to raise the barriers for affordable housing to keep every type of person who deserves to be here have a home in our city.

*Stephen La Plante  
Ron Dudum*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA



Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

We need to protect San Francisco's neighborhoods and residents from the pressures of the housing market, and working-class and middle-class affordable housing is one step forward in that direction. In my own neighborhood, I see middle-class and working-class families struggle every day dealing with the rising cost of living. Prop U will help our neighbors and families stay and live in the city they call home. Please vote Yes on Prop U.

*Joel Engardio*  
*San Francisco Neighborhood Activist and Community Leader*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

Middle-class families support Prop. U because it will provide housing opportunities for families to stay in San Francisco. We need policies that create housing options and opportunities, instead of having our families forced out of the city. Vote YES on Prop U

*Eugene Pak*  
*Regina Burke*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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

BetterHousingPolicies.org is in support of Proposition U because it will increase the number of affordable housing units available for middle income families. We need housing that is affordable to working-class and middle-class San Franciscans if we want to keep a culturally rich and diverse city. Vote YES on Prop U and help us take the first step towards that goal.

*Josephine Zhao, Co-founder*  
*BetterHousingPolicies.org*

The true source(s) of funds for the printing fee of this argument: Yes on U, Working Families Fighting to Stay in San Francisco.

The three largest contributors to the true source recipient committee: 1. National Association of Realtors, 2. CA Association of Realtors Issues Mobilization PAC, 3. San Francisco Association of Realtors.

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### **End of Paid Arguments IN FAVOR of Proposition U**

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### **Paid Argument AGAINST Proposition U**

**This divisive measure doesn't create a single unit of affordable housing.**

This divisive measure doesn't create a single unit of affordable housing. Good public health starts with safe, decent, and affordable housing. Proposition U doubles the rent that landlords can charge for affordable units, and retroactively increases rents of families that secured low-income housing years ago.

Human Services Network represents more than 110 community-based nonprofits dedicated to meeting the critical health and human service needs of San Francisco residents.

*San Francisco Human Services Network*

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

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### **Paid Argument AGAINST Proposition U**

**Bad for tenants, vote NO on U.**

San Francisco tenant organizations agree: Proposition U will increase evictions and rents. Proposition U will allow private developers to double the rents at existing and future affordable housing units. It will fuel evictions and displacement. Don't buy the Realtor lies: VOTE NO on U!

*San Francisco Tenants Union*  
*Affordable Housing Alliance*  
*Housing Rights Committee of San Francisco*  
*San Francisco Anti-Displacement Coalition*  
*Community Tenants Association*  
*Noe Valley Tenants*

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





## Paid Argument AGAINST Proposition U

### Working San Franciscans oppose Prop U.

This measure sponsored by the San Francisco Realtors creates new rules that make it more difficult for low-income San Franciscans to obtain affordable housing. Under this proposal, those priced out could include city librarians, park rangers, city gardeners, teachers, hotel workers, and seniors and disabled. Is this the city we want? Say NO to Prop U.

*San Francisco Labor Council  
Jobs with Justice*

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

## Paid Argument AGAINST Proposition U

### Prop U is divisive, not Democratic. Vote NO on U.

This is a divisive measure that doesn't create a single unit of affordable housing. It cynically pits low-income families against middle-income families for scarce housing resources. We need to come together to increase housing opportunities for all of us -- not divide the city against each other in a time of crisis.

Vote NO on Prop U.

*San Francisco Democratic Party*

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

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

## Paid Argument AGAINST Proposition U

### Please vote NO on Proposition U.

As a County Supervisor in 2002, I had the opportunity to author San Francisco's first Inclusionary Housing ordinance which requires that most market rate housing development include a percentage of affordable units.

It has stood the test of time, and is today one of the most effective tools for adding to our affordable housing supply for both low-income and middle-income San Franciscans.

Unfortunately this policy is now under attack by Proposition U which would offer no new housing and simply pit San Franciscan against San Franciscan. That is not the spirit of the inclusionary housing policy which our Board of Supervisors passed unanimously and Mayor Willie Brown signed into law 14 years ago.

I strongly recommend that you reject this destructive and divisive measure.

*Senator Mark Leno\**

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

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

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

## Paid Argument AGAINST Proposition U

### Bad for our neighborhoods, bad for our city!

Prop U ignores the lessons even Washington has learned -- that cities and neighborhoods do best when they are open to a diversity of incomes, not "gated" communities where only high incomes can unlock the gate. That's why new federal housing grants require a mix of incomes, from middle income to low income to the very low income that seniors on pensions live on. This measure locks out every San Franciscan who is learning less than 110% of the median income. It's bad for our neighborhoods, and bad for our city. Vote NO on U.

*Coalition for San Francisco Neighborhoods  
San Francisco Neighborhood Network*

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

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

## Paid Argument AGAINST Proposition U

### Teachers need affordable housing, not developer giveaways. No on Prop U!

Our teachers need affordable housing, but this measure creates no additional housing. Instead, it locks the doors to low-income residents, raises their rents, and even encourages unscrupulous landlords to evict them. San Francisco became a great American city because we kept our doors open to people from every walk of life. This measure closes them instead.

Vote NO on U.

*United Educators of San Francisco  
American Federation of Teachers Local 2121*

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

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





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## Paid Argument AGAINST Proposition U

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### Wrong direction for low-income seniors and people with disabilities.

Seniors and people with disabilities are among the groups with the lowest incomes and highest housing needs in San Francisco. Instead of working to support them, this measure decreases their ability to obtain affordable housing. And, if they already have affordable housing from the city, it threatens them with huge rent increases and even eviction. This is the wrong direction for San Francisco housing. Vote NO on U.

#### *Senior and Disability Action*

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

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

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## Paid Argument AGAINST Proposition U

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### Prop U will make our homeless crisis worse.

Too many San Franciscans are homeless; too many are just a rent hike or an eviction notice away from being put out on the street. A disproportionate number of homeless individuals are LGBT, and this measure will hurt our community even more. Don't let the Realtors put profit ahead of people. Vote NO on U.

#### *Former Supervisor Bevan Dufty Cleve Jones*

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

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

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## Paid Argument AGAINST Proposition U

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### Read the fine print, neighbors say NO on U.

Proposition U doesn't add a single unit of affordable housing in San Francisco. But it doubles the rent that developers and landlords can charge for their affordable housing units. More rent, less affordability. Good for them – not so good for the rest of us. Vote NO on U.

*Tony Kelly\*  
Kathy Howard  
Doug Engmann  
Dennis Antenore  
Calvin Welch  
Gerry Crowley  
Mari Eliza  
Chris Gembinski*

*Spike Kahn\*  
Daniela Kirshenbaum  
Lori Liederman  
Kathy Lipscomb  
Marlayne Morgan  
Denis Mosgofian  
Tom Radulovich  
Tes Welborn\*  
Paul Wermer*

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

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

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

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## Paid Argument AGAINST Proposition U

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### Don't break the promise of affordable housing, vote NO on U.

Over the years, San Franciscans have approved many market-rate developments with the commitment that at least 15% of the units built-- and often more -- would be designated for low-income families making 55% or less of median income. This measure would break that promise not just for future developments, but for those that have already been built -- at a time when thousands of new affordable homes are on the verge of construction.

This is a huge giveaway that will hurt every San Francisco community.

#### **Vote NO on U.**

*Former Supervisor Sophie Maxwell\*  
San Francisco School Board of Education Member  
Shamann Walton\*  
San Francisco Planning Commissioner Christine Johnson*

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

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

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

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## Paid Argument AGAINST Proposition U

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### Our community is united against Prop U.

This measure will make thousands of housing units too expensive for our seniors and working families. It will retroactively increase rents of families that



secured low-income housing years ago. It will make it much, much more difficult for low-income seniors and families with children to secure housing. It is meant to divide our community, but it has united us instead.

#### **Vote NO on U.**

*Assemblymember Phil Ting\**

*Supervisor Jane Kim\*, Supervisor Eric Mar\**

*San Francisco School Board Member Sandra Lee Fewer\**

*San Francisco Democratic Party Chair Cindy Wu*

*San Francisco Democratic Party Vice Chair Dr. Pratima Gupta*

*San Francisco Chinese Chamber of Commerce*

*Chinatown Coalition for Housing Justice*

*Chinatown Community Development Center*

*Chinese Progressive Association*

*Community Tenants Association*

*Japanese Community Youth Council*

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

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

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

#### **Paid Argument AGAINST Proposition U**

##### **Don't close the door to immigrants, vote NO on U.**

San Francisco's culture, neighborhoods and economy have been built and strengthened by wave after wave of immigration. For that to continue, we need housing affordable to those that are struggling, striving or just starting out.

By raising income requirements for affordable housing, Prop U will turn San Francisco into a community that is only for the elite who have already realized their dreams – with no place for those who are still struggling to make their dreams come true.

##### **Don't close the door, vote NO on U.**

*Supervisor John Avalos\**

*Mission Economic Development Agency*

*United to Save Mission*

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

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

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

#### **Paid Argument AGAINST Proposition U**

##### **Don't let the realtors divide our city, tenants vote NO on U.**

Developers and landlords love Prop U because as our rents increase, their profits increase. It's pretty simple math for them -- the kind of math that is about dividing income groups and subtracting low-income tenants from living in our city. Fight back by voting NO on U.

*Housing Rights Committee of San Francisco*

*Community Tenants Association*

*Chinese Progressive Association*

*Tenants Together*

*Coalition on Homelessness San Francisco*

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

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

#### **Paid Argument AGAINST Proposition U**

##### **Non-profit housing groups urge you to vote NO on U.**

As housing organizations we see how low-income families benefit from inclusionary housing. This measure would completely wipe out low-income housing as part of new developments, and even reach back retroactively and eliminate low-income housing that already exists. It takes our city backwards and puts affordable housing out of reach of families who need it the most.

##### **Vote NO on U.**

*San Francisco Council of Community Housing Organizations*

*San Francisco Community Land Trust*

*San Francisco Housing Development Corporation*

*Mission Economic Development Agency*

*Episcopal Community Services*

*Community Housing Partnership*

*Chinatown Community Development Center*

*Dolores Street Community Services*

*Tenderloin Neighborhood Development Corporation*

*TODCO Group*

*HomeownershipSF*

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

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



# V

## Tax on Distributing Sugar-Sweetened Beverages

Shall the City collect a tax of one cent per ounce from the distributors of sugar-sweetened beverages?

YES



NO



### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City does not impose a tax on the distribution of sugar-sweetened beverages.

**The Proposal:** Proposition V would place a tax of one cent per ounce on the distribution of sugar-sweetened beverages.

A sugar-sweetened beverage is a beverage that contains added sugar and 25 or more calories per 12 ounces. These include some soft drinks, sports drinks, iced tea, juice drinks and energy drinks. The tax would also apply to syrups and powders that can be made into sugar-sweetened beverages, for example, fountain drinks from beverage-dispensing machines.

The distributors of sugar-sweetened beverages in San Francisco would be responsible for paying the tax. The tax would not apply to retail sales of sugar-sweetened beverages.

Some beverages would not be subject to the tax, including:

- Diet sodas;
- Beverages that contain only natural fruit and vegetable juice;
- Infant formula;
- Milk from animal or vegetable sources, including soy, rice and almond milk;
- Nutritional therapy, rehydration and other beverages for medical use; and
- Alcoholic beverages.

A 16-member Advisory Committee would be established to evaluate the impact of the tax on beverage pricing, consumer purchasing behavior, and public health. The Committee would also advise the Mayor and Board of Supervisors about how to reduce the consumption of sugar-sweetened beverages in San Francisco.

The City could use the proceeds of the tax for any governmental purpose.

**A “YES” Vote Means:** If you vote “yes,” you want the City to collect a tax of one cent per ounce from the distributors of sugar-sweetened beverages.

**A “NO” Vote Means:** If you vote “no,” you do not want this tax.

### Controller’s Statement on “V”

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

Should this ordinance be approved, in my opinion, it would result in an annual tax revenue increase to the City of approximately \$7.5 million in fiscal year (FY) 2017–2018 and \$15 million in FY 2018–19. The tax is a general tax and proceeds would be deposited into the General Fund.

The measure would amend the City’s Business Tax and Regulations Code to impose a one cent per fluid ounce tax on the initial distribution within San Francisco of sugar sweetened beverages, beginning on January 1, 2018. Administrative costs to implement this ordinance would have a minimal impact on the cost of government.

The proposed amendment would establish a Sugary Drinks Distributor Tax Advisory Committee that would make recommendations to the Mayor and the Board of Supervisors on the effectiveness of the tax. Starting in 2018 the committee would submit an annual report that evaluates the impact of the tax on beverage prices, consumer purchasing behavior, and public health, and makes recommendations on the potential establishment and/or funding of programs to reduce the consumption of sugar-sweetened beverages in San Francisco. The committee would be in place until December 31, 2028 unless extended by the Board of Supervisors.

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 307. Some of the words used in the ballot digest are explained starting on page 58.



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## How “V” Got on the Ballot

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On June 21, 2016, the Department of Elections received a proposed ordinance signed by the following Supervisors: Cohen, Farrell, Mar, Wiener.

The Municipal Elections Code allows four or more Supervisors to place an ordinance on the ballot in this manner.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.  
The full text begins on page 307. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition V

Scientific evidence demonstrates that there is a direct link between sugary drinks and diseases like obesity, diabetes, dental decay and even liver disease, driving up healthcare costs for everyone. San Francisco pays over 87 million dollars for direct and indirect costs of diabetes.

Sugar is a toxin that goes straight to the liver and other vital organs. 46 percent of the population has diabetes or is on the path to getting it. For Latinos and African Americans, the rate is even higher. One of every three children born after 2000 will develop diabetes during their lifetimes. Prop V will help to turn these trends around.

Prop V is a one-penny per ounce tax, paid *only* by the distributors of sodas and sugary drinks, generating \$15 million annually that can be used to support health education programs, improving access to drinking water, expanding school nutrition programs, to improve children's health.

Prop V requires the distributors of sugary beverages pay the tax. **It is not a grocery tax or a tax on consumers.**

Berkeley approved a similar measure in 2014, and has been a success. It has raised almost two million dollars per year for health programs, with no negative impacts on businesses or jobs.

Prop V is a result of advocates from low-income and communities of color, asking policy leaders to address the health needs of their communities.

The American Heart Association, San Francisco Medical Society, San Francisco Dental Society, local doctors, dentists, nurses and public health professionals all urge your support of Proposition V.

Please vote yes for children's health. **Vote Yes on Prop V.**

*Supervisor Malia Cohen*

*Mayor Ed Lee*

*Supervisor Eric Mar*

*Supervisor Scott Wiener*

*Supervisor Mark Farrell*

*Supervisor John Avalos*

*San Francisco Medical Society*

*NAACP*

*American Heart Association*

*San Francisco Dental Society*

*NICOS Chinese Health Coalition*

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

Please do the research for yourself on Proposition V. **The politicians say it is about health—but a few moments of research online will show it is a tax that will raise the cost of food and groceries.**

A close read of the ballot digest in this voter guide also shows that **ALL OF THE PROCEEDS of the proposed grocery tax go to the general fund—which means the politicians can spend it on anything they want.**

The same is true in Berkeley where a grocery tax is working to increase costs.

**Proposition V is a tax on the distributors of hundreds of beverages and products, not on the products themselves.** The distributors are people like your neighborhood grocery store or restaurant owner. Nothing in the law prevents all of the tax from being passed on to consumers by increasing the price of any items in a store or restaurant and the grocers and restaurant owners report that is exactly what they will be forced to do.

**Because low-income families spend a greater percentage of their income on groceries, they are hurt the most.** A new study by leading economists showed that raising grocery taxes increases food insecurity for the poorest Americans. You can read this research at [www.SFGROCERYTAXFACTS.ORG](http://www.SFGROCERYTAXFACTS.ORG).

**Proposition V was placed on the ballot by four supervisors after they failed to submit enough signatures from voters. San Francisco voters rejected a similar measure in 2014.**

**Enough is enough. Vote NO on Proposition V.**

*Henry Karnilowicz, President*

*San Francisco Council of District Merchant Associations*

*Mitchell Omerberg, President*

*Affordable Housing Alliance*





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## Opponent's Argument Against Proposition V

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The politicians say this tax is about health, but not one penny is dedicated to health programs. The official digest states, "The City could use the proceeds of the tax for any governmental purpose."

San Franciscans are already being priced out of our city.

Now a few politicians want to make San Francisco even more expensive with a **grocery tax** — even though voters rejected a similar tax in 2014.

The politicians call it a tax on sodas. If you do your own research you will see that is not true.

Instead of being imposed directly on beverages, this tax is imposed on "distributors," including small business owners like me. This is because state law **restricts** the ability of local governments to impose a sales tax directly on most beverages. Nothing prevents this tax from being passed on to any item in our grocery stores and restaurants.

Small businesses like mine are under so much pressure from rising costs we will be forced to **pass this tax on to customers** — meaning higher food and grocery prices.

**So even if consumers don't buy sodas, their grocery bills could still go up. That is not fair.**

Senator Bernie Sanders disagrees with these types of regressive taxes, saying it is "...a regressive grocery tax that would disproportionately affect low-income and middle-class Americans."

Even the chief sponsor of this tax admits it hurts poor people the most. Her direct quote is: "This tax definitely affects those folks at the bottoms."

Over a thousand neighborhood grocers and restaurant owners oppose Proposition V because it is a tax on groceries.

Enough is enough. We have higher priorities, and the last thing we need is a grocery tax. Vote NO on Proposition V.

Learn the facts yourself at [www.DontTaxOurGroceries.com](http://www.DontTaxOurGroceries.com).

*Troy Reese*

*Owner, Queen's Louisiana Po Boy Cafe*

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## Rebuttal to Opponent's Argument Against Proposition V

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The Beverage Industry is solely funding the campaign against Prop V.

Don't let Big Soda fool you. **Prop V is NOT a grocery tax.** There is no data that supports Big Soda's claim that this tax will be passed onto other products. Berkeley passed a nearly identical tax in 2014 and consumers have NOT seen the costs of groceries go up.

The Beverage Industry calls this a regressive tax, but let's be honest - **Type 2 Diabetes is a REGRESSIVE DISEASE.** If the Beverage Industry is so concerned about the health of people in low income communities, they would stop targeting them with aggressive marketing. They would not have spent \$28 million last year on marketing specifically targeting African American and Latino youth. 50 percent of African American youth (vs. 25 percent White youth) after 2000 will contract Type 2 Diabetes in their lifetime. This is not a coincidence.

Big Soda is concerned about the scientific evidence that health problems, including diabetes and obesity, are linked with drinking sugary drinks.

Big Soda disputes medical research and uses the same arguments Big Tobacco used against cigarette taxes. But cigarette taxes work, and save lives. **Who do you trust: doctors, dentists and researchers, or Big Soda?**

Accountability is written into Prop V. The measure creates a committee of experts in medicine, oral health and education to make recommendations to the Board of Supervisors about funding programs that improve children's health in San Francisco. This system has been proven to work.

**YES ON PROP V.**

Get the facts yourself - [www.sfunitedtoreducediabetes.com](http://www.sfunitedtoreducediabetes.com)

*San Francisco Medical Society  
American Heart Association*



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

As the nation's oldest and largest organization committed to fighting cardiovascular diseases, the **American Heart Association proudly supports Prop V.**

Our mission is to build healthier lives, free of cardiovascular disease and stroke. Most people consume more sugar than is healthy. The AHA recommends that women consume no more than five teaspoons of added sugar a day and men consume no more than nine teaspoons a day. Yet, a 20-ounce bottle of soda contains the equivalent of approximately 17 teaspoons of sugar. Sugary drinks contribute to an epidemic of obesity and diabetes, especially among children of color. We must do something today to address this crisis.

The damage caused by these sugars goes beyond our waistlines. We know they also hurt our heart health. Research suggests that high intake of added sugar in your diet could increase your risk of dying from cardiovascular disease and exacerbate existing health problems.

**Stand with health researchers and doctors at the American Heart Association.**

**Support Prop V.**

*American Heart Association*

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

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

**Join doctors and medical professionals at the San Francisco Medical Society and support Prop V.**

The rise in obesity among both American children and adults presents a looming health disaster, and also an economic one. Obesity, diabetes, heart disease are all linked to overconsumption of sugar. \$41 billion is spent treating obesity in our state annually. Taxes can not only decrease consumption, but the revenues can also be used for education to prevent over consumption and to treat related conditions.

The soda industry is a multi-billion dollar interest that spends hugely to market soda and is expected to mimic the tobacco industry in its opposition to this proposal. Respected medical and public health voices are crucial in such battles, and the SFMS is proud to join in this effort on behalf of physicians and their patients.

*San Francisco Medical Society*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Reduce Diabetes in Children.

The three largest contributors to the true source recipient committee: 1. Michael Bloomberg, 2. Action Now Initiative, 3. Ben Lilienthal.

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

**I am a small business owner in San Francisco and I support Prop V.**

Prop V is **NOT** a grocery tax. Prop V is only a tax on sugary beverages and sodas.

There are alternatives to sugary beverages and sodas, including bottled water and diet soda. These products are all made by the same companies, brought by the same truck drivers and sold in the same stores that dispense regular soda, so don't believe the lies.

Prop V will **NOT** cost any jobs or hurt small business.

Big tobacco said the same thing when communities asked to remove smoking from restaurants and bars - and they were wrong!

**Stand with me and other small businesses in San Francisco. Support Prop V.**

*Carmen Elias, Bakery La Mejor*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Reduce Diabetes in Children.

The three largest contributors to the true source recipient committee: 1. Michael Bloomberg, 2. Action Now Initiative, 3. Benjamin Lilienthal.

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

The San Francisco Parent PAC supports Prop V because the health of our children is of the utmost importance. We recognize that soda and sugary beverages are empty calories, and we are concerned about the disproportionate impact they are having in the Type II diabetes epidemic. Prop V is sensible public health policy that is backed by years of research.

Too many kids are becoming regular soda drinkers, and teens often don't understand the serious health impacts. Prop V will help reverse this trend.

Funds from Prop V can also expand physical education and nutritious foods at our public schools, as well as provide much needed funds for after-school program.

**Parents in San Francisco urge you to vote YES on Prop V.**



### *San Francisco Parent PAC*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Reduce Diabetes in Children.

The three largest contributors to the true source recipient committee: 1. Michael Bloomberg, 2. Action Now Initiative, 3. Benjamin Lilienthal.

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

**The San Francisco Dental Society supports Proposition V** because it will improve the health of all San Franciscans.

Reducing the amount of soda consumed by San Francisco's children and adolescents will reduce chronic diseases including diabetes, as well as dental disease - the number one chronic disease in children. The high levels of sugar and acid make these beverages exceptionally damaging to teeth.

Oral health is essential to overall health. Dental disease is experienced by over two thirds of California children. Nearly 40% of San Francisco children have experienced caries by the time they reach kindergarten, impacting school attendance, and their ability to learn.

Dental caries are largely preventable and prevention includes reducing the consumption of sugary beverages.

We support this measure to improve the oral health and the overall health of San Francisco's resident by curbing the consumption of sugary beverages.

### *San Francisco Dental Society*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Reduce Diabetes in Children.

The three largest contributors to the true source recipient committee: 1. Michael Bloomberg, 2. Action Now Initiative, 3. Benjamin Lilienthal.

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

**The National Coalition for 100 Black Women supports Prop V.**

Diseases linked to consumption of soda and sugary beverages is hurting our community. We can no longer sit in silence while a crisis is unfolding in the Black community and causing the highest rates of diabetes and hypertension among our children and adults. African Americans are twice as likely to be diagnosed with diabetes as whites. In San Francisco, 40 percent

of African American women over 45 have some form of diabetes.

Big Soda's marketing continues to target African Americans disproportionately relative to the white community. Black youth saw more than twice as many TV ads for sugary drinks. If soda companies were really concerned about the health of our community, they wouldn't market to us relentlessly. Prop V will help us change these statistics.

### **SUPPORT PROP V.**

### *National Coalition for 100 Black Women*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Reduce Diabetes in Children.

The three largest contributors to the true source recipient committee: 1. Michael Bloomberg, 2. Action Now Initiative, 3. Ben Lilienthal.

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

Soda and sugary beverages are harming our parishioners and our community. As faith leaders, when we see something harming our communities, we are obligated to speak up and take action. Our communities aren't just plagued by poverty, lack of opportunity, and guns — they are plagued by the aggressive marketing tactics of soda companies who dump their products into our neighborhoods, making them cheap and available on every corner.

Studies show that regular consumption of sugary soda and beverages is very harmful- more harmful than eating sugary foods. We are concerned about our families and friends who are suffering from type II diabetes and heart disease. We need both education AND incentives for healthier choices to make a difference. Vote YES on V.

### *True Hope Church of God in Christ (COGIC)*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Reduce Diabetes in Children.

The three largest contributors to the true source recipient committee: 1. Michael Bloomberg, 2. Action Now Initiative, 3. Benjamin Lilienthal.

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

### **The NAACP supports Prop V.**

One-third of all children are predicted to develop diabetes in their lifetimes. African American and Latino children are at even greater risk, with nearly one in two expected to develop diabetes in their lifetimes.



Beverage companies spend more than \$28 million a year on marketing campaigns specifically targeting African-Americans and Hispanic youth. Sugar sweetened beverages are directly correlated to this increased consumption. This is not acceptable.

The soda industry pretends to be concerned about the pocketbooks of low-income families but they refuse to talk about the health consequences that their products perpetuate in our community.

Sugary drinks play a large role in the alarming obesity and diabetes crisis that disproportionately affects the African-American community.

### **Vote YES on Prop V.**

*NAACP - San Francisco Chapter*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Reduce Diabetes in Children.

The three largest contributors to the true source recipient committee: 1. Michael Bloomberg, 2. Action Now Initiative, 3. Ben Lilienthal.

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

#### ***Asian American Families Support Prop V***

Many people in the Asian American community don't believe sugary beverages are impacting their health, but the truth is that many of the diseases caused by these drinks, including diabetes and dental decay are hurting our community. While the Asian American community may be less overweight, it is actually at greater risk for developing diabetes.

Asian Americans have the highest proportion of undiagnosed diabetes among all racial groups, and in San Francisco, Chinatown has some of the highest rates of dental decay. In the Chinatown zip code, 53 percent of kindergartners suffer from cavities.

Sugary beverages in our communities are directly correlated to these statistics. Prop V can help us turn this around.

### **Vote Yes on Prop V.**

*APA Family Support Services*

The true source(s) of funds for the printing fee of this argument: APA Family Support Services.

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### ***End of Paid Arguments IN FAVOR of Proposition V***

### **Paid Argument AGAINST Proposition V**

#### **Our City's Grocers Say No On The Food And Grocery Tax, No On Prop V**

Enough is enough—we don't need a new tax on groceries.

As grocery store owners, our customers come to our markets to buy their food and we are already struggling to keep costs down.

This new tax is placed on our shoulders. And many of us just can't afford to pay any more. We have two choices—go out of business and give in to the big chains or to pass some or all of the costs on to our customers. They are both bad choices.

That's why we are standing up, like so many others, to say NO to this tax on food and groceries.

Please join us in voting NO on V—NO on the grocery tax.

*Omar Abunie, owner, Mission Groceteria\**

*Ramneek Singh, owner, Geary-Hyde Market\**

*Zinaida Fudym, owner, New World Market\**

*Spiros Johnson, owner, 25th & Clement Street Produce\**

*Ali A. Ali, owner, Jupiter Market\**

*Victor B. Qare, owner, New College Hill Market\**

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

The true source(s) of funds for the printing fee of this argument: No on V, Enough is Enough: Don't Tax Our Groceries.

The sole contributor to the true source recipient committee: American Beverages Association California PAC.

### **Paid Argument AGAINST Proposition V**

#### **San Francisco Restaurant Owners Say No On Prop V, No to the Food And Grocery Tax.**

As restaurant owners, we are small business owners who are proud to serve our San Francisco customers, and we want to make sure our restaurants can continue to provide delicious and nutritious meals at an affordable price.

That's why we are joining a coalition of over 1,000 San Francisco restaurant owners, grocers and corner stores opposed to Proposition V—the proposed tax on food and groceries.





Our costs and rents keep going up. Just like grocers, we will be forced to pass on much or all of this new tax to our customers. The politicians who say otherwise just don't understand how much pressure we face now as small business owners.

The last thing we need to do is make groceries and food more expensive for our customers.

Say NO to Prop V. No to the food and grocery tax.

*Golden Gate Restaurant Association  
Soledad Marquez, owner, Grandma's Deli and Cafe\*  
Nagham Aboufaraj, owner, Angel Cafe and Deli  
Douglas Gardali, owner, Ernesto's Italian Restaurant*

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

The true source(s) of funds for the printing fee of this argument: No on V, Enough is Enough: Don't Tax Our Groceries.

The sole contributor to the true source recipient committee: American Beverage Association California PAC.

### **Paid Argument AGAINST Proposition V**

Vote NO on Proposition V.

In 2014, San Francisco voters rejected a tax on sodas and other drinks containing sugar. This November, we're voting on the same issue once again.

We already pay sales taxes on sports drinks and sodas. Proposition V creates a new tax that consumers will end-up paying.

The City can spend this new tax however it wants, even on proposals unrelated to public health.

*San Francisco Republican Party  
Jason P. Clark, Chairman*

*Chantal Anderson, Christopher L. Bowman, Charles Cagnon, Howard Epstein, Terence Faulkner, Stephanie Jeong, Ken Loo, Lisa Remmer, Scott Williams, Josh York*

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

The two contributors to the true source recipient committee: Charles Moore, Stephanie Jeong.

### **Paid Argument AGAINST Proposition V**

Would you support a law **letting your doctor penalize you for buying foods or beverages s/he thinks are unhealthy for you?** For instance, requiring you to pay an extra tax on eggs if s/he thinks your cholesterol's too high?

Or do you, like most people, prefer to limit your doctor's role to giving you advice, and then make your own health decisions after listening to that advice?

If you don't want your food and beverage choices taxed at the doctor's office in the name of good health, how about a law letting **politicians who have no medical training and know nothing about your personal health situation** impose a penalty on you to fund their political agendas via a one-size-fits-all tax on sweetened beverages?

Not such a hot idea, right? Yet that's what Supervisors are pushing with **Paternalistic Prop. V**. San Francisco voters rejected a similar tax just two years ago, but it's back again because the busybodies at City Hall can't stop subjecting the public to their pet social engineering schemes. **Do they think we're too dumb to make our own health decisions and want to treat all of us like children?** Or are they just pathologically greedy?

As observers of the "War on Drugs" know, treating adults like children doesn't work very well. The authors of a recent University of Washington study stated flatly, "Our research does not support the theory that soda taxes have a negative effect on body-mass index"

( <http://tinyurl.com/SodaTaxFail> )

Another academic study, focused on fat taxes which share many similarities with taxes on sugar, characterized them as "*extremely regressive*," noting, "*the elderly and poor suffer much greater welfare losses from the taxes than do younger and richer consumers*."

( <http://tinyurl.com/SodaTaxDoubleFail> )

**Let's keep government out of the fridge!  
Vote NO on Proposition V.**

*Libertarian Party of San Francisco  
[www.LPSF.org](http://www.LPSF.org)*

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

The three largest contributors to the true source recipient committee: 1. Scott Banister, 2. Francoise Fielding, 3. Libertarian Party of California.





# W

## Real Estate Transfer Tax on Properties Over \$5 Million

Shall the City increase the transfer tax rate for sales of residential and commercial properties from 2% to 2.25% for sales from \$5 million up to \$10 million; from 2.5% to 2.75% for sales from \$10 million up to \$25 million; and from 2.5% to 3% for sales of \$25 million or more?

YES    
NO  

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City collects a transfer tax on most sales of residential and commercial real estate in San Francisco. The tax also applies to leases with terms of 35 years or more. The tax rate usually depends on the real estate's sale price. The current transfer tax rates are:

| Sale Price of Real Estate                       | Tax Rate |
|-------------------------------------------------|----------|
| More than \$250,000 and less than \$1,000,000   | 0.68%    |
| At least \$1,000,000 and less than \$5,000,000  | 0.75%    |
| At least \$5,000,000 and less than \$10,000,000 | 2.00%    |
| At least \$10,000,000                           | 2.50%    |

The money collected from this tax goes into the City's General Fund.

When a business changes ownership, it must pay a transfer tax on the real estate it owns.

State law limits the amount of revenue, including tax revenue, the City can spend each year. State law authorizes San Francisco voters to approve increases to this limit for a maximum of four years.

**The Proposal:** Proposition W would increase the transfer tax rate for real estate with a sale price of more than \$5 million, including leases of 35 years or more. For property with a sale price of less than \$5 million, the current tax rate would not change. The proposed tax rates are:

| Sale Price of Real Estate                        | Proposed Tax Rate |
|--------------------------------------------------|-------------------|
| More than \$250,000 and less than \$1,000,000    | 0.68% (no change) |
| At least \$1,000,000 and less than \$5,000,000   | 0.75% (no change) |
| At least \$5,000,000 and less than \$10,000,000  | 2.25%             |
| At least \$10,000,000 and less than \$25,000,000 | 2.75%             |
| At least \$25,000,000                            | 3.00%             |

Proposition W would also increase the state's limit on the City's annual tax revenue spending by the amount of additional taxes collected under the proposed rate increases. The increased limit would last for four years.

**A "YES" Vote Means:** If you vote "yes," you want to increase the transfer tax rate for sales of residential and commercial properties:

- to 2.25% for sales from \$5 million up to \$10 million;
- to 2.75% for sales from \$10 million up to \$25 million; and
- to 3.00% for sales of \$25 million or more.

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

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 310. Some of the words used in the ballot digest are explained starting on page 58.



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## Controller's Statement on "W"

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

The proposed ordinance would increase the real property transfer tax assessed on transfers in excess of \$5 million, and would in my opinion generate significant additional revenues for government services.

The ordinance would increase the property transfer tax rate on transactions between \$5 million and \$10 million from 2% to 2.25%, the tax rate on transactions between \$10 million up to \$25 million from 2.5% to 2.75%, and the rate on transactions valued at least \$25 million from 2.5% to 3%. Applying these tax rates and current estimated property values to transactions that occurred during the most recent economic cycle, annual revenue resulting from this proposition would have ranged from a low of \$10 million to a high of \$73 million, with an average of \$45 million.

While we estimate that the proposed ordinance would have resulted in average additional revenue of \$45 million per year based on transactions from the most recent economic cycle, it is important to note that this is the City's most volatile revenue source, and estimates based on prior years' activity may not be predictive of future revenues.

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## How "W" Got on the Ballot

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On July 19, 2016, the Board of Supervisors voted 10 to 1 to place Proposition W on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Cohen, Kim, Mar, Peskin, Tang, Wiener, Yee.

**No:** Farrell.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 310. Some of the words used in the ballot digest are explained starting on page 58.**



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## Proponent's Argument in Favor of Proposition W

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Prop W is very simple: we're asking those who are doing very well to pay just a little more when they sell luxury properties they own to help improve vital city services and create more opportunity.

Prop W raises the transfer tax paid when luxury homes and expensive commercial properties are sold. The new transfer tax rates apply only to real estate worth over \$5 million. This initiative raises the transfer tax by 0.25% on properties sold for over \$5 million, and by 0.50% for properties sold for over \$25 million.

There is **no change** to the transfer tax rate for properties sold for less than \$5 million.

The City Controller estimates this initiative will generate \$44 million annually, new funds that can help build more affordable housing, support our seniors, individuals with disabilities and families with children and help homeless residents off the street.

Prop W is also an important step towards making higher education accessible for all and growing our middle class. In July, the Board of Supervisors overwhelmingly passed a resolution making **Free City College for San Francisco residents** a top priority for the new revenue. Now, we need to pass Prop W so we have the funding to turn our resolution into reality and make higher education within reach for everyone!

Investing in stronger services and working for an economy that works for all of us — that's a great deal for our city.

Please join us in voting YES on W.

**Learn more at [www.FairShareSF.org](http://www.FairShareSF.org).**

*Supervisor Jane Kim*

*Supervisor David Campos*

*Supervisor Aaron Peskin*

*Supervisor Norman Yee*

*Brigitte Davila, Trustee, San Francisco College Board of Trustees*

*Matt Haney, President, San Francisco Board of Education*

*City College of San Francisco Faculty Union, AFT 2121 Community Housing Partnership*

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

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Proponents of this tax bill claim that it is just a tax increase on luxury residential and commercial properties.

But the tax is actually targeted at our larger rent-controlled apartment and commercial buildings, regardless of whether or not they are considered to be "luxury," are affordable, or are offering rents to residents and businesses that are below market rate. These buildings are subject to the tax increase just because of their size, and are the same buildings where a significant percentage of our long-term residents and small businesses live and thrive.

Buildings subject to this tax will not simply absorb the increase. The tax rate increase will be figured into the purchase price and will be passed along to city residents and small businesses in the form of higher rents and rent increases.

Look closely at the details of this tax. Not a single penny is dedicated to help City College students.

And a tax on our buildings, our businesses, and our residents is clearly not the answer when our apartment and commercial rents are the highest in the country.

Reject Prop W this November.

Encourage San Francisco to prioritize City College in its \$9.6 Billion budget.

*San Francisco Apartment Association*



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## Opponent's Argument Against Proposition W

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Advocates have described this poorly crafted tax bill as a tax on luxury properties to make City College free for students. But this couldn't be farther from the truth. In looking at the text of the proposal, absolutely zero of the funds raised by the tax are designated or guaranteed to actually pay any tuition for a single City College student.

In fact, every penny raised by the tax is set up to be funneled straight into the City's General Fund, where it is subject to the whims of the San Francisco Board of Supervisors and its budgetary process.

The City currently has a \$9.6 Billion budget, but it is still asking its residents to cough up an additional several hundred million dollars in tax revenue, with this measure and a number of others on the November ballot.

The tax applies to the sale of both residential and commercial property, and is targeted on larger buildings. In San Francisco, these buildings can be large apartment buildings which house hundreds of rent-controlled tenants, or they can be office and commercial buildings which feed our vibrant neighborhoods and house our small and local businesses.

If passed, the tax increase will almost certainly be passed along to these current and future residents, and current and future small businesses through higher rental and leasing rates.

There are certainly merits to helping City College students get a free education. But this tax is not the answer. None of the money that would be raised from the tax is guaranteed to ever get to a single City College student. And the tax is targeted on larger commercial and residential buildings which typically house our vital small businesses and our rent-controlled tenants. Given the way the City is handling its current \$9.6 Billion budget, yet another tax into the General Fund is just not the answer.

**Vote No on W.**

*San Francisco Apartment Association*

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## Rebuttal to Opponent's Argument Against Proposition W

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Our city is booming — but for many residents, it has felt more like a bust.

Prop W will **increase taxes on the sale of property worth \$5 million or more.** Those who own these properties are doing well; this measure will help ensure that the success our City has helped them create is shared among all the residents of San Francisco.

Prop W revenues can be used for vital city services like helping homeless families and building more affordable housing. And this summer the Board of Supervisors voted to prioritize making City College free once again — like it was until 1984 — by using new City revenues such as those generated by increasing the real estate transfer tax.

This will help thousands of residents have a better life. A City College graduate makes, on average, \$11,000 more per year than someone with a high school diploma. And City College is a proven path to a four-year institution. With rents going through the roof, what would \$11,000 more a year mean for your neighbors and friends? What would it mean for your family?

We can do more to help working families succeed. Prop W simply asks the wealthiest people in San Francisco, who are among the wealthiest in the entire nation, to give a little more back to the City that has given them so much.

**Invest in stronger services. Invest in San Francisco families. Invest in our future. Vote Yes on Prop W.**

*Supervisor Jane Kim  
Supervisor Aaron Peskin*



## Paid Argument IN FAVOR of Proposition W

### A Fair Share for A Stronger City

There's so much we all love about San Francisco. But we're not going to be the same city if working families continue to be squeezed out and priced out.

We must do more to help low- and middle-income families stay in our city. This tax on ultra luxury property will assist in our efforts to strengthen opportunities and city services so San Francisco can be more affordable and accessible for everyone.

By asking developers and the wealthy to pay just a little more when they sell property worth over \$5 million we can fund vital priorities like making City College tuition free and helping more workers get the skills to enter the middle class. And we can strengthen other services that benefit every resident of San Francisco, like helping homeless families get off the streets or building more affordable housing.

Asking those at the top to pay their fair share will help more families have a fair shot at success. I'm supporting Prop W and I hope you will too.

*Jane Kim, San Francisco Supervisor*

The true source(s) of funds for the printing fee of this argument: Jane Kim for Senate 2016.

The three largest contributors to the true source recipient committee: 1. California Federation of Teachers COPE, 2. California Nurses Association PAC, 3. Political Action for Classified Employees of California School Employees.

## Paid Argument IN FAVOR of Proposition W

### Help More San Franciscans Step Into the Middle Class – Vote Yes on Prop W

I know education is the pathway to success. That's why I'm supporting Prop W.

Prop W will NOT affect any property worth less than \$5 million. It will generate additional revenue for our city to strengthen services.

And the top priority will be funding free City College.

Graduates of City College make more than those with a high school diploma. And City College is a stepping stone to a four-year degree that will help even more of our young people succeed.

Please vote YES on Prop W.

*Assemblymember David Chiu*

The true source(s) of funds for the printing fee of this argument: Fair Share for Free City College and Stronger Services.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

## Paid Argument IN FAVOR of Proposition W

### Stronger Services for a Stronger City

Our City has seen tremendous economic growth in recent years. For many, these have been boom times. But others are at risk of being left behind.

Prop W will help fund free City College for San Francisco residents. Those graduates can then expect to make, on average, \$11,000 more than those with only a high school degree.

That's a big leg up in entering the middle class.

I'm for Prop W because I believe when more San Franciscans have the chance to succeed, we all benefit.

On November 8, vote YES on Prop W.

*Mark Leno, State Senator*

The true source(s) of funds for the printing fee of this argument: Fair Share for Free City College and Stronger City Services.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

## Paid Argument IN FAVOR of Proposition W

Phil Ting

### An Investment in Our Future

As San Francisco's former Assessor-Recorder, I can tell you this is a fiscally smart measure. Past experience has consistently shown that a modest increase in transfer taxes has no impact on home or property sales in San Francisco and the new revenue can help more workers earn their degree. In fact, it makes good financial sense: helping more students attend City College will help more San Franciscans join the middle class.

Join me in investing in our future and our city. Join me in voting YES on Prop W.

*Assemblymember Phil Ting*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.





## Paid Argument IN FAVOR of Proposition W

### DCCC

#### San Francisco Democratic Party Urges YES on W

San Francisco is changing rapidly – and not all of that change is for the better.

We need to be sure that as we change, we're doing so in a way that helps all our residents have a brighter future.

Prop W is a modest increase in the transfer tax on ultra luxury property. It's a way for those who have done very well in San Francisco to help others in the city prosper as well.

By investing in vital services, we can help ensure a stronger San Francisco for everyone.

*San Francisco Democratic Party*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

## Paid Argument IN FAVOR of Proposition W

### The City College Trustees Say YES to Proposition W

We know the acute challenges that our students and teachers face. We support the ultra-luxury property transfer tax increase because it will provide the much needed revenue the city needs to help pay for free City College.

Free City College tuition will allow San Francisco residents to attend City College free of charge and, for those students on financial aid, provide funds for books and supplies.

Let's make sure that all of our students can afford to stay at City College and that it remains one of the strongest and most diverse educational environments in the state.

Join us – Vote YES on Proposition W.

*Rafael Mandelman, President, City College of San Francisco Board of Trustees*

*Thea Selby, Vice President, City College of San Francisco Board of Trustees*

*Dr. Amy Bacharach, City College of San Francisco Board of Trustees*

*Brigitte Davila, City College of San Francisco Board of Trustees*

*Alex Randolph, City College of San Francisco Board of Trustees*

*John Rizzo, City College of San Francisco Board of Trustees*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

## Paid Argument IN FAVOR of Proposition W

### City College Faculty Stand in Support of Prop W

San Francisco can be a leader in making higher education more accessible. Prop W is our opportunity to make City College of San Francisco free — like it was before 1984.

Students who want to pursue higher education should not be held back by the cost — or be burdened by crushing student debt. CCSF students take on millions in student loan debt each year, and many work multiple jobs while trying to advance their educational goals.

Prop W will generate funding for the Board of Supervisor's resolution to make City College of San Francisco free. This will help more than 20,000 San Franciscans access college by covering either enrollment fees or textbooks and supplies for students already receiving financial aid.

Opening the door to education benefits all our communities. We urge you to vote YES on Prop W.

*Timothy Killikelly*

*Misha Antonich*

*Mary Teresa Bravewoman*

*Jessica Buchsbaum*

*Kathe Burick\**

*Katherine M. Connell*

*Karen Cox*

*Alan D'Souza*

*Leila Easa*

*Susan Englander*

*Allan Fisher*

*Malaika Finkelstein*

*Dr. Raymond Fong*

*Dr. Deborah Gerson, Ph.D.*

*Daniel T. Halford*

*Donna Hayes*

*Jennifer Irvine*

*Thomas W. Kennedy*

*Tenaya Lafore*

*Vicki Legion*

*Josephine S. Loo*

*Li Mao Lovett*

*Alisa Messer*



Muriel Parenteau  
Robin Roth  
Leslie Simon  
Rodger K. Scott  
Holly Stevens  
Edgar L. Torres  
Audrey Wallace  
Deirdre White  
James Wong  
Jennifer Worley  
Patricia Wynne

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

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

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

#### **Vote yes to help make Free City College a reality!**

As students, we struggle with choosing between food and books, or between rent and tuition. Proposition W can help lift this burden off our shoulders, and provide us with exactly the support we need to focus on our education, improve our lives, and give back to our community. CCSF Students say Yes to Fair Share – Vote Yes on Proposition W!

Win-Mon Kyi  
Pamela Lynn Clark  
Eris Giovanniello  
Kyle Johnson  
Elson Law  
Fernando Marti  
Miguel Michel  
Paul Millet  
Jessica Najarro  
Vivek Narayan  
Victor Ngo  
Christopher Peacock  
Shane Anothry Perry  
Eileen Yvette Reyes  
Svetlana Tauzhnyanskaya  
Carales Tessmarve  
Karen Vargas

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

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

#### **Give all San Francisco Students a Chance to Thrive at City College – YES on Proposition W**

Since the early 20th century, City College of San Francisco has provided a quality local option for higher education. Many SFUSD students take courses at City College to complement their high school curriculum or they go on to get their Associates degree and transfer to a four year College or University.

Prop W will raise the revenue needed to help make City College tuition free, opening the door to higher education for thousands of students of all backgrounds and all educational and career paths.

Expanding the school-to-college pipeline creates a more educated San Francisco, benefitting us all. Vote YES on Proposition W.

Matt Haney, President, San Francisco Board of Education  
Shamann Walton, Vice President, San Francisco Board of Education  
Sandra Lee Fewer, San Francisco Board of Education  
Hydra Mendoza-McDonnell, San Francisco Board of Education  
Rachel Norton, San Francisco Board of Education

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

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

#### **Fair Share for a Great City**

Too many of our friends and neighbors are falling behind in the city we love. They are in danger of losing their place in our community, which hurts us all.

By passing Proposition W and increasing the tax on sales of ultra luxury property, we can help strengthen critical services so many of our students, seniors and most vulnerable populations rely on. We believe that by asking those at the top to pay their fair share, we can make this an even better city for everyone.

Join your friends and neighbors in voting YES on Prop W.

Community Housing Partnership  
Jobs With Justice  
Mission Neighborhood Centers, Inc.  
San Francisco Senior and Disability Action  
San Francisco Tenants Union



The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

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

### **Helping Rebuild Our Middle Class**

Working families are being pushed out of our community – we need to act now to reverse this trend.

Prop W will help us improve city services that benefit our working families and can help more residents advance their education through the great programs at City College of San Francisco. By giving workers the chance to learn new skills and get their degrees we'll give them a boost into the middle class and help them stay in San Francisco.

Asking those doing very well to invest in our city is good for all of us.

Join us in voting YES on Prop W

*San Francisco Labor Council  
United Educators of San Francisco  
American Federation of Teachers Local 2121  
National Union of Healthcare Workers  
San Francisco Building and Construction Trades Council  
Service Employees International Union Local 1021 (SEIU 1021)  
UNITE HERE Local 2*

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

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

### **Join Council of Community Housing Organizations, Vote YES on Prop W**

Prop W asks the wealthiest to pay their fair share to make our City better for all San Francisco residents.

Passing Prop W can help open the door to higher education, so students can stay debt-free and make their future stronger. Prop W will help improve city services that benefit hardworking families who struggle to afford staying in San Francisco.

*Council of Community Housing Organizations*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

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

### **African Americans Leaders Say YES on Prop W – Educational Equity for All San Franciscans**

For students struggling to afford tuition or stay in school while working or taking care of their families, Proposition W will be a huge step forward in creating equity in our higher education system. Raising the transfer tax rate on those who already have so much is a small price to pay and will generate funding needed to make City College tuition-free for San Franciscans of all backgrounds. Let's have the wealthiest among us pay a fair share so that everyone can benefit from equal access to higher education – Vote YES on Proposition W.

*San Francisco Black Leadership Forum  
Bayard Rustin LGBT Coalition  
Shamann Walton, Vice President, San Francisco Board of Education*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

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

### **Chinese Community Leaders Agree: Prop W Will Help More San Franciscans Succeed**

Many families are working hard to join and stay in the middle class. We support Prop W because it will help more San Franciscans build a better life for their children.

Prop W is an increase in the transfer tax on properties worth more than \$5 million.

With \$44 million in additional revenue from Prop W, San Francisco can invest more in our city to provide vital services such as helping our seniors, repairing sidewalks and supporting our families and children.

Voting Yes on Prop W will help our families and our city become more prosperous.

*Chinatown Community Development Center  
Community Tenants Association  
Eric Mar, San Francisco Board of Supervisors, District 1  
Norman Yee, San Francisco Board of Supervisors, District 7  
Sandra Lee Fewer, San Francisco Board of Education*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.



## Paid Argument IN FAVOR of Proposition W

Latino Leaders

### Join Latino Leaders in Voting YES on Prop W for Stronger Services and Access to Education

Over the recent years, San Francisco has continued to become less and less affordable. The Latino community has been hard hit.

Prop W will help restore fairness in our city. It will help strengthen vital city services that support families and seniors like health care programs and affordable housing.

We can also help more students attend higher education by passing Prop W. Prop W will raise the revenue needed to help fund free City College for San Franciscans, where one third of students identify as Hispanic or Latino.

Let's open the door to fairness – vote YES on Proposition W.

*San Francisco Latino Democratic Club  
Mission Economic Development Agency (MEDA)  
Mission Neighborhood Centers, Inc.  
United to Save the Mission  
David Campos, San Francisco Board of Supervisors,  
District 9  
John Avalos, San Francisco Board of Supervisors,  
District 11  
Brigitte Davila, City College of San Francisco Board of Trustees*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

## Paid Argument IN FAVOR of Proposition W

### LGBT Leaders Say YES on Prop W – The Spirit of City College

City College has been at the forefront of fighting for liberal arts studies and cultural breadth courses such as LGBT and ethnic studies that reflect San Francisco's priorities.

With the revenue from this tax, the priority is to ensure that every student – of every racial background, sexual orientation, age, gender, religion or economic class – can learn and thrive and will not turn away from higher education because of the cost.

Say YES to Proposition W — keep the spirit of City College.

*Harvey Milk LGBT Democratic Club  
Alice B. Toklas LGBT Democratic Club  
Bayard Rustin LGBT Coalition*

The true source(s) of funds for the printing fee of this argument: Yes on Prop W.

The two contributors to the true source recipient committee: AFT 2121, San Francisco Labor Council.

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## End of Paid Arguments IN FAVOR of Proposition W

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## Paid Argument AGAINST Proposition W

### PROTECT SMALL PROPERTY OWNERS

Once again the Supervisors are dipping into pockets of small property owners. Don't be fooled; this isn't a "mansion tax". This is a tax increase on selling residential units and commercial property, raising rents for residents and small businesses.

Aren't two increases in this tax over the last decade enough?

VOTE NO on W.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

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## Paid Argument AGAINST Proposition W

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San Francisco voters should vote "No" on Proposition W, the real estate transfer tax increase. This tax increase on properties selling for more than \$5 million will hurt all San Franciscans, particularly families and small investors with four and five unit buildings in neighborhoods such as North Beach, the Richmond, the Castro, and throughout the City. Its impact will affect small business and residential tenants in properties that turn over.

This tax increase on real estate transactions – proposed to fund "free" City College tuition – is wrong for two reasons:

First, it offers false hope, because "what goes up must come down." Transfer tax receipts are highly cyclical by nature – swinging up or down by two to four hundred percent based on simple sales volume – and cannot be counted on as stable income. When the market goes down, these transfer tax revenues could disappear along with the program.

Second, this is a thinly disguised "end run" around the voters. New taxes for a specific purpose such as free





City College tuition or street tree maintenance require a 2/3rds vote under state law (Proposition 218). This tax measure is playing games with the voters by calling it a general tax, thus only needing a 50% + 1 vote to pass, even though the intent is to fund specific programs. This maneuver disrespects the city's taxpayers.

San Francisco already has the highest real estate transfer tax rate in all of California, which has been raised twice in the past decade. In a city with an annual budget of \$9.6 billion, larger than Chicago's budget that serves 3x the population and 5x the land area, must we continue to raise taxes?

Please vote No on Proposition W.

*Ken Cleaveland, VP Public Policy  
Building Owners and Managers Association of San Francisco*

The true source(s) of funds for the printing fee of this argument: Kilroy Realty, Shorenstein Realty Services, & Pacific Gas & Electric.

The three largest contributors to the true source recipient committee: 1. Kilroy Realty, 2. Shorenstein Realty SVCS, 3. Pacific Gas & Electric.

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### **Paid Argument AGAINST Proposition W**

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Dubbed the "Mansion Tax" to enhance appeal to San Francisco's virulent class warriors, the San Francisco Examiner says this measure actually hits small business tenants and commercial real estate the hardest by increasing the transfer tax for both commercial and residential property sales.

The San Francisco Chronicle reports that San Francisco already collects more transfer tax revenue than any city in California, up over 33% in the last 3 years. And San Francisco businesses already pay far more than their fair share, as proven by the \$671M in business tax collection forecasts in the City's 2016-17 budget – an increase of 50% in just 4 years.

That proves Proposition W is not the simple "Tax the Rich" scheme its promoters would have you believe. These properties can represent the life savings of families heading towards retirement. Ever higher taxes and regulations raise the cost of living, resulting in displacement, gentrification, homelessness and a San Francisco affordable only for the rich. Be assured these additional property transfer taxes will hit average San Franciscans in the pocketbook with everything they buy here.

It's time for San Francisco citizens to tell City Hall to stop pitting us against each other and start trimming

its own bloated nearly \$10 billion dollar budget - up from just \$6.48 billion in 2011.

It's the most lavish city budget in the US and maybe the world. That's roughly \$12K in taxes collected per San Francisco resident, mostly for City Hall salaries and employee benefits. If every voter considered the little they get from this tax and spend scheme, they'd see what it really is...a rich deceitful City Hall trick. It's class conflict created to benefit insiders at the expense of San Francisco citizens.

Wake up San Francisco. Stop the madness. Vote NO on Proposition W.

*Libertarian Party of San Francisco  
www.LPSF.org  
Michael Denny*

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

The three largest contributors to the true source recipient committee: 1. Scott Banister, 2. Francoise Fielding, 3. Libertarian Party of California.





# X

## Preserving Space for Neighborhood Arts, Small Businesses and Community Services in Certain Neighborhoods

**Shall the City require developers of projects in parts of the Mission and South of Market neighborhoods to build replacement space if they remove production, distribution and repair (PDR) uses of 5,000 square feet or more, institutional community (IC) uses of 2,500 square feet or more, or arts activities uses of any size, and to obtain a conditional use authorization before changing the property's use?**

YES



NO



### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City's zoning laws place a limit on what property owners can build and how they may use their property. In 2008, the City adopted a plan changing the zoning in the Eastern Neighborhoods (the Mission, Potrero Hill, parts of the waterfront south of Mission Bay, and parts of the South of Market neighborhood). In addition to residential and commercial uses, other types of uses allowed in the Eastern Neighborhoods—many of which are currently being displaced—include:

- **Production, distribution and repair (PDR):** PDR uses include a variety of light-industrial and craft uses, such as automotive, storage and wholesale and small business uses (furniture makers, recording studios, plumbing supply stores, art studios and lumberyards).
- **Institutional community (IC):** IC uses include child care and community facilities, job training, religious institutions and social services.
- **Arts activities:** uses include space for performance, exhibition, rehearsal and production of visual, performance and sound arts, as well as art studios and art schools.

Changing the use of a property sometimes requires the City's Planning Commission to issue a conditional use authorization, which can be appealed to the Board of Supervisors.

**The Proposal:** Proposition X would generally require developers of projects in parts of the Mission and South of Market neighborhoods to build replacement space in their new project if they remove:

- PDR uses of 5,000 square feet or more,
- IC uses of 2,500 square feet or more, or
- arts activities uses of any size.

The amount and type of replacement space would depend on the site's zoning. These replacement requirements would be reduced if the replacement space is priced 50% below market rate. The Board of Supervisors could allow developers to pay a fee or build offsite replacement space.

These projects would also be required to obtain a conditional use authorization before changing the property's use.

Exemptions from these requirements include projects that:

- the Planning Commission approved before June 14, 2016; and
- consist exclusively of affordable housing.

Proposition X would allow the Board of Supervisors to change these requirements by a two-thirds vote.

**A "YES" Vote Means:** If you vote "yes," you want the City to require developers of projects in parts of the Mission and South of Market neighborhoods to build replacement space if they remove production, distribution and repair (PDR) uses of 5,000 square feet or more, institutional community (IC) uses of 2,500 square feet or more, or arts activities uses of any size, and to obtain a conditional use authorization before changing the property's use.

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

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

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 311. Some of the words used in the ballot digest are explained starting on page 58.



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## Controller's Statement on "X"

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

Should the proposed ordinance be approved by the voters, in my opinion, it would reduce the revenue available for general governmental services by several million dollars annually.

The proposed amendment would require certain projects seeking to convert or demolish existing space within the Mission and South of Market neighborhoods used by production, distribution, repair (PDR), or institutional community uses to obtain a conditional use authorization from the Planning Commission prior to constructing new office space or housing on those sites. These projects would also be required to provide a certain amount of new space to replace the PDR or community space that is converted or demolished.

The City and other public agencies would receive a reduced amount of property tax revenue, to the extent that the assessed values of new property for PDR or institutional community uses are lower than the assessed values of new residential or office space. My office projects a loss of revenue of between \$2.1 and \$4.3 million annually. The range of estimated revenue impacts reflects considerable uncertainty regarding the impact of the ordinance on future possible development in the City.

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## How "X" Got on the Ballot

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On August 2, 2016, the Board of Supervisors voted 7 to 4 to place Proposition X on the ballot. The Supervisors voted as follows:

**Yes:** Avalos, Breed, Campos, Kim, Mar, Peskin, Yee.

**No:** Cohen, Farrell, Tang, Wiener.

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

**The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 311. Some of the words used in the ballot digest are explained starting on page 58.**



## Proponent's Argument in Favor of Proposition X

**We must act NOW to protect the very best of San Francisco or we will lose the heart and soul of our city.**

This measure will require new developments in the South of Market and Mission District to partially or fully replace the existing spaces occupied by arts, blue-collar businesses and nonprofit community services when new projects would demolish or replace those spaces.

Unless we pass Prop X, we face an irreversible loss of affordable spaces for neighborhoods arts, small blue-collar businesses and community services that make up our City's cultural heritage and local economy. New real estate development has already torn down almost 1 million square feet of this space in just the last five years – with majority of the loss in the Mission and the South of Market neighborhoods.

**The result is businesses, community organizations and artists are being pushed out of their longtime neighborhoods, many completely out of the City.**

Prop X will provide the room they need. New businesses can start and thrive. Artists can maintain their vital creative spirit. Space will be available for those who serve the community.

Prop X helps to preserve:

- Our vibrant arts community, their studios, galleries and workshops.
- Production, Distribution and Repair (PDR) small businesses that now provide good jobs.
- Nonprofit community services that provide every-day support to City residents.

The City's Chief Economist estimates this initiative will save existing jobs and create new ones. We have waited years for the City to protect these artists and workers. They haven't. **We can't wait any longer.**

**The time to stand up and protect our City's character and cultural heritage is NOW.** Join us in voting YES on Prop X.

Please learn more at [www.ProtecttheBestSF.org](http://www.ProtecttheBestSF.org).

*Supervisor Jane Kim*

*Supervisor Aaron Peskin*

*Supervisor David Campos*

*Supervisor Norman Yee*

*Cultural Space Coalition*

*Cultural Action Network*

*Social Imprints, local maker and social business*

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

**Reject Terrible Ballot-Box Planning. Vote no on Prop X!**

Prop X won't protect anything. It will drive up the cost of housing in order to create small, expensive spaces that industry, artists, and non-profits won't be able to use or afford. This measure was designed to stop housing production.

Here are the facts:

- **The city's largest manufacturing association does not support this measure.** It does not include rules that the new spaces will be the type that small manufacturers actually need. The spaces produced by this initiative would not work for most kinds of urban manufacturing.
- **The city has already reserved substantial portions of the Eastern Neighborhoods for industrial uses as part of a ten-year-long rezoning process.** In the face of a critical housing shortage, we need more homes, not unusable industrial space.

- **There is absolutely no reason this measure needs to be on the ballot.** If you are reading this argument right now you've made it through twenty-four local measures to get to Prop X. This is no way to make policy.

Tell the Board of Supervisors they should do the job they were elected to do.

**Vote NO on Prop X.**

*Laura Clark, Grow San Francisco*



## Opponent's Argument Against Proposition X

**We all want to keep arts, industry, and non-profits here. This is the wrong way to do it.**

After more than ten years of public debate, the Board of Supervisors passed zoning rules for the Eastern Neighborhoods that strike a balance between keeping space for industry, artists and nonprofits and housing. We agree that it is time to assess whether the balance is right – and to make changes if it isn't. But this measure, hastily conceived, with no analysis or data, and no outreach to affected neighborhoods, is not the way to do it. Here's why:

- Hurts housing production and affordability. Requiring homebuilders to include industrial space in new buildings will drive up the price and drive down the amount of new housing, right at the time we need more housing than ever.
- Wrong kind of spaces for industry and the arts. This ballot measure would produce small, expensive "boutique" artist and industrial spaces and includes no rules telling building owners how much they can charge in rent nor any guidelines ensuring the spaces would function for real artists, manufacturers, or other industrial uses.

- Doesn't belong on the ballot. Everything this measure calls for could have been done through the normal planning process and in fact legislation is pending to do just that. These sorts of zoning changes need to be done thoughtfully, to balance multiple important needs and interests. We have a Planning Commission and Board of Supervisors to do this on behalf of residents of the City

**Send a message to your elected leaders to do their job. Join us in voting no on Proposition X.**

*Gabriel Metcalf, SPUR*

*Kate Sofis, SFMade (association of San Francisco manufacturers)*

*Tim Colen, San Francisco Housing Action Coalition*

## Rebuttal to Opponent's Argument Against Proposition X

**They want to wait until it's too late.**

But San Francisco needs action **NOW** to protect our neighborhoods.

The City Planning Department's "Monitoring Report" documents that **one million feet of Arts/Neighborhood Service and Space for Blue Collar jobs has been torn down** for new development, and **one million feet more is proposed for demolition**.

We can't wait any longer to protect artists, small blue collar businesses and community services.

If the Eastern Neighborhoods Plan had been good enough we wouldn't be facing today's **runaway destruction** of Arts, Neighborhood Services and the production, distribution and repair (PDR) spaces that protect our few remaining blue collar jobs.

If the Central SOMA Plan were not **three years behind schedule**, with one year to go, it might help.

If that Central SOMA Plan protected ALL of SOMA and the Mission District, as Proposition X does, instead of **merely 1/4 of SOMA**, it could help.

And if new zoning for the rest of SOMA and the Mission would not take **three more years** to finalize, perhaps it would be in time.

Proposition X does offer a 25% incentive for developers to provide **affordable spaces**. And it requires the Planning Commission to consider if the replacement spaces are the right kind for those being displaced.

In fact, Proposition X allows City legislation to **improve and expand its Arts/PDR protections** immediately.

Our City's Arts/PDR and community services communities and their neighborhoods cannot wait. **This attack on the very spirit of our City must be dealt with NOW!** Vote YES! on Proposition X!

*John Elberling, Chair, Yerba Buena Neighborhood Consortium*



## Paid Argument IN FAVOR of Proposition X

### The San Francisco Democratic Party Says YES On Prop X!

San Francisco is at risk of losing what makes it special.

New development has already or will soon cost us more than 1 million square feet of space devoted to arts studios, blue-collar businesses like plumbing repair shops and the community services we all rely on.

If this continues, San Francisco won't be San Francisco anymore.

Prop X will protect the spirit of our city and give artists, small businesses and community service organizations the chance to stay an integral part of the city we love.

YES on Prop X.

*San Francisco Democratic Party*

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

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

## Paid Argument IN FAVOR of Proposition X

### San Francisco Planning Commissioners Urge Yes On X!

The actual displacement of artists and "production, distribution, and repair" PDR businesses from the South of Market and Mission districts over the last five years due to the City's current economic boom has greatly exceeded what was anticipated when the Planning Department's Eastern Neighborhoods Plan was adopted in 2011.

That Plan did not foresee today's accelerated rate of PDR displacement and demolition due to new development, 1,000,000 square feet lost in the last five years alone, with 1,000,000 square feet more proposed for destruction now! Even more results from illegal office conversions and leases not being renewed by property speculators. The overall result is tremendous damage to San Francisco's vital creative arts communities and the loss of needed blue-collar jobs.

Proposition X's strong replacement requirements will immediately discourage more demolition and displacement. It offers an incentive for developers to build genuinely affordable new spaces for artists and PDR small businesses that are essential for their future

survival. It enables the Planning Department to adopt additional tools to meet these goals. And it allows the City to legislatively adjust and revise its provisions in the future to make sure they are practical and successful.

Everyone agrees new neighborhood plans and City programs to assist our arts communities and PDR small businesses are needed. But they will take years to finalize. Time is running out. Our artists, our small businesses, our City can't wait.

Join us in voting Yes! on Proposition X to Protect the Best of San Francisco!

*Dennis Richards, Vice President, Planning Commission\**

*Dennis Antenore, Former Commissioner, Planning Commission*

*Douglas Engmann, Former Commissioner, Planning Commission\**

*Hisashi Sugaya, Former Commissioner, Planning Commission*

*Cindy Wu, Former Commissioner, Planning Commission*

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

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

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

## Paid Argument IN FAVOR of Proposition X

Artists, Performers, Writers, Creatives, and our Cultural Organizations ask you to Vote YES on Prop X to Save the Soul of San Francisco!

This measure represents the first opportunity that San Francisco voters have to reverse the alarming trend of artists, performers, and cultural organizations fleeing our city.

We are at a critical juncture. In order for San Francisco to remain a vibrant, creative, and diverse city, then alongside preserving and increasing our stock of affordable housing, we must fully invest in the preservation and expansion of our cultural workspaces.

We support Prop X as a first step that represents a shift toward prioritizing the preservation and development of spaces zoned for our arts and blue-collar businesses. We will continue to work toward even more robust measures that mandate 1 to 1 replacement for any losses, as well as incentives for developing and preserving new cultural and community spaces.





We the undersigned strongly endorse Prop X, and we urge the people of San Francisco to vote YES! signatures:

The Cultural Space Coalition represents more than 250 members of San Francisco's creative community

*Cultural Space Coalition*

*Andover Street Archives*

*A Ray Studio*

*Asian Improv aRts*

*British Grocery Studios*

*Broke-ass Stuart*

*Hospitality House*

*Living Sound Productions*

*Louis Pépin Photos*

*Mojo Theatre San Francisco*

*[people. power. Media]*

*Selvavision LLC*

*Wendy Earl Productions*

*Mari Eliza*

*Jon Jang*

*Krissy Keefer, Dance Brigade's Dance Mission Theater\**

*Josette Melchor, Gray Area Foundation for the Arts\**

*Hope Mohr, Director, Hope Mohr Dance\**

*Rebeka Rodriguez, Yerba Buena Center for the Arts\**

*Karen Runk, San Francisco Mime Troupe\**

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

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

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

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

#### **Council of Community Housing Organizations is YES! on X**

Stop more displacement before it's too late! We must act NOW to protect our cultural heritage and small businesses – the places that make our neighborhoods economically and culturally diverse.

Once our neighborhood arts and culture organizations, small businesses and community services are gone, they won't be able to afford coming back.

Help keep our City's neighborhoods vibrant. Help stop displacement. YES ON X!

*Council of Community Housing Organizations*

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

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

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

#### **Protect San Francisco Neighborhoods. Protect San Francisco's Spirit.**

Artists, non-profit organizations and small blue-collar businesses have all helped build and shape the City we call home.

But we're at real risk of losing those institutions unless we act now.

Prop X requires developers to replace the production, distribution and repair neighborhood businesses, artist studios and community services they displace when they build. That way we can keep our neighborhoods the vibrant and local economic centers we love and depend on.

Once these spaces are gone it will be too late. We will not get them back. The time to act is now.

Please Vote YES! on Prop X.

*TODCO Group*

*Grow Potrero Responsibly*

*Coalition for San Francisco Neighborhoods*

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

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

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

#### **Cultural Action Network says Yes on X!**

Vote for this measure to protect and retain blue-collar workers, artists, and nonprofits in our city. These groups are disappearing at an unprecedented rate and this immediate action is needed to protect their spaces and stop this alarming trend.

San Francisco is undergoing rapid redevelopment right now, and without this kind of intentional cultural diversity planning these spaces and jobs will disappear from our landscape, priced out by the market-rate forces that can afford to pay much higher rents.

An important provision in Prop X is that it provides incentives to landlords to keep rents down on these kinds of spaces, further increasing the likelihood of retaining these important spaces and the residents who use them.

Once these critical spaces are lost, they are gone forever. The auto mechanics, artists, welders, fabricators,



and nonprofit workers who inhabited them often leave the city for good. The community is weakened, affecting us all.

Let's take a big step towards ending this catastrophic loss. Please join dozens of arts organizations, nonprofits, and small businesses in voting YES on X.

#### *Cultural Action Network*

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

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

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

#### **Help Protect the Mission – Mission Organizations Say YES On X!**

The Mission is an integral part of San Francisco. The many institutions and social service organizations that serve the residents here are critical to the district continuing to be a thriving, cultural center for the city as a whole. Prop X will ensure that community organizations based in the Mission stay here.

*Mission Economic Development Agency (MEDA)*  
*United to Save the Mission*  
*Mission Neighborhood Centers, Inc.*

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

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

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

#### **SoMa Arts and Culture Organizations Say YES On Proposition X!**

We've watched as local galleries, arts organizations and community centers have been shut down due to the massive new development in parts of San Francisco.

We can't stand by any longer. We must pass Prop X to protect San Francisco's vibrant cultural hub and support our artists, craftsmen and local recreational centers.

Prop X will require developers to preserve space for artists, blue-collar small businesses and community non-profits.

In SoMa more than anywhere in the city, we know that if we don't act now, there won't be space for our neighborhood assets in the near future.

Yes On X.

#### *SOMArts*

*South of Market Community Action Network (SOMCAN)*

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

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

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

#### **Help Nonprofits Continue to Serve Our Community**

The nonprofit community is already struggling to stay in San Francisco.

Big developers come in and buy up our affordable office spaces, forcing too many of us out. We are getting pushed out of the communities we serve.

Prop X requires developers to replace any nonprofit community service space it takes away – this could save hundreds of the threatened nonprofits and jobs.

Prop X will help us stay in the communities we work so hard to help. We understand the complicated issues our city faces because we live and work right here.

We can't ask the developers to stop building, but Voting YES on Prop X will help keep our nonprofits in San Francisco.

*San Francisco Human Services Network (HSN)*

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

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

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

#### **We Are Losing What Makes San Francisco Special**

It's simple.

San Francisco is losing our cultural heritage amidst the real estate boom.

With every skyscraper that goes up, artists, blue-collar small businesses, furniture makers and community service organizations are pushed out.

We've asked the City before to help stop the displacement. But the situation has only gotten worse.

YES on Prop X means new developments have to replace the space they take away from us – and they have to replace it in their new developments or the same neighborhoods.



But we need to act now! If we don't have them, what do we have?

Join your neighbors and Vote Yes on X.

*San Francisco Tenants Union  
Noe Valley Tenants*

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

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

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

#### **San Francisco's African American Leaders Are Yes On X. Yes On Jobs.**

We know too many San Franciscans are struggling to stay in our great city.

The City's Chief Economist says passing Prop X will save hundreds of existing jobs and create hundreds of new opportunities.

Prop X will make sure neighborhood businesses can continue to stay and succeed in San Francisco, which is good for workers, business owners and local customers.

Our City depends on each other and we must look out for one another.

Join us in standing up to protect jobs and the San Francisco we know. Yes on X.

*San Francisco Black Leadership Forum  
Bayard Rustin LGBT Coalition*

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

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

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

#### **San Francisco Chinese American Leaders Urge Yes On Prop X.**

For too long we've been watching our city's small businesses, community service organizations and artists struggle to stay living and working in San Francisco.

If we do not pass Prop X, we'll continue to see these hardworking individuals and their jobs leave our City.

Prop X means developers have to rebuild torn down space. Prop X also means jobs for San Franciscans by keeping businesses from leaving our city.

We need these protections now. Join us in voting YES on X.

*Supervisor Eric Mar, San Francisco Board of Supervisors, District 1  
Supervisor Norman Yee, San Francisco Board of Supervisors, District 7  
Sandra Lee Fewer, San Francisco Board of Education*

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

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

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

#### **Filipino Arts and Cultural Organizations Say Yes on X!**

The South of Market is the cultural center of the Filipino community in San Francisco. This year, we passed a resolution to create SoMa Pilipinas to recognize and commemorate the contributions of Filipinos in San Francisco.

Prop X allows the possibility for new spaces for Filipino arts and cultural organizations in the future.

Join us in protecting our rich cultural heritage. Yes on X.

*Bindlestiff Studio  
Filipino American Development Foundation  
Manilatown Heritage Foundation*

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

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

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

#### **San Francisco's Latino Leaders Say Protect Our Cultural Fabric. Yes On X.**

Our city's vibrant and diverse cultural fabric is at risk of tearing apart as our city becomes more and more expensive.

We love our city because it is unique and we depend on the small businesses that make up our local economy.

Now, we must make sure our neighbors and neighborhood assets can stay in our communities. Prop X will help stop artists and muralists, neighborhood small businesses and social service centers from being forced to leave areas like the Mission and South of Market.



Help protect our city's cultural heritage. Yes on X.

*San Francisco Latino Democratic Club*  
*Supervisor David Campos, San Francisco Board of Supervisors, District 9*  
*Supervisor John Avalos, San Francisco Board of Supervisors, District 11*  
*Brigitte Davila, City College of San Francisco Board of Trustees*

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

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

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

#### **Protect Our Special City**

Too many of our most unique voices are being forced out of San Francisco through skyrocketing rents and displacement.

We can send a life line to artists, non-profit community service providers and blue-collar small businesses that are getting pushed out.

Prop X will preserve spaces for these uses in the Mission, Eastern SoMa and Western SoMa, requiring developers to replace the space they take away.

Don't let the creative soul and welcoming spirit of San Francisco get crushed.

Yes on Prop X.

*Harvey Milk LGBT Democratic Club*  
*Bayard Rustin LGBT Coalition*

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

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

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### **End of Paid Arguments IN FAVOR of Proposition X**

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### **Paid Argument AGAINST Proposition X**

Prop X Hurts New Housing!

Obtaining building permits in San Francisco takes forever, costs a fortune and results in projects, especially housing, never getting built.

Prop X requires unnecessary, complicated permits for projects in eastern neighborhoods, adding cost, time and uncertainty that slows development of desperately needed housing. It blocks residential and commercial construction in areas already zoned for those uses.

Ballot box zoning makes our housing shortage worse.

Vote NO on Prop X.

*San Francisco Chamber of Commerce and our 2,500 local businesses.*

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

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### **Paid Argument AGAINST Proposition X**

**THE ALLIANCE FOR JOBS**, a partnership of civic, labor and business organizations, urges San Franciscans to **VOTE NO ON PROPOSITION X. NO MORE IMPEDIMENTS TO AFFORDABLE HOUSING.**

Years-long community planning processes resulted in actions by the Board of Supervisors and creation of the Eastern Neighborhoods Plan's PDR districts in 2009 and the **SALI** District in 2013. Both assist in protecting affected uses. This measure would create a new hurdle for the development of affordable housing the City desperately needs.

*Vincent J. Courtney, Jr., Executive Director*  
*Alliance for Jobs and Sustainable Growth*

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

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### **Paid Argument AGAINST Proposition X**

**This is a terrible way to plan the future of San Francisco.**

Everyone cares about saving space for industry, artists and non-profits.

But everything in Prop. X could be done by the Planning Department and Board of Supervisors!

Why are they abdicating their responsibility? Like so many of the measures this year, Prop. X is about political games.

What's more, Prop. X will have some major unintended consequences – like making it a lot harder to build housing, making the city's housing shortage even worse than it already is.

This is why it's such a bad idea to plan this city through ballot box zoning.

**Vote NO on Prop. X** and defend the planning process from political games.

*SPUR*

Full SPUR Voter Guide at [spur.org/voterguide2016](http://spur.org/voterguide2016)

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





# RR

## BART Safety, Reliability and Traffic Relief.

**BART Safety, Reliability and Traffic Relief.** To keep BART safe; prevent accidents / breakdowns / delays; relieve overcrowding; reduce traffic congestion / pollution; improve earthquake safety and access for seniors / disabled by replacing and upgrading 90 miles of severely worn tracks; tunnels damaged by water intrusion; 44-year-old train control systems; and other deteriorating infrastructure, shall the Bay Area Rapid Transit District issue \$3.5 billion of bonds for acquisition or improvement of real property subject to independent oversight and annual audits?

YES ←    
NO ←  

### COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE RR

#### ANALYSIS BY THE COUNTY COUNSEL OF A SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT BOND MEASURE

Measure RR, a San Francisco Bay Area Rapid Transit District ("District") bond measure, seeks voter approval to authorize the District to issue and sell bonds of up to \$ 3.5 billion dollars in general obligation bonds. The interest rate on each series shall not exceed the maximum rate permitted by law. The purpose of the bonds is to finance the projects as specified in the measure.

Pursuant to California Constitution Section 1 of Article XIII A and California Public Utilities Code Section 29158, *et seq.*, this measure will become effective upon the affirmative vote of at least two-thirds of the votes cast by voters voting on this measure.

This measure provides that the bond proceeds will fund projects throughout the District's transit system that include, among others, replacing and upgrading the system's tracks, tunnels, and train control systems. Proceeds may not be used for any other purpose.

If two-thirds of those who vote on the measure vote "yes," the District will be authorized to issue bonds in the amount noted above. Approval of this measure will authorize a levy on the assessed value of taxable property within the District by an amount needed to pay the principal and interest on these bonds in each year that the bonds are outstanding.

The Tax Rate Statement for this measure in this sample ballot pamphlet reflects the District's best estimates, based upon currently available data and projections, of the property tax rates required to service the bonds. The District expects to issue the bonds in ten series. The best estimate of the tax rate required to be levied to fund the bonds during the first fiscal year after the sale of the first series of bonds is \$0.00202 per \$100 (\$2.02 per \$100,000) of assessed valuation in FY 2017–2018. The best estimate of the tax rate required to be levied to fund the bonds during the first fiscal year after the sale of the last series of bonds is \$0.01749 per \$100 (\$17.49 per \$100,000) of assessed valuation in FY 2035–2036. The best estimate of the highest tax rate required to be levied to fund the bonds is \$0.01749 per \$100 (\$17.49 per \$100,000) of assessed valuation in FY 2035–2036. The best estimate of total debt service, including principal and interest, if all the bonds are issued and sold is \$6,830,382,000.

A Bond Oversight Committee will provide independent oversight over the expenditure of the funds from the sale of the bonds and ensure that the funds are expended as authorized in the measure.

If two-thirds of those voting on this measure do not vote for approval, the measure will fail and the District will not be authorized to issue the bonds.

This measure is placed on the ballot by the governing board of the District.

DONNA R. ZIEGLER  
County Counsel

**This district measure requires 66⅔% affirmative votes to pass.**

The above statement is an impartial analysis of Measure RR. If you desire a copy of the ordinance or measure, please call the District Secretary's office at (510) 464-6080 and a copy will be mailed at no cost to you. You may also access the full text of the measure on the District's Web site at the following Web site address ([www.bart.gov](http://www.bart.gov)). Arguments for and against this measure immediately follow.





## SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT TAX RATE STATEMENT

An election will be held in the San Francisco Bay Area Rapid Transit District (the "District" or "BART") on November 8, 2016, to authorize the sale of not to exceed \$3.50 billion in general obligation bonds of the District to invest in the BART Safety, Reliability and Traffic Relief Program to repair and replace critical infrastructure, prevent accidents, breakdowns and delays, relieve overcrowding, reduce traffic congestion and pollution, improve earthquake safety and expand safe access into BART stations, including for seniors and persons with disability. If the bonds are approved, the District expects to sell the bonds in ten series over time. Principal and interest on the bonds will be payable from the proceeds of taxes levied upon the taxable property in the District. The following information is provided in compliance with Section 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.00202 per \$100 (\$2.02 per \$100,000) of assessed valuation in fiscal year 2017–2018.
2. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.01749 per \$100 (\$17.49 per \$100,000) of assessed valuation in fiscal year 2035–2036.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$.01749 per \$100 (\$17.49 per \$100,000) of assessed valuation in fiscal year 2035–2036.
4. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is \$6,830,382,000.

Property owners should note that the estimated tax rates are based on the *ASSESSED VALUE* of taxable property in the District as shown on the respective County's official tax rolls, not on the property's market

value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The estimates provided herein do not account for the taxes levied to pay for bonds issued by the District pursuant to prior authorizations. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold at any given sale, market interest rates at the time of each bond sale, the credit quality of the District at the time each issue is sold, and actual assessed valuations over the term of repayment of the bonds among other factors. The actual dates of sale of said bonds and the amount sold at any given time will be governed by the needs of the District and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined in the annual assessment and the equalization process.

Dated: June 9, 2016

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

ROSEMARIE V. POBLETE  
Controller/Treasurer

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### How "RR" Got on the Ballot

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On June 9, 2016, the Board of Directors of the San Francisco Bay Area Rapid Transit District voted 9 to 0 to place Measure RR on the ballot.

**This district measure requires 66⅔% affirmative votes to pass.**

**The above statement is an impartial analysis of Measure RR. If you desire a copy of the ordinance or measure, please call the District Secretary's office at (510) 464-6080 and a copy will be mailed at no cost to you. You may also access the full text of the measure on the District's Web site at the following Web site address ([www.bart.gov](http://www.bart.gov)). Arguments for and against this measure immediately follow.**



## Proponent's Argument in Favor of Measure RR

BART is the backbone of Bay Area transportation. A system that originally carried 100,000 people per week now serves roughly 430,000 riders per day, and ridership is expected to increase 75% by 2040. However, the 44-year-old system is showing its age. It is time to reinvest to keep BART safe and reliable, reduce crowding, keep cars off the road, and protect the environment.

Measure RR, developed with community and expert input, is a detailed plan to keep BART safe and reliable. Funds must be used on specific programs to improve BART's current infrastructure. Measure RR authorizes BART to:

- replace 90 miles of rails that have been severely worn down over 44 years of use;
- repair tunnel walls damaged by water;
- modernize BART's 1960s-era electrical infrastructure;
- enhance BART's ability to withstand an earthquake;
- prevent breakdowns and delays by replacing antiquated train control systems; and
- increase BART's capacity, which will relieve Bay Area traffic and reduce air pollution caused by cars.

The plan also includes funding to improve BART stations by:

- ensuring better access for seniors and people with disabilities,
- improving bus connections and secure bicycle parking,
- replacing old escalators and elevators, and
- protecting riders' personal safety with improved lighting and security.

Please read the full plan at [www.bart.gov/better-bart/the-plan/](http://www.bart.gov/better-bart/the-plan/).

Measure RR has strong accountability measures. All expenditures are subject to an annual audit by an independent oversight committee of engineers, auditors, and other community members. Funds can only be used for infrastructure improvements, and cannot be used for operating expenses. Every dollar from Measure RR will be invested in the BART system, and cannot be taken by the State or Federal government.

BART riders, transportation and safety engineers from UC Berkeley and private industry, business leaders, environmentalists, and elected officials throughout the Bay Area agree: vote YES on Measure RR.

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

signers:

*UC Berkeley Safe Transportation Research and Education Center  
by OFFER GREMBEK, Transportation Safety Engineer and Co-Director*

*Sierra Club San Francisco Bay Chapter  
by LUIS AMEZCUA, Executive Committee Member*

*THEA SELBY  
35-year BART rider and San Francisco Transit Riders Board Chair*

*ALAN B. SMITH  
BART Accessibility Task Force Board Chair*

*Bay Area Council – the Voice of Bay Area Business  
by JIM WUNDERMAN, President and CEO*

## Rebuttal to Proponent's Argument in Favor of Measure RR

**BART doesn't deserve your trust.**

Measure RR is a **48-year property tax increase**. We don't know exactly how big the tax will be; it's based on many factors. Interest rates will go up, property values will go down. The tax rate **estimates are just guesses** because, over 48 years, many things will change.

One thing we know for certain: Once voters say yes, **BART can charge any tax rate necessary** to repay bond debt. The real tax rate will be *whatever it takes*.

**BART has proven that it values popularity more than responsibility.** While BART makes big promises, it refuses to save for them.

- Last year BART collected **over \$883 million** in rider fares, parking fees, sales taxes, property taxes, investment earnings and state and federal subsidies. Yet BART **hasn't properly maintained its systems**.
- BART chooses **platinum labor contracts** and **unprofitable expansion projects** over saving money to replace train cars and other equipment.

**Jon Coupal**, President of the **Howard Jarvis Taxpayers Association** says:

*"BART has proven itself **absolutely untrustworthy** when it comes to fiscal responsibility. It has not clearly defined its*

*true capital needs and, even worse, in a **bait-and-switch scheme**, as much as \$1.2 billion from Measure RR bond money **could indirectly fund District labor costs**."*

BART's 2016/17 budget pamphlet shows annual compensation, including benefits, **averages \$131,641 per employee**.

**BART isn't underfunded; BART is reckless.**

Measure RR will not make BART responsible. It will simply give it more money to be irresponsible with.

**STOP THIS TAX INCREASE!**

**[www.NOonRR.info](http://www.NOonRR.info)**

*Kersten Institute for Governance and Public Policy  
by DAVID KERSTEN, President*

*Alliance of Contra Costa Taxpayers  
by KENNETH HAMBRICK, Chairman*

*TOM CANADAY  
San Francisco resident; Engineer; Frequent BART Rider*

*ARNE SIMONSEN  
Former Councilmember, City of Antioch*

*SUSAN L. PRICCO  
Hercules resident; Retired Court Clerk, Contra Costa County Superior Court*

## Opponent's Argument Against Measure RR

### BART makes reckless decisions.

BART should be making regular repairs; and it should be saving enough money to replace train cars. Instead, BART made its **transit employees** among the **highest-paid in the nation**.

*"[J]ust as we know our automobiles won't run forever, BART officials knew their cars wouldn't either. Yet they **failed for decades** to plan and save for it, while handing out **overly generous employee compensation**."*

*Oakland Tribune, 3/27/16*

### BART expects voters to fund their madness.

*"[U]p to **\$1.2 billion** from the November bond measure could essentially **backfill labor costs** instead of paying for **promised capital improvements**."*

*East Bay Times, 8/14/16*

### BART needs a wake-up call.

It's time for BART to:

- **START HARD CONVERSATIONS**
  - Following the 2013 strikes, BART **boosted pay** and maintained **platinum benefits**.
  - These **bad labor contracts** were **extended** through 2021 at a cost of \$77 million.
  - BART's pay and benefits are **unaffordable**.
- **STOP BORROWING AND START BUDGETING**
  - BART already owes \$1.3 billion in **long-term debt**.
  - BART owes **hundreds of millions** in **employee benefit promises** for which little is saved.
  - BART faces **budget shortfalls** of \$477 million over the next decade.

- Measure RR would **raise taxes**; cost taxpayers about **\$7 billion**, including interest; and wouldn't be fully repaid until 2065, in **48 years**.

### • FOLLOW THROUGH ON COMMITMENTS

- **Master the fundamentals** before expanding the BART system.
- BART released a **10-year** capital rebuilding plan in 2014. It's already out of date.
- BART needs to stop talking about rebuilding and actually start rebuilding.

### BART has reached the end of the line.

*"BART must cut before seeking more tax funds."*

*Contra Costa Times, 2/8/16*

**Stop this tax increase! Vote NO on Measure RR!**

**[www.NOonRR.info](http://www.NOonRR.info)**

signers:

*Kersten Institute for Governance and Public Policy  
by DAVID KERSTEN, President*

*Libertarian Party of San Francisco  
by AUBREY FREEDMAN, Chair*

*Alliance of Contra Costa Taxpayers  
by KENNETH HAMBRICK, Chairman*

*LINDA HARMESON  
IT Professional; Alameda County resident*

*DEBORAH DAVIDSON  
Legal Secretary; Alameda County resident; Daily BART  
Commuter*

## Rebuttal to Opponent's Argument Against Measure RR

Our opponents make our point for us: BART needs to start rebuilding. BART will invest \$584 million of this year's capital budget on system reinvestment, but that funding alone is not enough to meet urgent safety needs. To perform critical repairs to keep BART safe and reliable, we need Measure RR.

Transportation and rail safety experts from UC Berkeley and private industry have studied the Measure RR program plan. They endorse Measure RR because it focuses on the core BART system by replacing and modernizing:

- 90 miles of worn-down rail
- a failing electrical network,
- a 1960's-era traffic control system,
- tunnels damaged by water.

Because of its strong accountability safeguards, Measure RR is endorsed by the Bay Area League of Women Voters and business organizations like the Bay Area Council, the Oakland and San Francisco Chambers of Commerce and Contra Costa County's East Bay Leadership Council. Measure RR must fund infrastructure – not a single penny can be used for operations expenses. Measure RR spending will be subject to annual audits. Additionally, an independent bond oversight committee comprised of safety engineers, certified accountants, and financial managers will ensure accountability and public transparency.

**When BART breaks, the Bay Area waits.** Measure RR is essential for maintaining BART's safe track record, and for increasing BART's capacity in order to relieve highway gridlock.

Join transportation safety experts, the Sierra Club, the Bay Area League of Women Voters, small businesses owners, and elected leaders across the Bay Area. Vote YES on Measure RR to keep BART safe and reliable, increase BART capacity and relieve traffic congestion.

YESforBART.com

*LISA NIELSON  
Rail Safety Officer*

*SYLVIA STADMIRE  
Board Member, United Seniors of Alameda County*

*GABRIEL METCALF  
President and CEO, San Francisco Bay Area Planning and Urban Research Association (SPUR)*

*RENEE RIVERA  
Executive Director, Bike East Bay*

*JAMES F BISSO  
Small Business Owner, 43-year BART rider*

## Proposition A

This Proposition may be known and referred to as the “San Francisco Unified School Improvement Bond” or as “Measure A”.

### BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the San Francisco Unified School District (the “District”) shall be authorized to issue and sell bonds of up to \$744,250,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List, and in order to qualify to receive State matching grant funds, subject to all of the accountability safeguards specified below.

### ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the District’s voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following).

**Evaluation of Needs.** The Board of Education hereby certifies that it has evaluated the facilities needs of the District, and the priority of addressing each of these needs. In the course of its evaluation, the Board of Education took safety, class size reduction and information technology needs into consideration while developing the Bond Project List.

**Limitation on Use of Bond Proceeds.** The State of California does not have the legal authority to take locally approved school district bond funds for any State purposes. The Constitution allows proceeds from the sale of bonds authorized by this proposition to be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities listed in this proposition, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff only when performing work on or necessary and incidental to the bond projects.

**Independent Citizens’ Oversight Committee.** The Board of Education shall establish an independent Citizens’ Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date on which the Board of Education enters the election results on its minutes.

**Annual Performance Audits.** The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List.

**Annual Financial Audits.** The Board of Education shall conduct an annual, independent financial audit of the bond proceeds (which shall be separate from the District’s regular annual financial audit) until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List.

**Special Bond Proceeds Account: Annual Report to Board.** Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent or the Chief Business Officer of the District (or such other employee as may perform substantially similar duties) shall cause a report to be filed with the Board no later than April 1 of each year, commencing April 1, 2018, stating (1) the amount of bond proceeds received and expended in that

year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as such officer shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

### FURTHER SPECIFICATIONS

**Specific Purposes.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

**Joint Use.** The District may enter into agreements with the City and County of San Francisco or other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board of Education shall determine.

**Rate of Interest.** The bonds shall bear interest at a rate per annum not exceeding the statutory maximum, payable at the time or times permitted by law.

**Term of Bonds.** The number of years the whole or any part of the bonds are to run shall not exceed the legal limit, though this shall not preclude bonds from being sold which mature prior to the legal limit.

### PROJECT LIST

The Bond Project List below describes the specific projects the San Francisco Unified School District proposes to finance with proceeds of voter approved bonds. Listed projects will be completed as needed at a particular District site according to District Board of Education-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Until all project costs and funding sources are known, the Board of Education cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed. In order to provide flexibility should additional efficiencies be realized or should Board priorities change, the Bond Project List contains more projects than the District currently estimates the Bonds can fund. The Board may undertake new construction, reconstruction, rehabilitation, demolition, the acquisition of real property, furnishing or equipping of school facilities, or replacement to complete each or any of the projects listed below as may be determined desirable by the District at the time the project is undertaken. Any authorized repairs shall be capital expenditures. The project list does not authorize non-capital expenditures. The Board of Education may make changes to the Bond Project List in the future consistent with the projects specified in the proposition. Section headings are not part of the project list and are provided for convenience only.

### CONSTRUCTION, RECONSTRUCTION AND IMPROVEMENT

The following types of projects may be completed with proceeds generated by the proposed bond measure, any available State matching funds, as well as funds from any other sources:





- Areas identified as health and safety risks to students, faculty, staff, parents and others may be corrected, including, but not limited to, items, buildings, building systems, or other units of real property that are either damaged or have outlived their useful lives, and the remediation of hazardous materials.
- Major building systems may be improved, including, but not limited to, systems such as electrical (including wiring), HVAC, domestic water, sewers, building enclosure systems (including, but not limited to roofs, walls, windows and associated structural elements), lighting, floors, ceilings and walls, technology and data processing, clocks and bells, security, fire sprinkler, elevators, etc.
- Major common, administrative, and athletic areas, including, but not limited to, food service kitchens, theaters, auditoriums, gymnasiums, ancillary and administrative spaces and locker room facilities. All facilities undergoing renovation may, if needed, be painted inside and out.
- Earthquake-Safety Seismic upgrades.
- Necessary or desirable accessibility improvements including, but not limited to, ADA compliance.
- Computer technology upgrades including infrastructure wiring and equipment and telecommunication system upgrades and equipment.
- Interior modifications to reconfigure, modify, or modernize existing interior classroom and building spaces.
- Exterior modifications including, but not limited to, replacement or repair of all building exterior finishes and materials and exterior site work, playgrounds, play structures, fences and gates, fields and bleachers, hardscape and landscaping.
- Additions or expansions to existing classroom or school buildings to provide additional classrooms or other spaces.
- Replacement of temporary classroom facilities (e.g., aging modular classrooms) with permanent structures.
- Construct new schools.
- Work not specifically listed here, but required or recommended by any departments or agencies having jurisdiction.
- Work necessary for compliance with the Education Code, health and safety codes, and building codes.

These projects are authorized at all current and future District sites, including, but not limited to:

|                                  |                              |
|----------------------------------|------------------------------|
| A. P. Giannini Middle School     | 3145 Ortega Street           |
| Everett Middle School            | 325 Sanchez Street           |
| Denman Middle School             | 241 Oneida Street            |
| Marina Middle School             | 3500 Fillmore Street         |
| Horace Mann-Buena Vista K-8      | 3351 23 <sup>rd</sup> Street |
| Hoover Middle School             | 2290 14 <sup>th</sup> Avenue |
| Balboa High School               | 1000 Cayuga Street           |
| Mission High School              | 3750 18 <sup>th</sup> Street |
| Thurgood Marshall High School    | 45 Conkling Street           |
| McAteer Campus                   | 555 Portola Drive            |
| George Washington High School    | 600 32 <sup>nd</sup> Avenue  |
| Galileo High School              | 1150 Francisco Street        |
| Burton High School               | 400 Mansell Street           |
| Lincoln High School              | 2162 24 <sup>th</sup> Avenue |
| Lafayette Elementary School      | 4545 Anza Street             |
| Garfield Elementary School       | 420 Filbert Street           |
| Lilienthal School 3-8            | 3630 Divisadero Street       |
| Lilienthal School K-2            | 3950 Sacramento Street       |
| Tule Elk Early Learning Center   | 2110 Greenwich Street        |
| Former McLaren Elementary School | 2055 Sunnysdale Avenue       |
| Sheridan Elementary School       | 431 Capitol Avenue           |

|                                            |                                               |
|--------------------------------------------|-----------------------------------------------|
| Charles Drew Elementary School             | 50 Pomona Street                              |
| Hillcrest Elementary School                | 810 Silver Avenue                             |
| Jean Parker Elementary School              | 840 Broadway Street                           |
| Moscone Elementary School                  | 2576 Harrison Street                          |
| Argonne Elementary School                  | 680 18 <sup>th</sup> Avenue                   |
| Harvey Milk Elementary School              | 4235 19 <sup>th</sup> Street                  |
| Malcolm X Elementary School                | 350 Harbor Road                               |
| Leonard Flynn Elementary School            | 3125 Cesar Chavez Street                      |
| Rosa Parks Elementary School               | 1501 O'Farrell Street                         |
| Commodore Sloat Elementary School          | 50 Darien Way                                 |
| Rooftop School Mayeda Campus               | 50 Corbett Avenue                             |
| Sherman Elementary School                  | 1651 Union Street                             |
| Clarendon Elementary School                | 500 Clarendon Avenue                          |
| West Portal Elementary School              | 5 Lennox Way                                  |
| Fairmont Elementary School                 | 65 Chenery Street                             |
| SF Community School                        | 125 Excelsior Street                          |
| Redding Elementary School                  | 1421 Pine Street                              |
| Junipero Serra Elementary School           | 625 Holly Park Circle                         |
| Marshall Elementary School                 | 1575 15 <sup>th</sup> Street                  |
| Early Learning Admin Center                | 20 Cook Street                                |
| Central Administration Offices             | 601 McAllister Street/<br>555 Franklin Street |
| Student Nutrition Admin Center             | 841 Ellis Street                              |
| Former Francis Scott Key Elementary School | 1348 42 <sup>nd</sup> Avenue                  |
| 135 Van Ness Avenue/170 Fell Street block  | 135 Van Ness Avenue/<br>170 Fell Street       |
| Sarah B. Cooper Campus                     | 940 Filbert Street                            |

#### GREEN SCHOOL YARDS

The District may use bond proceeds to continue its program of incorporating green design opportunities in the outdoor areas at certain District schools and as a way of providing an outdoor learning environment for students as specified. These funds may be used at the following priority District sites:

Argonne Elementary School at 680 18th Avenue  
 Lafayette Elementary School at 4545 Anza Street  
 Garfield Elementary School at 420 Filbert Street  
 Sheridan Elementary School at 431 Capitol Avenue  
 Jean Parker Elementary School at 840 Broadway Street  
 George Moscone Elementary School at 2576 Harrison Street  
 Rooftop School (Nancy Mayeda Campus) at 500 Corbett Avenue  
 Dianne Feinstein Elementary School at 2550 25th Avenue  
 Tenderloin Community Elementary School at 627 Turk Street  
 Bessie Carmichael School at 375 – 7th Street  
 Bessie Carmichael School at 824 Harrison Street

Green school yards funds are authorized to be spent at all current and future District owned K-12 school sites to create or expand outdoor learning environments.

#### ENERGY SUSTAINABILITY

The District may use bond proceeds, and, when possible, leverage matching grants and funds from other funding sources, to incorporate sustainable materials and products. These projects will seek to use renewable natural resources and/or to restore those resources that are being depleted so as to conserve our natural resources. Funds may be used at any facility named in the construction, reconstruction or improvement site list above.

#### NEW SCHOOL CONSTRUCTION

The District may acquire, construct, furnish, and equip new school facilities at one or more sites. The location of these sites shall be determined by the Board of Education and may include new schools in Mission Bay and the Bayview. No funds from this category shall be used to supplement the funds designated below for the District Arts Center at the 135 Van Ness/170 Fell Street site.

#### STUDENT NUTRITION AND FOOD SERVICE DELIVERY

The District may modernize or construct kitchens, including any necessary or incidental infrastructure, equipment, and/or site



improvements to improve school meals, including, but not limited to, the creation of regional cooking kitchens to serve all District schools, food serving line upgrades, and cafeteria and dining space modernization at any current or future District site.

#### TECHNOLOGY UPGRADES

The District may improve information technology infrastructure and equipment at all current and future District sites, including, but not limited to, upgrades of core, school site local, and wide area networks; telecommunication system upgrades; development of redundant internet connection systems; disaster recovery; security; and other technology devices, systems, and equipment.

#### DISTRICT ARTS CENTER AT 135 VAN NESS AVENUE/170 FELL STREET

The District may use up to \$100 million of bond proceeds to renovate, reconstruct, construct new classroom, rehearsal and performance spaces, furnish and equip the facility at 135 Van Ness Avenue/170 Fell Street for use as the District Arts Center, including relocation of the Ruth Asawa School of the Arts.

#### TEACHER HOUSING DISTRICT CONTRIBUTION

The District may use up to \$5 million to contribute, as permitted by law, to the construction of below market rate housing for teachers or other educational professionals employed by the District at a site or sites to be determined by the Board of Education.

#### **Incidental Work Authorized At All Sites**

(at which Projects listed above are undertaken)

Each project listed above includes allocable costs such as election and bond issuance costs to the extent permitted by law; architectural, engineering, inspection and similar planning costs; construction management (whether by the District or a third-party); annual financial and performance audits; a contingency for unforeseen design and construction costs; and other costs necessary, incidental, or related to the completion of the listed projects and otherwise permitted by law, including but not limited to:

- Remove hazardous materials, e.g., asbestos, lead, etc., if necessary or desirable.
- Address unforeseen conditions revealed by construction/modernization (e.g., plumbing or gas line breaks, dry-rot, seismic, structural, etc.).
- Other improvements required to comply with building codes.
- Furnishing and equipping:
  - of newly constructed classrooms and facilities,
  - replace worn/broken/out of date furniture and equipment.
- Acquisition of any of the facilities on the Bond Project List through temporary lease, lease-lease-back, or lease-purchase arrangements, execution of a purchase option under a lease for any of these authorized facilities, or prepayment of lease payments.
- Demolition of existing facilities and reconstruction of facilities scheduled for modernization, if the Board of Education determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses.
- Rental or construction of temporary classrooms (including modular classrooms), and rental or construction of temporary locations, as needed to house students or administrative offices during construction.
- Necessary site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of modular classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property.

The Bond Project List shall be considered a part of this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

## Proposition B

### SAN FRANCISCO COMMUNITY COLLEGE DISTRICT Local Control Funding Measure B

#### INTRODUCTION AND PURPOSE

To continue funding for core programs in math, science and writing, provide local reliable funding for City College of San Francisco that cannot be taken by the State, attract and retain highly-qualified teachers, avoid employee layoffs, ensure an affordable education to local students, keep libraries open, maintain programs to prepare students for workforce training and transfer to four-year universities, provide counselors, with no proceeds used for administrators' salaries, benefits and pensions, the San Francisco Community College District ("District") proposes to renew and extend its expiring voter approved local control parcel tax for a period of fifteen years from starting date of July 1, 2017 at a rate of \$99 per parcel per year (the existing Measure A which expires on June 30, 2021 shall be replaced by this Measure starting July 1, 2017), and to implement accountability measures, including citizen oversight, to ensure the funds are used to help:

- Attract and retain highly-qualified teachers;
- Protect quality academic instruction in core subjects, such as math, science, reading and writing;
- Keep school libraries open;
- Maintain programs that prepare students for the workforce;
- Provide counselors to students;
- Offset State budget cuts; and
- Keep technology and instructional support up-to-date.

The proceeds of the parcel tax shall be deposited into a separate account created by the District.

#### DEFINITION OF "PARCEL"

For purposes of the high quality education parcel tax, the term "Parcel" means any parcel of land which lies wholly or partially within the boundaries of the San Francisco Community College District, that receives a separate tax bill for *ad valorem* property taxes from the City and County of San Francisco Assessor. All property that is otherwise exempt from or upon which are levied no *ad valorem* property taxes in any year shall also be exempt from the local control parcel tax in such year.

For purposes of this education and local control parcel tax, any such "Parcels" which are (i) contiguous, and (ii) used solely for owner-occupied, single-family residential purposes, and (iii) held under identical ownership may, by submitting to the District an application of the owners thereof by June 15 of any year, be treated as a single "parcel" for purposes of the levy of the high quality education and local control parcel tax.

#### REDUCTION IN TAX IF RESULT IS LESS OTHER GOVERNMENT SUPPORT

The collection of the local control parcel tax is not intended to decrease or offset any increase in local, state or federal government revenue sources that would otherwise be available to the District during the period of the parcel tax. In the event that the levy and collection does have such an effect, the District may cease the levy or shall reduce the parcel tax to the extent that such action would restore the amount of the decrease or offset in other revenues.

#### ACCOUNTABILITY MEASURES

In accordance with the requirements of California Government Code Sections 50075.1 and 50075.3, the following accountability measures, among others, shall apply to the parcel tax levied in accordance with this Measure: (a) the specific purposes of the parcel tax shall be those purposes identified above; (b) the proceeds of the parcel tax



shall be applied only to those specific purposes identified above; (c) a separate, special account shall be created into which the proceeds of the local control parcel tax must be deposited; and (d) an annual written report shall be made to the Board of Trustees of the District showing (i) the amount of funds collected and expended from the proceeds of the local control parcel tax and (ii) the status of any projects or programs required or authorized to be funded from the proceeds of the parcel tax, as identified above. In addition to the accountability measures required by law, the District will maintain its existing Citizens' Oversight Committee to provide oversight as to the expenditure of parcel tax revenues.

## Proposition C

**Ordinance calling and providing for a special election to be held in the City and County of San Francisco on November 8, 2016, for the purpose of submitting to San Francisco voters a proposition to amend Proposition A (approved November 1992) to authorize the City to incur general obligation bonded indebtedness (Bonds) for the purpose of making amendments to the Affordable Housing Loan Program (as defined herein) and the Market Rate Loan Program (as defined) for the additional purposes of providing loans to finance the costs to acquire, improve, and rehabilitate and to convert at-risk multi-unit residential buildings to permanent affordable housing, performing needed seismic, fire, health, and safety upgrades and other major rehabilitation for habitability, and related costs necessary or convenient for the foregoing purposes; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating the provisions of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of the Bonds; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.

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

### Section 1. Findings.

A. On November 3, 1992, with the passage of Proposition A, voters of the City and County of San Francisco (the "City") approved the issuance of up to \$350,000,000 of General Obligation Bonds for a Seismic Safety Loan Program (referred to herein as "Proposition A") to provide loans for the seismic strengthening of unreinforced masonry buildings (herein collectively the "Project"), including specifically \$150,000,000 to be allocated to "affordable housing buildings . . ." (referred to herein as the "Affordable Housing Loan Program") and \$200,000,000 to be allocated for "market-rate residential, commercial and institutional buildings . . ." (referred to herein as the "Market Rate Loan Program").

B. WHEREAS, Proposition A was intended to provide a source of financing for private loans for strengthening unreinforced masonry affordable housing and other privately buildings to withstand a strong earthquake to safeguard the health and safety of City residents; and

C. Participation in the Affordable Housing Loan Program has been modest, and there remains \$104,700,000 of authorized but unused bond capacity under such program.

D. Participation in the Market Rate Loan Program has been modest, and there remains \$156,000,000 of authorized but unused bond capacity under such program.

E. The City has the highest median rent in the country with a one-bedroom asking rent of \$3,460, according to rental listing site Zumper.

F. The City continues to be one of the highest-priced owner-ship markets in the country with a median home sales price in 2015

of \$1.1 million, a 19.4% increase from the previous year, according to the real estate website Trulia.

G. The City continues to see a widening affordability gap for low to moderate income households for both rental housing and homeownership.

H. Limited state and federal resources and the high cost of housing development puts a greater burden on local government to contribute their own limited resources to housing development, and thus means that the City's supply of affordable housing has not kept pace with demand.

I. The affordability gap has the greatest impact on low-income households such as those with seniors, disabled persons, low-income working families, and veterans.

J. The housing need in the City is also particularly acute for moderate-income households, for whom there are no federal or state financing programs that the City can leverage with its own subsidies.

K. The housing affordability gap that has arisen and expanded in the local housing market inhibits the City from ensuring that economic and cultural diversity can be maintained.

L. These high housing costs can inhibit healthy, balanced economic growth regionally.

M. Individuals and families who are increasingly locked out of the local housing market will be forced to leave the City and take on increasingly long employment commutes, with attendant economic costs and costs to the environment.

N. This measure would amend Proposition A to add to the purposes for which funds allocated to the Affordable Housing Loan Program and Market Rate Loan Program can be used to include as an additional purpose loans for the acquisition, improvement, and rehabilitation of "at-risk" multi-unit residential properties, and to convert such properties to permanent affordable housing (as further described in Section 3 below) and to perform needed seismic, fire, health, and safety upgrades or other major rehabilitation for habitability.

O. There is a crisis of rent-controlled or low-rent residential buildings being acquired on the speculation market and existing tenants displaced. The expansion of the Market Rate Loan program to accommodate loans to at-risk multi-unit buildings would help maintain affordable housing stock for City residents.

Section 2. A special election is called and ordered to be held in the City on Tuesday, November 8, 2016, for the purpose of submitting to the electors of the City a proposition to amend Proposition A, the Market Rate Loan Program, to provide for the additional purposes (as shown by italicized text) described and in the amounts and conditions stated below:

"EARTHQUAKE LOAN BOND PROGRAM, 1992. \$350,000,000 to provide loans for the seismic strengthening of unreinforced masonry buildings, *and to provide loans for the acquisition, improvement and rehabilitation of "at-risk" multi-unit residential buildings (defined as three or more units) in need of seismic, fire, health and safety upgrades or other major rehabilitation for habitability and conversion of such buildings to permanent affordable housing* and to pay necessary administrative costs incident thereto, of which (a) \$150,000,000 shall be allocated to affordable housing buildings at an interest rate at least one-third of the City's true interest cost of the series of bond of which are used to fund the loan, of which \$60,000,000 shall be available for deferred loans, and (b) \$200,000,000 shall be allocated to market rate residential, commercial and institutional buildings with the interest rate on said loans being set in an amount which, when coupled with the City's annual administrative fees charged by the City yields a total annual return to the City which is one percent (1%) above the City's true interest cost for the series of bonds the proceeds of which are used to fund the loan; . . . "

Loans made pursuant to this amendment shall be in accordance with the Mayor's Office of Housing and Community Development underwriting standards for multifamily housing.

Other than as stated above, the purposes, conditions, and other matters pertaining to Proposition A shall remain in full force and

effect, as approved by the voters on November 3, 1992. Nothing herein shall be read to restore bonding capacity for previously issued bonds under Proposition A, the sole purposes herein being to provide additional purposes to which funds in the Affordable Housing Loan Program and the Market Rate Loan Program can be used.

The special election called and ordered to be held hereby shall be referred to in this ordinance as the "Bond Special Election."

Section 3. PROPOSED PROGRAM. All contracts that are funded with the proceeds of Bonds authorized hereby shall be subject to the provisions of Chapter 83 of the Administrative Code (the "First Source Hiring Program"), which fosters construction and permanent employment opportunities for qualified economically disadvantaged individuals. In addition, all contracts that are funded with the proceeds of Bonds authorized hereby also shall be subject to the provisions of Chapter 14B of the Administrative Code (the "Local Business Enterprise and Non-Discrimination in Contracting Ordinance"), which assists small and micro local businesses to increase their ability to compete effectively for the award of City contracts, to the extent the Local Business Enterprise and Non-Discrimination Contracting Ordinance does not conflict with applicable state or federal law.

A. CITIZENS' OVERSIGHT COMMITTEE. A portion of the proposed Bonds shall be used to perform audits of the Bonds, as further described in Section 15.

Additional Projects to be funded from the proceeds of the proposed Bonds may include but are not limited to the following:

B. ACQUIRE EXISTING RENTAL HOUSING TO PRESERVE HOUSING. A portion of the Bonds may be allocated to acquire, rehabilitate, and preserve existing rental housing as permanent affordable housing in order to prevent the loss of rental housing stock and the displacement of long-time residents of the City, as provided in Section 2 above. Loans made pursuant to this amendment shall be in accordance with the Mayor's Office of Housing and Community Development underwriting standards for multifamily housing.

Section 4. BOND ACCOUNTABILITY MEASURES.

The Bonds shall include the following administrative rules and principles:

A. OVERSIGHT. The proposed Bond funds shall be subject to approval processes and rules described in the Charter and Administrative Code. Pursuant to Administrative Code Section 5.31, the Citizens' General Obligation Bond Oversight Committee shall conduct an annual review of Bond spending, and shall provide an annual report of the Bond program to the Mayor and the Board of Supervisors.

B. TRANSPARENCY. The City shall create and maintain a Web page outlining and describing the bond program, progress, and activity updates. The City shall also hold an annual public hearing and reviews on the bond program and its implementation before the Capital Planning Committee and the Citizens' General Obligation Bond Oversight Committee.

Section 5. The estimated cost of the bond financed portion of the project described in Section 2 above was fixed by the Board of Supervisors by the following resolution and in the amount specified below:

Resolution No. 50-16, \$350,000,000.

Such resolution was passed by two-thirds or more of the Board of Supervisors and approved by the Mayor. In such resolution it was recited and found by the Board of Supervisors that the sum of money specified is too great to be paid out of the ordinary annual income and revenue of the City in addition to the other annual expenses or other funds derived from taxes levied for those purposes and will require expenditures greater than the amount allowed by the annual tax levy.

The method and manner of payment of the estimated costs described in this ordinance are by the issuance of Bonds of the City not exceeding the principal amount specified.

Such estimate of costs as set forth in such resolution is adopted and determined to be the estimated cost of such bond financed improvements and financing, respectively.

Section 6. The Bond Special Election shall be held and conducted and the votes received and canvassed, and the returns made and the results ascertained, determined, and declared as provided in this ordinance and in all particulars not recited in this ordinance such election shall be held according to the laws of the State of California (State) and the Charter of the City (Charter) and any regulations adopted under State law or the Charter, providing for and governing elections in the City, and the polls for such election shall be and remain open during the time required by such laws and regulations.

Section 7. The Bond Special Election is consolidated with the General Election scheduled to be held in the City on Tuesday, November 8, 2016 (General Election). The voting precincts, polling places, and officers of election for the General Election are hereby adopted, established, designated, and named, respectively, as the voting precincts, polling places, and officers of election for the Bond Special Election called, and reference is made to the notice of election setting forth the voting precincts, polling places, and officers of election for the General Election by the Director of Elections to be published in the official newspaper of the City on the date required under the laws of the State.

Section 8. The ballots to be used at the Bond Special Election shall be the ballots to be used at the General Election. The word limit for ballot propositions imposed by Municipal Elections Code Section 510 is waived. On the ballots to be used at the Bond Special Election, in addition to any other matter required by law to be printed thereon, shall appear the following as a separate proposition:

"SAN FRANCISCO EARTHQUAKE LOAN AND HOUSING PRESERVATION BONDS, 1992. To Amend 1992 voter approved measure Proposition A, to allow as an additional purpose the incurring of bonded indebtedness to finance the acquisition, improvement, and rehabilitation of at-risk multi-unit residential buildings and to convert such structures to permanent affordable housing; shall the City and County of San Francisco issue up to \$260,700,000 in general obligation bonds, subject to independent citizen oversight and regular audits?"

Each voter to vote in favor of the foregoing bond proposition shall mark the ballot in the location corresponding to a "YES" vote for the proposition, and to vote against the proposition shall mark the ballot in the location corresponding to a "NO" vote for the proposition.

Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters voting on the proposition voted in favor of and authorized the incurring of bonded indebtedness for the purposes set forth in such proposition, then such proposition shall have been accepted by the electors, and the Bonds authorized shall be issued upon the order of the Board of Supervisors. Such Bonds shall bear interest at a rate not exceeding that permitted by law. Notwithstanding the foregoing, if this measure is not approved by the voters voting on the proposition, then Proposition A shall remain unaffected and shall continue as a valid authorization to issue General Obligation Bonds for the several purposes therein stated.

The votes cast for and against the proposition shall be counted separately and when two-thirds of the qualified electors, voting on the proposition, vote in favor, the proposition shall be deemed adopted.

Section 10. For the purpose of paying the principal and interest on the Bonds, the Board of Supervisors shall, at the time of fixing the general tax levy and in the manner for such general tax levy provided, levy and collect annually each year until such Bonds are paid, or until there is a sum in the Treasury of the City, or other account held on behalf of the Treasurer of the City, set apart for that purpose to meet all sums coming due for the principal and interest on the Bonds, a tax sufficient to pay the annual interest on such Bonds as the same becomes due and also such part of the principal thereof as shall become due before the proceeds of a tax levied at the time for making the next general tax levy can be made available for the payment of such principal.

Section 11. This ordinance shall be published in accordance with any State law requirements, and such publication shall constitute notice of the Bond Special Election and no other notice of the Bond Special Election hereby called need be given.





Section 12. The Board of Supervisors, having reviewed the proposed legislation, makes the following findings in compliance with the California Environmental Quality Act (“CEQA”), California Public Resources Code Sections 21000 et seq., the CEQA Guidelines, 15 Cal. Administrative Code Sections 15000 et seq., (“CEQA Guidelines”), and San Francisco Administrative Code Chapter 31 (“Chapter 31”): The Environmental Review Officer determined that this legislation is not defined as a project subject to CEQA because it is a funding mechanism involving no commitment to any specific projects at any specific locations, as set forth in CEQA Guidelines Section 15378.

Section 13. The Board of Supervisors finds and declares that the proposed Bonds (a) were referred to the Planning Department in accordance with Section 4.105 of the Charter and Section 2A.53(f) of the Administrative Code, (b) are in conformity with the priority policies of Section 101.1(b) of the Planning Code, and (c) are consistent with the City’s General Plan, and adopts the findings of the Planning Department, as set forth in the General Plan Referral Report dated June 27, 2016, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 160552, and incorporates such findings by this reference.

Section 14. Under Section 53410 of the California Government Code, the Bonds shall be for the specific purpose authorized in this ordinance and the proceeds of such Bonds will be applied only for such specific purpose. The City will comply with the requirements of Sections 53410(c) and 53410(d) of the California Government Code.

Section 15. The Bonds are subject to, and incorporate by reference, the applicable provisions of Administrative Code Sections 5.30 – 5.36 (the “Citizens’ General Obligation Bond Oversight Committee”). Under Administrative Code Section 5.31, to the extent permitted by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited in a fund established by the Controller’s Office and appropriated by the Board of Supervisors at the direction of the Citizens’ General Obligation Bond Oversight Committee to cover the costs of such committee.

Section 16. The time requirements specified in Administrative Code Section 2.34 are waived.

Section 17. The City hereby declares its official intent to reimburse prior expenditures of the City incurred or expected to be incurred prior to the issuance and sale of any series of the Bonds in connection with the Project. The Board of Supervisors hereby declares the City’s intent to reimburse the City with the proceeds of the Bonds for expenditures with respect to the Project (the “Expenditures” and each, an “Expenditure”) made on or after that date that is no more than 60 days prior to the passage of this Ordinance. The City reasonably expects that it will reimburse the Expenditures with the proceeds of the Bonds.

Each Expenditure was and will be either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City. The maximum aggregate principal amount of the Bonds expected to be issued for the Project is \$350,000,000. The City shall make a reimbursement allocation, which is a written allocation by the City that evidences the City’s use of proceeds of the applicable series of Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the related portion of the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain “preliminary expenditures,” costs of issuance, certain de minimis amounts, expenditures by “small issuers” (based on the year of issuance and not the year of expenditure) and Expenditures for construction projects of at least five years.

Section 18. The appropriate officers, employees, representatives and agents of the City are hereby authorized and directed to do everything necessary or desirable to accomplish the calling and holding of the Bond Special Election, and to otherwise carry out the provisions of this ordinance.

## Proposition D

**Describing and setting forth a proposal to the voters at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to require the Department of Elections to hold a special election when there is a vacancy in the Office of Member of the Board of Supervisors, unless a regularly scheduled election will be held within 180 days of the vacancy; provide that the Mayor shall appoint an interim Supervisor to fill a supervisory vacancy until an election is held to fill that vacancy, with the interim Supervisor being ineligible to compete in that election; and require the Mayor to fill vacancies in all local elective offices within 28 days of the vacancy.**

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by revising Section 13.101.5 and Article XVII, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.

**Additions** are single-underline italics Times New Roman font.

**Deletions** are ~~strike-through italics Times New Roman font~~.

### SEC. 13.101.5. VACANCIES.

(a) If the office of Assessor-Recorder, City Attorney, District Attorney, Public Defender, Sheriff, Treasurer, or Member of the ~~Board of Supervisors~~, Board of Education or Governing Board of the Community College District becomes vacant because of death, resignation, recall, permanent disability, or the inability of the respective officer to otherwise carry out the responsibilities of the office, the Mayor shall appoint an individual qualified to fill the vacancy under this Charter and state laws within 28 days of the date of the vacancy.

(b) If the Office of Mayor becomes vacant because of death, resignation, recall, permanent disability or the inability to carry out the responsibilities of the office, the President of the Board of Supervisors shall become Acting Mayor and shall serve until a successor is appointed by the Board of Supervisors.

(c) If the Office of Member of the Board of Supervisors becomes vacant because of death, resignation, recall, permanent disability or the inability to carry out the responsibilities of the office, the Mayor shall appoint an individual qualified to fill the vacancy under this Charter and state law to serve as an interim Supervisor. The Mayor shall appoint an interim Supervisor within 28 days of the date of the vacancy. The interim Supervisor shall serve until a successor is elected at a special municipal election as provided in Section 13.101.5(e). That interim Supervisor may not seek election for that seat at the special municipal election described in Section 13.101.5(e).

(cd) Any person filling a vacancy pursuant to subsection (a) or (b) of this Section 13.101.5 shall serve until a successor is selected at the next election occurring not less than 120 days after the vacancy, at which time an election shall be held to fill the unexpired term, provided that (1) if an election for the vacated office is scheduled to occur less than one year after the vacancy, the appointee shall serve until a successor is selected at that election or (2) if an election for any seat on the same board as the vacated seat is scheduled to occur less than one year but at least 120 days after the vacancy, the appointee shall serve until a successor is selected at that election to fill the unexpired term.

(e) If the Office of Member of the Board of Supervisors becomes vacant as provided in subsection (c) of this Section 13.101.5, the Di-

*rector of Elections, within 14 days of the vacancy, shall call a special municipal election to fill the vacancy. The special municipal election shall be held on a Tuesday at least 126 days, but not more than 140 days, following the date of its calling, except that if the next scheduled election will occur within 180 days of the vacancy, the Director of Elections shall consolidate the special municipal election with that election. Notwithstanding this provision, the Director of Elections shall consolidate the special municipal election with another scheduled election, if (1) the Director of Elections submits such a request to the Board of Supervisors and (2) the Board of Supervisors and Mayor approve the request by resolution. Any person elected at a special municipal election to fill a vacancy under this subsection shall take office when the Director of Elections has issued the certified statement of election results for that election.*

*(f) The Director of Elections shall not include any measures or other contests on the ballot for a special municipal election held pursuant to Section 13.101.5(e), unless the special municipal election is consolidated with another municipal election that includes measures or other contests.*

*(g) If a vacancy in the Office of Member of the Board of Supervisors occurs after November 8, 2016 but before the effective date of the Charter amendment amending this Section 13.101.5 at the November 8, 2016 election, and the vacancy is filled in accordance with the Charter as operative at that time, the person appointed to fill the vacancy shall vacate the office by operation of law on the effective date of the Charter amendment. The vacancy shall then be filled as provided in this Section 13.101.5. The City Attorney shall remove this subsection (g) from the Charter by June 30, 2017.*

*(d) If no candidate receives a majority of the votes cast at an election to fill a vacated office, the two candidates receiving the most votes shall qualify to have their names placed on the ballot for a municipal runoff election at the next regular or otherwise scheduled election occurring not less than five weeks later. If an instant runoff election process is enacted for the offices enumerated in this Section, that process shall apply to any election required by this Section.*

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## ARTICLE XVII: DEFINITIONS

For all purposes of this Charter, the following terms shall have the meanings specified below:

“Business day” shall mean any day other than a Saturday, Sunday or holiday on which governmental agencies are authorized by law to close.

“Confirm” or “confirmation” shall mean the approval by a majority of the members of the Board of Supervisors.

“Discrimination” shall mean violations of civil rights on account of race, color, religion, creed, sex, national origin, ethnicity, age, disability or medical condition, political affiliation, sexual orientation, ancestry, marital or domestic partners status, gender identity, parental status, other non-merit factors, or any category provided for by ordinance.

“Domestic partners” shall mean persons who register their partnerships pursuant to the voter-approved Domestic Partnership Ordinance.

“Elector” shall mean a person registered to vote in the City and County.

“For cause” shall mean the issuance of a written public statement by the Mayor describing those actions taken by an individual as a member of a board or commission which are the reasons for removal, provided such reasons constitute official misconduct in office.

“General municipal election” shall mean the election for local officials or measures to be held in the City and County on the Tuesday immediately following the first Monday in November in every year until and including 2015. Thereafter, “general municipal election” shall mean the election for local officials or measures to be held in the City and County on the Tuesday immediately following the first Monday in November, *both* in all even-numbered years and in every fourth year following 2015.

“Initiative” shall mean (1) a proposal by the voters with respect to any ordinance, act or other measure which is within the powers conferred upon the Board of Supervisors to enact, any legislative act

which is within the power conferred upon any other official, board, commission or other unit of government to adopt, or any declaration of policy; or (2) any measure submitted to the voters by the Mayor or by the Board of Supervisors, or four or more members of the Board.

“Notice” shall mean publication (as defined by ordinance), and a contemporaneous filing with the Clerk of the Board of Supervisors or other appropriate office.

“One-third,” “a majority” or “two-thirds” of the Board of Supervisors or any other board or commission of the City and County shall mean one-third, a majority or two-thirds of all members of such board or commission.

“Published” shall have the meaning ascribed to the term by the Board of Supervisors by ordinance. The Board of Supervisors shall seek a recommendation from the Clerk of the Board of Supervisors before adopting such an ordinance.

“Referendum” shall mean the power of the voters to nullify ordinances involving legislative matters except that the referendum power shall not extend to any portion of the annual budget or appropriations, annual salary ordinances, ordinances authorizing the City Attorney to compromise litigation, ordinances levying taxes, ordinances relative to purely administrative matters, ordinances necessary to enable the Mayor to carry out the Mayor’s emergency powers, or ordinances adopted pursuant to Section 9.106 of this Charter.

“Special municipal election” shall mean, in addition to special elections otherwise required by law, the election called by (1) the Director of Elections with respect to an initiative, referendum or recall, (2) *the Director of Elections with respect to filling a vacancy in the Office of Member of the Board of Supervisors*, and (23) the Board of Supervisors with respect to bond issues, *election of an official not required to be elected at the general municipal election*, or an initiative or referendum.

“Statewide election” shall mean an election held throughout the state.

“Voter” shall mean an elector who is registered in accordance with the provisions of state law.

## Proposition E

**Describing and setting forth a proposal to the voters at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to transfer responsibility for the maintenance of street trees to the City, establish the Street Tree Maintenance Fund primarily to pay for such maintenance and the maintenance of trees on San Francisco Unified School District property, and require an annual contribution by the City to the Fund of \$19 million, adjusted annually for changes in aggregate discretionary City revenues; and to affirm the Planning Department’s determination under the California Environmental Quality Act.**

Section 1. The Planning Department has determined that the actions contemplated in this proposed Charter Amendment comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of Supervisors in File No. 160381 and is incorporated herein by reference. The Board affirms this determination.

Section 2. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by adding Section 16.129, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.

**Additions** are single-underline italics Times New Roman font.

### **SEC. 16.129. STREET TREE MAINTENANCE.**

*(a) Definitions. For purposes of this Section 16.129:*

*“City” shall mean the City and County of San Francisco.*

*“Maintenance” (and its root “Maintain”) shall mean those actions*





necessary to promote the life, growth, health, or beauty of a Tree. Maintenance includes both routine maintenance and major maintenance. Routine maintenance includes adequate watering to ensure the Tree's growth and sustainability; weed control; removal of Tree-well trash; staking; fertilizing; routine adjustment and timely removal of stakes, ties, Tree guards, and Tree grates; bracing; and Sidewalk repairs related to the Tree's growth or root system. Major maintenance includes structural pruning as necessary to maintain public safety and to sustain the health, safety, and natural growth habit of the Tree; pest and disease-management procedures as needed and in a manner consistent with public health and ecological diversity; and replacement of dead or damaged Trees. Pruning practices shall be in compliance with International Society of Arboriculture Best Management Practices and ANSI Pruning Standards, whichever is more protective of Tree preservation, or any equivalent standard or standards selected by the Director of the Department of Public Works.

"Planting" shall mean putting or setting into the ground or into a container to grow, and irrigating until self-sufficient.

"Removal" shall mean any intentional or negligent moving, carrying away, elimination, or taking away of part or all of a Tree.

"Sidewalk" shall mean the area between the curbing and the abutting private property lot line, whether paved or unpaved, as legislated by the Board of Supervisors and as reflected in the official maps of the Department of Public Works.

"Street Tree" shall mean any Tree growing within the public right-of-way, including unimproved public streets and Sidewalks, and any Tree growing on land under the jurisdiction of the Department of Public Works. "Street Tree" does not include any other forms of landscaping.

"Tree" shall mean any perennial, woody or fibrous plant species or cultivar, which reaches a height exceeding 10 feet at maturity, and which supports a branched or un-branched leaf canopy.

(b) City Responsibility to Maintain Street Trees. Beginning on July 1, 2017, and except as otherwise required by supervening law, the City shall be responsible for Maintaining Street Trees, including Street Trees planted both before and after July 1, 2017. The City may not adopt any ordinance making it the duty of owners of lots or portions of lots immediately abutting on, fronting on, or adjacent to any Street Tree to Maintain such Street Tree on or after July 1, 2017. Any such ordinance in existence on July 1, 2017, shall, to the extent it conflicts with this Section 16.129, be void.

(c) Limitations of Transfer of Responsibility. Nothing in this Section 16.129 shall: (1) affect the rights or responsibilities of the City or property owners with respect to the Removal, establishment, or relocation of a Street Tree; (2) prevent the City from entering into voluntary agreements with third parties for them to assume responsibility for Street Tree Maintenance or continuing to abide by any such prior agreement; (3) prevent the City from imposing any legally permitted penalties or fees on persons who injure, damage, or destroy Trees; or (4) relieve abutting property owners from their responsibility for the care and Maintenance of the Sidewalk and Sidewalk areas adjacent to any Street Tree, other than the responsibility for Sidewalk repairs related to the Tree's growth or root system, which shall be the responsibility of the City.

(d) Limitation of Liability. Beginning on July 1, 2017, any local law imposing liability on property owners that do not Maintain Street Trees for injury or property damage shall not apply to the extent that the injury or property damage occurred on or after July 1, 2017, and was proximately caused by the City's failure to Maintain a Street Tree under this Section 16.129, but shall otherwise remain applicable. Nothing in this Section 16.129 shall be construed to impose liability on the City for injury or property damage that occurred as a result of the property owner's responsibility to Maintain a Street Tree prior to July 1, 2017. To the extent that the Maintenance of a Street Tree requires that the City access private property, the City shall attempt in good faith to obtain permission from the owner of the private property. If the owner refuses to grant the City permission to access the private property for the purpose of Maintaining the Street Tree, the City shall have no liability for any damages related to the Maintenance of that Street Tree, and the

property owner shall be subject to liability for such damages.

(e) No later than April 1, 2017, the Department of Public Works shall submit to the Board of Supervisors recommended amendments to Public Works Code Article 16, including but not limited to Section 805, to conform to this Section 16.129.

(f) Creating the Street Tree Maintenance Fund; Annual City Contributions. There shall be a Street Tree Maintenance Fund (the "Fund"). Each fiscal year, beginning in fiscal year 2017-2018, the City shall contribute \$19 million to the Fund. The Fund shall also include any other monies appropriated or allocated to the Fund. Beginning in fiscal year 2018-2019, the Controller shall adjust the amount of the City's annual \$19 million contribution to the Fund under this subsection (f) by the percentage increase or decrease in aggregate City discretionary revenues, as determined by the Controller, based on calculations consistent from year to year. In determining aggregate City discretionary revenues, the Controller shall only include revenues received by the City that are unrestricted and may be used at the option of the Mayor and the Board of Supervisors for any lawful City purpose. The method used by the Controller to determine discretionary revenues shall be the same as the method used by the Controller to determine the Library and Children's Fund Baseline calculations, as provided in Charter Section 16.108(h). The change in aggregate discretionary revenues will be adjusted following the end of the fiscal year when final revenues are known. The Controller is authorized to increase or reduce budgetary appropriations as required under this subsection (f) to reflect changes in aggregate discretionary revenues following the end of the fiscal year when final revenues are known. The Controller shall set aside and maintain the above amounts, together with any interest earned thereon, in the Fund, which shall be subject to appropriation. Any amount unspent or uncommitted at the end of the fiscal year shall be deemed to have been devoted exclusively to a specified purpose within the meaning of Charter Section 9.113(a), shall be carried forward to the next fiscal year, and, subject to the budgetary and fiscal limitations of this Charter, shall be appropriated then or thereafter for the purposes set forth in this Section 16.129.

(g) Beginning in fiscal year 2018-2019, the City may suspend growth in the City's \$19 million contribution to the Fund under subsection (f) of this Section 16.129 if the City's projected budget deficit for the upcoming fiscal year at the time of the Joint Report or Update to the five-year financial plan as prepared jointly by the Controller, the Mayor's Budget Director, and the Board of Supervisors' Budget Analyst exceeds \$200 million adjusted annually by changes in aggregate discretionary revenues as defined in subsection (f) of this Section 16.129.

(h) Administration and Use of the Fund. The Department of Public Works shall administer the Fund. Monies in the Fund shall only be used for the following purposes:

(1) Maintenance and Removal of Street Trees;

(2) Necessary costs of administering the Fund; and

(3) Making grants totaling up to \$500,000 annually to the San Francisco Unified School District exclusively to fund Maintenance and Removal of Trees on School District property.

Monies in the Fund shall not be used for Planting new Street Trees, or for grants to the San Francisco Unified School District for the Planting of new Trees on School District property, but may be used to pay the costs of Maintaining and Removing Street Trees that were planted before or after July 1, 2017, and to make grants to the School District to Maintain and Remove Trees that were planted before or after July 1, 2017.

(i) Annual Reports. Commencing with a report filed no later than January 1, 2019, covering the fiscal year ending June 30, 2018, the Department of Public Works shall file annually with the Board of Supervisors, by January 1 of each year, a report containing the amount of monies collected in and expended from the Fund during the prior fiscal year, and such other information as the Director of the Department of Public Works, in the Director's sole discretion, shall deem relevant to the operation of this Section 16.129.

(j) Early Termination. At any time before January 1, 2017, the Mayor, after consulting with his or her Budget Director and the Con-

*troller, and after taking into account the City's projected revenues and expenditures in the City's financial plans, may terminate implementation of this Section 16.129 by issuing a written notice to the Board of Supervisors and the Controller. The termination shall be irrevocable and apply to this entire Section. Upon the Mayor's submittal of the notice to the Controller and the Board of Supervisors, this Section 16.129 shall, by operation of law, become inoperative, and the City Attorney shall cause this Section to be removed from the Charter.*

## Proposition F

**Describing and setting forth a proposal to the voters to amend the Charter of the City and County of San Francisco, to authorize 16- and 17-year-olds to vote in municipal elections, at an election to be held on November 8, 2016.**

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by revising Article XVII, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.  
**Additions** are single-underline italics Times New Roman font.  
**Deletions** are ~~strike-through italics Times New Roman font~~.

### ARTICLE XVII: DEFINITIONS

For all purposes of this Charter, the following terms shall have the meanings specified below:

“Business day” shall mean any day other than a Saturday, Sunday or holiday on which governmental agencies are authorized by law to close.

“Confirm” or “confirmation” shall mean the approval by a majority of the members of the Board of Supervisors.

“Discrimination” shall mean violations of civil rights on account of race, color, religion, creed, sex, national origin, ethnicity, age, disability or medical condition, political affiliation, sexual orientation, ancestry, marital or domestic partners status, gender identity, parental status, other non-merit factors, or any category provided for by ordinance.

“Domestic partners” shall mean persons who register their partnerships pursuant to the voter-approved Domestic Partnership Ordinance.

“Elector” shall mean a person registered to vote in the City and County.

“For cause” shall mean the issuance of a written public statement by the Mayor describing those actions taken by an individual as a member of a board or commission which are the reasons for removal, provided such reasons constitute official misconduct in office.

“General municipal election” ~~shall mean the election for local officials or measures to be held in the City and County on the Tuesday immediately following the first Monday in November in every year until and including 2015. Thereafter, “general municipal election”~~ shall mean the election for local officials or measures to be held in the City and County on the Tuesday immediately following the first Monday in November in all even-numbered years and in every fourth year following 2015. For the purpose of this definition, “local officials” shall include the Assessor-Recorder, City Attorney, District Attorney, Mayor, Public Defender, Sheriff, Treasurer, and members of the Board of Supervisors, Board of Education, and Governing Board of the Community College District.

“Initiative” shall mean (1) a proposal by the voters with respect to any ordinance, act or other measure which is within the powers conferred upon the Board of Supervisors to enact, any legislative act which is within the power conferred upon any other official, board, commission or other unit of government to adopt, or any declaration of policy; or (2) any measure submitted to the voters by the Mayor or by the Board of Supervisors, or four or more members of the Board.

“Notice” shall mean publication (as defined by ordinance), and a

contemporaneous filing with the Clerk of the Board of Supervisors or other appropriate office.

“One-third,” “a majority” or “two-thirds” of the Board of Supervisors or any other board or commission of the City and County shall mean one-third, a majority or two-thirds of all members of such board or commission.

“Published” shall have the meaning ascribed to the term by the Board of Supervisors by ordinance. The Board of Supervisors shall seek a recommendation from the Clerk of the Board of Supervisors before adopting such an ordinance.

“Referendum” shall mean the power of the voters to nullify ordinances involving legislative matters except that the referendum power shall not extend to any portion of the annual budget or appropriations, annual salary ordinances, ordinances authorizing the City Attorney to compromise litigation, ordinances levying taxes, ordinances relative to purely administrative matters, ordinances necessary to enable the Mayor to carry out the Mayor’s emergency powers, or ordinances adopted pursuant to Section 9.106 of this Charter.

“Special municipal election” shall mean, in addition to special elections otherwise required by law, the election called by (1) the Director of Elections with respect to an initiative, referendum or recall, and (2) the Board of Supervisors with respect to bond issues, election of ~~an~~ local officials not required to be elected at ~~the a~~ general municipal election, or an initiative or referendum. For the purpose of this definition, “local officials” shall include the Assessor-Recorder, City Attorney, District Attorney, Mayor, Public Defender, Sheriff, Treasurer, and members of the Board of Supervisors, Board of Education, and Governing Board of the Community College District.

“Statewide election” shall mean an election held throughout the state.

“Voter” shall mean an elector who is registered in accordance with the provisions of state law, except that for municipal elections, “voter” shall also mean any person who is at least 16 years old, meets all the qualifications for voter registration in accordance with state law other than those provisions that address age, and is registered to vote with the Department of Elections.

## Proposition G

**Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to: re-name the Office of Citizen Complaints (OCC) as the Department of Police Accountability (DPA); give DPA direct authority over its proposed budget; and require DPA to conduct a performance audit every two years of how the Police Department has handled claims of officer misconduct and use of force.**

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by revising Sections 4.127 and A8.343, and adding Section 4.136, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.  
**Additions** are single-underline italics Times New Roman font.  
**Deletions** are ~~strike-through italics Times New Roman font~~.

### SEC. 4.127. POLICE DEPARTMENT.

The Police Department shall preserve the public peace, prevent and detect crime, and protect the rights of persons and property by enforcing the laws of the United States, the State of California, and the City and County.

The Chief of Police may appoint and remove at pleasure special police officers.

The Chief of Police shall have all powers which are now or that



may be conferred upon a sheriff by state law with respect to the suppression of any riot, public tumult, disturbance of the public peace, or organized resistance against the laws or public authority.

**DISTRICT POLICE STATIONS.** The Police Department shall maintain and operate district police stations. The Police Commission, subject to the approval by the Board of Supervisors, may establish additional district stations, abandon or relocate any district station, or consolidate any two or more district stations.

**OFFICE OF CITIZEN COMPLAINTS.** *The Mayor shall appoint a nominee of the Police Commission as the director of the Office of Citizen Complaints, subject to confirmation by the Board of Supervisors. The director shall serve at the pleasure of the Police Commission. If the Board fails to act on the appointment within 30 days, the appointment shall be deemed approved. In the event the office is vacant, until the mayor makes an appointment and that appointment is confirmed by the Board, the Police Commission shall appoint an interim director who shall serve at the pleasure of the Police Commission. The appointment shall be exempt from the civil service requirements of this Charter. The director shall never have been a uniformed member or employee of the department. The director of the Office of Citizen Complaints shall be the appointing officer under the civil service provisions of this Charter for the appointment, removal or discipline of employees of the Office of Citizen Complaints.*

The Police Commission shall have the power and duty to organize, reorganize and manage the Office of Citizen Complaints. Subject to the civil service provisions of this Charter, the Office of Citizen Complaints shall include investigators and hearing officers. As of July 1, 1996, the staff of the Office of Citizen Complaints shall consist of no fewer than one line investigator for every 150 sworn members. Whenever the ratio of investigators to police officers specified by this section is not met for more than 30 consecutive days, the director shall have the power to hire, and the City Controller must pay, temporary investigators to meet such staffing requirements. No full-time or part-time employee of the Office of Citizen Complaints shall have previously served as a uniformed member of the department. Subject to rule of the Police Commission, the director of the Office of Citizen Complaints may appoint part-time hearing officers who shall be exempt from the civil service requirements of this Charter. Compensation of the hearing officers shall be at rates recommended by the Commission and established by the Board of Supervisors or by contract approved by the Board of Supervisors.

Complaints of police misconduct or allegations that a member of the Police Department has not properly performed a duty shall be promptly, fairly and impartially investigated by staff of the Office of Citizen Complaints. The Office of Citizen Complaints shall investigate all complaints of police misconduct, or that a member of the Police Department has not properly performed a duty, except those complaints which on their face clearly indicate that the acts complained of were proper and those complaints lodged by other members of the Police Department. The Office of Citizen Complaints shall use its best efforts to conclude investigations of such complaints and, if sustained, transmit the sustained complaint to the Police Department within nine (9) months of receipt thereof by the Office of Citizen Complaints. If the Office of Citizen Complaints is unable to conclude its investigation within such nine-month period, the director of the Office of Citizen Complaints, within such nine-month period, shall inform the Chief of Police of the reasons therefor and transmit information and evidence from the investigation as shall facilitate the Chief's timely consideration of the matter. The Office of Citizen Complaints shall recommend disciplinary action to the Chief of Police on those complaints that are sustained. The director of the Office of Citizen Complaints, after meeting and conferring with the Chief of Police or his or her designee, may verify and file charges with the Police Commission against members of the Police Department arising out of sustained complaints; provided, that the director may not verify and file such charges for a period of 60 days following the transmittal of the sustained complaint to the Police Department unless the director issues a written determination that the limitations period within which the member or members may be disciplined under Government Code Section 3304, as amended from time to time or any

*successor provisions thereto, may expire within such 60-day period and either (i) the Chief of Police fails or refuses to file charges with the Police Commission arising out of the sustained complaint, (ii) the Chief of Police or his or her designee fails or refuses to meet and confer with the director on the matter, or (iii) other exigent circumstances necessitate that the director verify and file charges to preserve the ability of the Police Commission to impose punishment pursuant to Section A8.343. The director of the Office of Citizen Complaints shall schedule hearings before hearing officers when such is requested by the complainant or a member of the department and, in accordance with rules of the Commission, such a hearing will facilitate the fact-finding process. The Board of Supervisors may provide by ordinance that the Office of Citizen Complaints shall in the same manner investigate and make recommendations to the Chief of Police regarding complaints of misconduct by patrol special police officers and their uniformed employees.*

*Nothing herein shall prohibit the Chief of Police or a commanding officer from investigating the conduct of a member of the department under his or her command, or taking disciplinary or corrective action, otherwise permitted by this Charter, when such is warranted; and nothing herein shall limit or otherwise restrict the disciplinary powers vested in the Chief of Police and the Police Commission by other provisions of this Charter.*

*The Office of Citizen Complaints shall prepare in accordance with rules of the Commission monthly summaries of the complaints received and shall prepare recommendations quarterly concerning policies or practices of the department which could be changed or amended to avoid unnecessary tension with the public or a definable segment of the public while insuring effective police services. The Office of Citizen Complaints shall prepare a report for the President of the Board of Supervisors each quarter. This report shall include, but not be limited to, the number and type of complaints filed, the outcome of the complaints, and a review of the disciplinary action taken. The President of the Board of Supervisors shall refer this report to the appropriate committee of the Board of Supervisors charged with public safety responsibilities. Said committee may issue recommendations as needed.*

*In carrying out its objectives the Office of Citizen Complaints shall receive prompt and full cooperation and assistance from all departments, officers and employees of the City and County which shall promptly produce all records requested by the Office of Citizen Complaints except for records the disclosure of which to the Office of Citizen Complaints is prohibited by law. The director may also request and the Chief of Police shall require the testimony or attendance of any member of the Police Department to carry out the responsibilities of the Office of Citizen Complaints.*

**BUDGET.** Monetary awards and settlements disbursed by the City and County as a result of police action or inaction shall be taken exclusively from a specific appropriation listed as a separate line item in the Police Department budget for that purpose.

**POLICE STAFFING.** The police force of the City and County shall at all times consist of not fewer than 1,971 full duty sworn officers. The staffing level of the Police Department shall be maintained with a minimum of 1,971 full duty sworn officers thereafter. That figure may be adjusted pursuant to Section 16.123.

All officers and employees of the City and County are directed to take all acts necessary to implement the provisions of this section. The Board of Supervisors is empowered to adopt ordinances necessary to effectuate the purpose of this section including but not limited to ordinances regulating the scheduling of police training classes cases.

Further, the Commission shall initiate an annual review to civilianize as many positions as possible to maximize police presence in the communities and submit that report to the Board of Supervisors annually for review and approval.

The number of full duty sworn officers in the Police Department dedicated to neighborhood policing and patrol for fiscal year 1993-1994 shall not be reduced in future years, and all new full duty sworn officers authorized for the Police Department shall also be dedicated to neighborhood community policing, patrol and investigations.

**PATROL SPECIAL POLICE OFFICERS.** The Commission may



appoint patrol special police officers and for cause may suspend or dismiss patrol special police officers after a hearing on charges duly filed with the Commission and after a fair and impartial trial. Patrol special police officers shall be regulated by the Police Commission, which may establish requirements for and procedures to govern the position, including the power of the Chief of Police to suspend a patrol special police officer pending a hearing on charges. Each patrol special police officer shall be at the time of appointment not less than 21 years of age and must possess such physical qualifications as may be required by the Commission.

Patrol special police officers may be designated by the Commission as the owners of a certain beat or territory which may be established or rescinded by the Commission. Patrol special police officers designated as the owners of a certain beat or territory or the legal heirs or representatives of the owners may dispose of their interest in the beat or territory to a person of good moral character, approved by the Police Commission and eligible for appointment as a patrol special police officer.

Commission designation of beats or territories shall not affect the ability of private security companies to provide on-site security services on the inside or at the entrance of any property located in the City and County.

#### **SEC. 4.136. DEPARTMENT OF POLICE ACCOUNTABILITY.**

(a) There shall be under the Police Commission a Department of Police Accountability ("DPA").

(b) The Mayor shall appoint a nominee of the Police Commission as the Director of DPA, subject to confirmation by the Board of Supervisors. The Director shall serve at the pleasure of the Police Commission. If the Board of Supervisors fails to act on the appointment within 30 days, the appointment shall be deemed approved. In the event the office is vacant, until the Mayor makes an appointment and that appointment is confirmed by the Board, the Police Commission shall appoint an interim Director who shall serve at the pleasure of the Police Commission. The appointment of the Director shall be exempt from the civil service requirements of this Charter. The Director shall never have been a uniformed member or employee of the Police Department. The Director shall be the appointing officer under the civil service provisions of this Charter for the appointment, removal, or discipline of employees of DPA.

(c) The Police Commission shall have the power and duty to organize, reorganize, and manage DPA. Subject to the civil service provisions of this Charter, DPA shall include investigators and hearing officers. The staff of DPA shall consist of no fewer than one line investigator for every 150 sworn members. Whenever the ratio of investigators to police officers specified by this section is not met for more than 30 consecutive days, the Director shall have the power to hire, and the City Controller must pay, temporary investigators to meet such staffing requirements. No full-time or part-time employee of DPA shall have previously served as a uniformed member of the Police Department. Subject to rules of the Police Commission, the Director may appoint part-time hearing officers who shall be exempt from the civil service requirements of this Charter. Compensation of the hearing officers shall be at rates recommended by the Commission and established by the Board of Supervisors or by contract approved by the Board of Supervisors.

(d) DPA shall promptly, fairly, and impartially investigate all complaints regarding police use of force, misconduct or allegations that a member of the Police Department has not properly performed a duty, except those complaints which on their face clearly indicate that the acts complained of were proper and those complaints lodged by other members of the Police Department. DPA shall use its best efforts to conclude investigations of such complaints and, if sustained, transmit the sustained complaint to the Police Department within nine months of receipt thereof by DPA. If DPA is unable to conclude its investigation within such nine-month period, the Director, within such nine-month period, shall inform the Chief of Police of the reasons therefor and transmit information and evidence from the investigation as shall facili-

tate the Chief's timely consideration of the matter.

(e) DPA shall recommend disciplinary action to the Chief of Police on those complaints that are sustained. The Director, after meeting and conferring with the Chief of Police or his or her designee, may verify and file charges with the Police Commission against members of the Police Department arising out of sustained complaints; provided, that the Director may not verify and file such charges for a period of 60 days following the transmittal of the sustained complaint to the Police Department unless the Director issues a written determination that the limitations period within which the member or members may be disciplined under Government Code Section 3304, as amended from time to time or any successor provisions thereto, may expire within such 60-day period and (1) the Chief of Police fails or refuses to file charges with the Police Commission arising out of the sustained complaint, (2) the Chief of Police or his or her designee fails or refuses to meet and confer with the Director on the matter, or (3) other exigent circumstances necessitate that the Director verify and file charges to preserve the ability of the Police Commission to impose punishment pursuant to Section A8.343.

(f) The Director shall schedule hearings before hearing officers when such is requested by the complainant or a member of the Police Department and, in accordance with rules of the Commission, such a hearing will facilitate the fact-finding process. The Board of Supervisors may provide by ordinance that DPA shall in the same manner investigate and make recommendations to the Chief of Police regarding complaints of misconduct by patrol special police officers and their uniformed employees.

(g) Nothing herein shall prohibit the Chief of Police or a commanding officer from investigating the conduct of a member of the Police Department under his or her command, or taking disciplinary or corrective action, otherwise permitted by this Charter, when such is warranted; and nothing herein shall limit or otherwise restrict the disciplinary powers vested in the Chief of Police and the Police Commission by other provisions of this Charter.

(h) DPA shall prepare in accordance with rules of the Commission monthly summaries of the complaints received and shall prepare recommendations quarterly concerning policies or practices of the Police Department which could be changed or amended to avoid unnecessary tension with the public or a definable segment of the public while insuring effective police services.

(i) DPA shall prepare a report for the President of the Board of Supervisors each quarter. This report shall include, but not be limited to, the number and type of complaints filed, the outcome of the complaints, and a review of the disciplinary action taken. The President of the Board of Supervisors shall refer this report to the appropriate committee of the Board of Supervisors charged with public safety responsibilities. Said committee may issue recommendations as needed.

(j) In carrying out its objectives, including the preparation of recommendations concerning departmental policies or practices referenced above, the investigations referenced above, and the audits noted below, DPA shall receive prompt and full cooperation and assistance from all departments, officers, and employees of the City and County, which shall, unless prohibited by state or federal law, promptly produce all records and information requested by DPA, including but not limited to (1) records relevant to Police Department policies or practices, (2) personnel and disciplinary records of Police Department employees, (3) criminal investigative and prosecution files, and (4) all records to which the Police Commission has access, regardless of whether those records pertain to a particular complaint. The DPA shall maintain the confidentiality of any records and information it receives to the extent required by state or federal law governing such records or information. The Director may also request and the Chief of Police shall require the testimony or attendance of any member of the Police Department to carry out the responsibilities of DPA. Nothing in this Section 4.136 is intended or shall be construed to interfere with the duties of the Sheriff or the District Attorney under state law, including their constitutional and statutory powers and duties under Government Code Section 25303, as amended from time to time or any successor provisions thereto, or other applicable state law or judicial decision.



*(k) Every two years, DPA shall conduct a performance audit or review of police officer use of force and how the Police Department has handled claims of officer misconduct. DPA shall also have the authority to conduct performance audits or reviews of whether Police Department personnel and management have complied with federal and state law, City ordinances and policies, and Police Department policies. The Director shall have the discretion to determine the frequency, topics, and scope of such performance audits or reviews. To the extent permitted by law, DPA shall also allow public access to information on the progress and disposition of claims of misconduct or use of force, and the results of the performance audits and reviews conducted by DPA.*

*(l) The DPA budget shall be separate from the budget of the Police Department. Notwithstanding Section 4.102(3), the Director shall submit DPA's proposed annual or two-year budget directly to the Mayor.*  
**SEC. A8.343. FINE, SUSPENSION AND DISMISSAL IN POLICE AND FIRE DEPARTMENTS.**

Members of the uniformed ranks of the fire or the police department guilty of any offense or violation of the rules and regulations of their respective departments, shall be liable to be punished by reprimand, or by fine not exceeding one month's salary for any offense, or by suspension for not to exceed three months, or by dismissal, after trial and hearing by the commissioners of their respective departments; provided, however, that the chief of each respective department for disciplinary purposes may suspend such member for a period not to exceed 10 days for violation of the rules and regulations of his department. Any such member so suspended shall have the right to appeal such suspension to the fire commission or to the police commission, as the case may be, and have a trial and hearing on such suspension. Written notice of appeal must be filed within 10 days after such suspension and the hearing of said appeal must be held within 30 days after the filing of said notice of appeal. If the commission shall reverse or alter the finding of the chief, it shall order that the member affected be paid salary for the time of the suspension received or altered. In the event the chief should exercise such power of suspension, the member involved shall not be subject to any further disciplinary action for the same offense; provided, that where the *Department of Police Accountability Office of Citizen Complaints* has sustained a complaint and recommended discipline in excess of a 10-day suspension, the Chief of Police may not exercise his or her power of suspension under this section without first meeting and conferring with the *Director director* of the *Department of Police Accountability Office of Citizen Complaints* and affording the *Director director* an opportunity to verify and file charges with the Police Commission pursuant to Section 4.136 4-127. If the *Director director* of the *Department of Police Accountability Office of Citizen Complaints* verifies and files charges, the Police Commission shall conduct a trial and hearing thereon, and the Chief of Police may not suspend the member pending the outcome of the Police Commission proceedings on the charges except as provided in Section A8.344.

Subject to the foregoing, members of the uniformed ranks of either department shall not be subject to dismissal, nor to punishment for any breach of duty or misconduct, except for cause, nor until after a fair and impartial trial before the commissioners of their respective departments, upon a verified complaint filed with such commission setting forth specifically the acts complained of, and after such reasonable notice to them as to time and place of hearings as such commission may, by rule, prescribe. The accused shall be entitled, upon hearing, to appear personally and by counsel; to have a public trial; and to secure and enforce, free of expense, the attendance of all witnesses necessary for his defense.

Section 2. Notwithstanding Section 1 of this measure, if the Charter amendment creating the Office of the Public Advocate is adopted by the voters at the November 8, 2016 election, then subsection (b) of Charter Section 4.136, as added by this measure, shall instead read as follows:

*(b) Until the first Public Advocate assumes office following the first election described in Section 13.101(b)(6), the Mayor shall appoint a nominee of the Police Commission as the Director of DPA, subject to confirmation by the Board of Supervisors, to fill any vacancy in the*

*office of Director. After the first Public Advocate assumes office, whenever the office of Director of DPA becomes vacant, the Public Advocate shall appoint a nominee of the Police Commission as Director, subject to confirmation by the Board of Supervisors. The Director shall serve at the pleasure of the Police Commission. If the Board of Supervisors fails to act on the appointment within 30 days, the appointment shall be deemed approved. In the event the office is vacant, until the appointing authority described in this subsection (b) makes an appointment and that appointment is confirmed by the Board, the Police Commission shall appoint an interim Director who shall serve at the pleasure of the Police Commission. The appointment of the Director shall be exempt from the civil service requirements of this Charter. The Director shall never have been a uniformed member or employee of the Police Department. The Director shall be the appointing officer under the civil service provisions of this Charter for the appointment, removal, or discipline of employees of DPA.*

Section 3. Nothing in this measure is intended or shall be construed to affect the tenure of the person holding the office of Director of the Office of Citizen Complaints on November 8, 2016. That person shall continue in office as Director of the Department of Police Accountability unless and until he or she resigns or is removed by the Police Commission as provided in Section 4.136.

## Proposition H

**Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to:** 1) create the Office of the Public Advocate; 2) set the Public Advocate's powers and duties; 3) authorize the Public Advocate to review the administration of City programs, including programs for transmitting information to the public, and to receive, investigate, and attempt to resolve complaints regarding City services and programs; 4) authorize the Public Advocate to receive and investigate specified whistleblower complaints; 5) authorize the Public Advocate to appoint the Director of the Office of Citizen Complaints; 6) provide for the Public Advocate's election, removal, and salary; and, 7) set City policy regarding sufficient funding and minimum staffing for the Office of the Public Advocate; and setting operative dates.

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by revising Sections 4.127, 6.100, 10.104, 13.101, 13.101.5, 13.102, 15.105, A8.409-1, F1.102, F1.107, and F1.114, adding Section 6.107 and Article VIIC, consisting of Sections 8C.101 through 8C.106, and deleting Section F1.108, to read as follows:

**NOTE:** **Unchanged Charter text and uncodified text** are in plain font.

**Additions** are *single-underline italics Times New Roman font*.

**Deletions** are *strike-through italics Times New Roman font*.

**Asterisks (\* \* \* \*)** indicate the omission of unchanged Charter subsections.

### **SEC. 6.100. DESIGNATION OF OTHER ELECTIVE OFFICERS.**

In addition to the officers required to be elected under other Articles of this Charter, the following shall constitute the elective officers of the City and County: the Assessor-Recorder, City Attorney, District Attorney, Public Defender, Sheriff, *and* Treasurer, *and Public Advocate*. Each such officer shall be elected for a four-year term and shall serve full time.

The City Attorney shall be licensed to practice law in all courts of the State of California and shall have been so licensed for at least ten years next preceding his or her election. The District Attorney and Public Defender shall each be licensed to practice law in all courts of the State of California and shall have been so licensed for at least five years



next preceding his or her election. Such officers shall not engage in the private practice of law during the period they serve as elective officers of the City and County.

Subject to the powers and duties set forth in this Charter, the officers named in this section shall have such additional powers and duties prescribed by state laws for their respective office. The terms of office in effect for these officers on the date this Charter is adopted shall continue.

**SEC. 6.107. PUBLIC ADVOCATE.**

*(a) There shall be a Public Advocate for the City and County of San Francisco. The functions, powers, and duties of the Public Advocate are set forth in Article VIII C.*

*(b) The Public Advocate shall appoint a Chief Deputy Public Advocate and at least two Assistant Public Advocates, who shall serve at the pleasure of the Public Advocate, and may have such other staff as provided according to the budgetary and fiscal provisions of the Charter. The position of Chief Deputy Public Advocate shall be exempt from competitive civil service selection, appointment, and removal procedures under Section 10.104(2), and the position of Assistant Public Advocate shall be exempt under Section 10.104(14).*

*(c) The City Attorney shall be the attorney for the Public Advocate.*

*(d) The Public Advocate shall have an office in City Hall.*

*(e) During his or her tenure, the Public Advocate shall not contribute to, solicit contributions to, publicly endorse or oppose or urge the endorsement of or opposition to or otherwise participate in a campaign for a candidate for City elective office, other than himself or herself, or be an officer, director, or employee of or hold a policy-making position in an organization that makes political endorsements regarding candidates for City elective office.*

*(f) No person shall serve as Public Advocate for more than two successive terms. There shall be no limit on the number of non-successive terms that a person may serve as Public Advocate. A part of a term that exceeds two years shall count as full term for these purposes, but the term of the first Public Advocate elected to a shortened term to expire at noon on January 8, 2021 under Section 13.101(b)(6) shall not be deemed to be a full term.*

**ARTICLE VIII C: OFFICE OF THE PUBLIC ADVOCATE**  
**SEC. 8C.101. PUBLIC ADVOCATE—GENERAL POWERS AND DUTIES.**

*(a) Access to City Records. Except as provided below, the Public Advocate shall have timely access to all records in the possession of City officers and agencies that the Public Advocate deems necessary to complete the investigations, inquiries, and reviews required of him or her by the Charter or other City law, and if necessary may issue subpoenas to enforce his or her right of access to such records. The Public Advocate shall not have a right of access to records the disclosure of which is forbidden by state or federal law, or records protected from disclosure by privileges under federal, state, or local law, or other confidentiality provisions the existence of which is derived from some source of state law other than the Public Records Act, including, but not limited to, criminal investigation and prosecution files. The Public Advocate may not disclose records that the City officer or agency possessing the records may decline to disclose under the Public Records Act and the Sunshine Ordinance, as amended, or any successor legislation, if the officer or agency declines to disclose such records.*

*(b) Access to Third-Party Witnesses and Records. In performing his or her duties, the Public Advocate may administer oaths, take testimony, and, if necessary to complete the investigations, inquiries, and reviews required of him or her by the Charter, issue subpoenas to require witnesses to appear and produce evidence. The Public Advocate may seek enforcement of such subpoenas in the manner prescribed by law.*

*(c) Introduce Legislation. The Public Advocate may introduce legislation at the Board of Supervisors to address any matter within the Public Advocate's jurisdiction. The Public Advocate may not introduce legislation addressing specific contract or personnel decisions unless those contracts or personnel decisions involve the Office of the Public Advocate.*

*(d) Non-Interference. The Public Advocate shall not have any power or authority over, nor shall the Public Advocate dictate, suggest, or interfere with any appointment, promotion, compensation, disciplinary action, contract or requisition for purchase, or other administrative actions or recommendations of an elected official, the Controller, or the City Administrator, or of department heads under the Mayor, the City Administrator or under a board or commission. The Public Advocate shall not have any power or authority over, nor shall the Public Advocate dictate, suggest, or interfere with, any criminal investigation or prosecution.*

*(e) Hearings. The Public Advocate may hold public hearings in the course of fulfilling the requirements of this Article VIII C.*

*(f) Confidentiality of Records. The Public Advocate may, to the extent permitted by state law, designate the records of any investigation, including but not limited to information that would reveal the identity of complainants and witnesses, as confidential information. It shall be official misconduct for any person to disclose information about any such investigation, except as necessary to conduct the investigation, or with proper authorization, or as required by law or lawful process. The Public Advocate may disclose confidential information to the District Attorney to initiate or assist in a criminal investigation or prosecution. The unauthorized release of confidential information shall be sufficient grounds for the termination of any employee.*

*(g) Reports. The Public Advocate may issue reports relating to the operations or activities of any City officer or agency, including recommendations for administrative or legislative changes. The Public Advocate may, to the extent permitted by state law, designate any portion of any draft, preliminary, or final report as confidential information. Before making public any portion of any draft, preliminary, or final report, the Public Advocate shall send a copy of the report to any officer, and to the head of any agency, discussed in such report and provide the officer and agency, in writing, with a reasonable deadline for their review and response. The Public Advocate shall include in any report, or portion thereof, that is made public a copy of all such officer and agency responses, after redacting any information contained in such responses that is confidential under state law.*

*(h) Annual Report. Not later than December 1 of each year, the Public Advocate shall present to the Board of Supervisors, the Mayor, the City Administrator, and the Controller a report on the activities of the office during the preceding fiscal year. The report may include:*

*(1) A statistical summary of the complaints received during such fiscal year, categorized by agency, type of complaint, agency response, mode of resolution, and such other factors as the Public Advocate deems appropriate;*

*(2) An analysis of recurring complaints and complaints raising systemic or citywide issues and the Public Advocate's recommendations for administrative, legislative, or budgetary actions to resolve the underlying problems causing the complaints;*

*(3) A summary of the findings and recommendations of the agency program reviews conducted during the fiscal year and a summary of each agency's responses to such findings and recommendations; and*

*(4) Legislative proposals to improve the provision of City services and programs.*

*The Public Advocate may include in this report an assessment of the fiscal implications of any recommendations presented in the report.*

*(i) Outside Experts. Notwithstanding any other provision of this Charter or any ordinance or regulation of the City, the Public Advocate may contract with outside, independent experts to assist in performing the requirements of this Article VIII C. In doing so, the Public Advocate shall make good faith efforts to comply with the provisions of Chapters 12 et seq. of the Administrative Code, as amended, or any successor legislation, but shall not be subject to the approval processes of other City agencies. The Public Advocate shall submit an annual report to the Board of Supervisors summarizing any contracts issued pursuant to this Section and discussing the Public Advocate's compliance with Chapters 12 et seq. Contracts issued by the Public Advocate pursuant to this Section shall be subject to the requirements of Sections 6.102 and 9.118.*



No outside expert or firm shall be eligible to participate or assist in an audit or investigation of any issue, matter, or question as to which that expert or firm has previously rendered compensated advice or services to any individual, corporation, or other entity, or City official or department. The Public Advocate shall adopt appropriate written regulations implementing this prohibition, and shall incorporate this requirement in all written contracts with outside experts and firms utilized pursuant to this subsection (i).

**SEC. 8C.102. PUBLIC ADVOCATE—REVIEW OF CITY PROGRAMS.**

(a) The Public Advocate may review the administration of City programs by City agencies. Such reviews may include, but not be limited to, evaluations of: (1) the distribution of City programs and services throughout the City; (2) the effectiveness of the public information and service complaint programs of City agencies; and (3) the responsiveness of City agencies to individual and group requests for data or information regarding the agencies' structure, activities, and operations. The Public Advocate shall submit any reports documenting or summarizing such reviews to the Board of Supervisors, the Mayor, and the appropriate agency, and shall include in such reports his or her recommendations for addressing the problems identified and, if appropriate, the fiscal implications of such recommendations.

(b) The Public Advocate may review the management and employment practices of City officers and departments, including City policies and MOU provisions, that promote or impede the effective and efficient operation of City government, including management of workers' compensation claims and overtime expenditures.

(c) The Public Advocate may review the City's contracting procedures and compliance with contracting rules and standards.

(d) The Public Advocate may conduct performance audits of City departments, services, programs, and other activities. Nothing in this Section 8C.102 shall affect the powers or duties of the Controller acting as City Services Auditor under Charter Section F1.104, and the Public Advocate may coordinate with the City Services Auditor when both officers decide to conduct a performance audit of the same City department, service, program, or activity.

**SEC. 8C.103. PUBLIC ADVOCATE—INDIVIDUAL COMPLAINTS.**

(a) The Public Advocate may receive, investigate, and attempt to resolve complaints from members of the public concerning City services, programs, or activities, except for those that:

- (1) another City agency is required by law to adjudicate;
- (2) may be resolved through a grievance mechanism established by collective bargaining agreement or contract; or,
- (3) involve allegations of conduct that may constitute a violation of criminal law.

If the Public Advocate receives a complaint that involves conduct of a City employee that could lead to discipline, the Public Advocate shall consult with and, where appropriate, refer the matter to, the Department of Human Resources. If the Public Advocate receives a complaint that is subject to a procedure described in items (1) or (2) of this subsection (a), the Public Advocate shall advise the complainant of the appropriate procedure for the resolution of such complaint. If the Public Advocate receives a complaint of the type described in item (3) of this subsection, the Public Advocate shall promptly refer the matter in accordance with subsection (c).

(b) The Public Advocate shall establish procedures for receiving and processing complaints, responding to complainants, conducting investigations, and reporting findings, and shall inform the public about such procedures. Upon an initial determination that a complaint may be valid or that the Public Advocate is not in a position to judge whether it may be valid, the Public Advocate shall refer the complaint to the appropriate agency for resolution. If such agency does not resolve the complaint in a manner that is satisfactory to the Public Advocate within a reasonable time, the Public Advocate may conduct an investigation and make specific recommendations to the agency for resolution of the complaint. If, within a reasonable time after the Public Advocate has completed an investigation and submitted recommendations to the agency, such agency has failed to respond to the recommendations in a

manner that is satisfactory to the Public Advocate, the Public Advocate may issue a report to the Board of Supervisors, the Mayor, and the agency. Such report shall describe the conclusions of the investigation and make such recommendations for administrative, legislative, or budgetary action, together with their fiscal implications, as the Public Advocate deems necessary to resolve the complaint or to address the underlying problems discovered in the investigation. In exercising its functions under this subsection (b), the Public Advocate may treat related complaints together.

(c) If the Public Advocate receives a complaint alleging conduct that may constitute a violation of conflict of interest or governmental ethics laws, he or she shall promptly refer the complaint to the Ethics Commission and the City Attorney. If the Public Advocate receives a complaint alleging conduct that may constitute a violation of criminal law, he or she shall promptly refer the complaint and information in his or her possession regarding the alleged violation to the District Attorney.

If during the conduct of any investigation, inquiry, or review authorized by this Section 8C.103, the Public Advocate discovers that the matter involves conduct that may constitute a violation of conflict of interest or governmental ethics laws, he or she shall take no further action but shall promptly refer the matter to the Ethics Commission and the City Attorney. If during the conduct of any investigation, inquiry, or review authorized by this Section, the Public Advocate discovers that the matter involves conduct that may constitute a violation of criminal law, he or she shall take no further action but shall promptly refer the matter and information in his or her possession to the District Attorney.

Before making a determination whether alleged conduct may constitute a violation of conflict of interest or governmental ethics laws, the Public Advocate shall consult with the City Attorney. Before making a determination whether alleged conduct may constitute a violation of criminal law, the Public Advocate shall consult with the District Attorney.

**SEC. 8C.104. PUBLIC ADVOCATE—WHISTLEBLOWERS.**

(a) The Public Advocate shall have the authority to receive complaints by members of the public concerning: incorrect, unreasonable, or unfair decisions or rulings of City officers or agencies; inconsistent enforcement, or failure to enforce, laws, rules, or regulations; poor or inadequate service delivery or treatment; poor communication, including unreasonably long response or wait times and unreasonable response delays; or inequitable or inefficient provision of City services. The Public Advocate shall investigate and otherwise attempt to resolve such individual complaints except for those that:

- (1) another City agency is required by federal, state, or local law to adjudicate,
- (2) may be resolved through a grievance mechanism established by collective bargaining agreement or contract,
- (3) involve allegations of conduct that may constitute a violation of criminal law,
- (4) are assigned to the Controller under Section F1.107; or
- (5) are subject to an investigation by the District Attorney.

the City Attorney, or the Ethics Commission, where either official or the Commission states in writing that investigation by the Public Advocate would substantially impede or delay his, her, or its own investigation of the matter.

If the Public Advocate receives a complaint described in items (1), (2), (3), or (4) of this subsection (a), the Public Advocate shall advise the complainant of the appropriate procedure for the resolution of such complaint.

(b) If the Public Advocate receives a complaint alleging conduct that may constitute a conflict of interest or governmental ethics law, he or she shall promptly refer the complaint to the Ethics Commission and the City Attorney. If the Public Advocate receives a complaint alleging conduct that may constitute a violation of criminal law, he or she shall promptly refer the complaint and information regarding the alleged violation to the District Attorney. Nothing in this Section 8C.104 shall preclude the Public Advocate from investigating whether any alleged criminal conduct also violates any civil or administrative law, statute,

ordinance, resolution, or regulation.

Within 10 working days after receipt of the complaint and information, the City Attorney or the District Attorney shall inform the Public Advocate in writing regarding whether either office has initiated or intends to pursue an investigation of the matter. If either office informs the Public Advocate in writing that the office will pursue the case, the Public Advocate shall suspend its own investigation.

Before making a determination whether alleged conduct may constitute a violation of conflict of interest or governmental ethics laws, the Public Advocate shall consult with the City Attorney. Before making a determination whether alleged conduct may constitute a violation of criminal law, the Public Advocate shall consult with the District Attorney.

#### **SEC. 8C.105. PUBLIC ADVOCATE—CUSTOMER SERVICE PLANS.**

The Public Advocate shall assess the progress of City departments' compliance with Charter Section 16.120 and any implementing ordinances requiring City departments to prepare effective customer service plans. The Public Advocate shall make recommendations to departments to improve the effectiveness of such plans, or to the Mayor and the Board of Supervisors regarding improvements in such plans generally. The Public Advocate shall report to the Board of Supervisors and Mayor the failure of any department to comply substantially with the Public Advocate's recommendations regarding customer service plans.

#### **SEC. 8C.106. PUBLIC ADVOCATE—POLICY REGARDING FUNDING AND STAFFING.**

The voters declare that it shall be the policy of the City and County of San Francisco to provide sufficient funding and administrative support for the Office of the Public Advocate to perform its functions, and recommend that the Office have at least one staff member per Supervisorial district to perform constituent services and at least one staff member per Supervisorial district to perform investigations. The Public Advocate may request a determination from the Ethics Commission whether the Office's funding is sufficient for these purposes.

#### **SEC. 10.104. EXCLUSIONS FROM CIVIL SERVICE APPOINTMENT.**

All employees of the City and County shall be appointed through competitive examination unless exempted by this Charter. The following positions shall be exempt from competitive civil service selection, appointment and removal procedures, and the person serving in the position shall serve at the pleasure of the appointing authority:

\* \* \* \*

2. All elected officers of the City and County and their chief deputies or chief assistants;

\* \* \* \*

14. The law librarian, assistant law librarians, bookbinder of the Law Library, purchaser, curators, Assistant Sheriff, Deputy Port Director, Chief of the Bureau of Maritime Affairs, Director of Administration and Finance of the Port, Port Sales Manager, Port Traffic Manager, Chief Wharfinger, Port Commercial Property Manager, Actuary of the Employees' Employee's Retirement System, Director of the Zoo, Chief Veterinarian of the Zoo, Director of the Arboretum and Botanical Garden, Director of Employee Relations, Health Service Administrator, Executive Assistant to the Human Services Director, Assistant Public Advocate, and any other positions designated as exempt under the 1932 Charter, as amended;

\* \* \* \*

#### **SEC. 13.101. TERMS OF ELECTIVE OFFICE.**

(a) Except in the case of an appointment or election to fill a vacancy, the term of office of each elected officer shall commence at 12:00 noon on the eighth day of January following the date of the election.

(b) Subject to the applicable provisions of Section 13.102, the elected officers of the City and County shall be elected as follows:

(1) At the general municipal election in 1995 and every fourth year thereafter, a Mayor, a Sheriff and a District Attorney shall be elected.

(2) At the general municipal election in 1996 and every fourth

year thereafter, four members of the Board of Education and four members of the Governing Board of the Community College District shall be elected.

(3) At the general municipal election in 2013, and at the general municipal election in 2015 and every fourth year thereafter, a City Attorney and a Treasurer shall be elected. Notwithstanding any other provision of this Charter including Section 6.100, the term of office for the person elected City Attorney or Treasurer at the general municipal election in 2013 shall be two years.

(4) At the general municipal election in 2006 and every fourth year thereafter, an Assessor-Recorder and Public Defender shall be elected.

(5) At the general municipal election in 1998 and every fourth year thereafter, three members of the Board of Education and three members of the Governing Board of the Community College District shall be elected.

(6) At the first Citywide general or special municipal election occurring after January 1, 2017, a Public Advocate shall be elected. Thereafter, at the general municipal election in 2020 and every fourth year thereafter, the Public Advocate shall be elected. Notwithstanding any other provision of this Charter including Section 6.100, the term of office for the person elected Public Advocate at the first Citywide general or special municipal election after January 1, 2017, shall expire at noon on January 8, 2021.

(7) (6) The election and terms of office of members of the Board of Supervisors shall be governed by Section 13.110.

#### **SEC. 13.101.5. VACANCIES.**

(a) If the office of Assessor-Recorder, City Attorney, District Attorney, Public Defender, Sheriff, Treasurer, or Member of the Board of Supervisors, Board of Education, or Governing Board of the Community College District becomes vacant because of death, resignation, recall, permanent disability, or the inability of the respective officer to otherwise carry out the responsibilities of the office, the Mayor shall appoint an individual qualified to fill the vacancy under this Charter and state laws. If the office of Public Advocate becomes vacant because of death, resignation, recall, permanent disability, or the inability of the incumbent to otherwise carry out the responsibilities of the office, the Chief Deputy Public Advocate shall serve as Public Advocate until a successor is selected pursuant to subsection (c).

(b) If the Office of Mayor becomes vacant because of death, resignation, recall, permanent disability, or the inability to carry out the responsibilities of the office, the President of the Board of Supervisors shall become Acting Mayor and shall serve until a successor is appointed by the Board of Supervisors by motion.

(c) Any person filling a vacancy pursuant to subsection (a) or (b) of this Section shall serve until a successor is selected at the next election occurring not less than 120 days after the vacancy, at which time an election shall be held to fill the unexpired term, provided that (1) if an election for the vacated office is scheduled to occur less than one year after the vacancy, the appointee shall serve until a successor is selected at that election or (2) if an election for any seat on the same board as the vacated seat is scheduled to occur less than one year but at least 120 days after the vacancy, the appointee shall serve until a successor is selected at that election to fill the unexpired term.

(d) If no candidate receives a majority of the votes cast at an election to fill a vacated office, the two candidates receiving the most votes shall qualify to have their names placed on the ballot for a municipal runoff election at the next regular or otherwise scheduled election occurring not less than five weeks later. If an instant runoff election process is enacted for the offices enumerated in this Section, that process shall apply to any election required by this Section.

#### **SEC. 13.102. INSTANT RUNOFF ELECTIONS; RANKED-CHOICE VOTING ELECTIONS.**

(a) For the purposes of this Section section: (1) a candidate shall be deemed "continuing" if the candidate has not been eliminated from further rounds of tabulation; (2) a ballot shall be deemed "continuing" if it is not exhausted; and (3) a ballot shall be deemed "exhausted," and not included counted in further stages of the tabulation, if all of the





choices have been eliminated or there are no more choices indicated on the ballot. If a ranked-choice ballot gives equal rank to two or more candidates, the ballot shall be declared exhausted when such multiple rankings are reached. If a voter casts a ranked-choice ballot but skips a rank, the voter's vote shall be transferred to that voter's next ranked choice.

(b) The Mayor, Sheriff, District Attorney, City Attorney, Treasurer, Assessor-Recorder, Public Defender, *Public Advocate*, and members of the Board of Supervisors shall be elected using a ranked-choice, ~~or~~ *“instant runoff,”* ballot. The ballot shall allow voters to rank a number of choices in order of preference equal to the total number of candidates for each office; provided, however, *that* if the voting system, vote tabulation system, or similar or related equipment used by the City and County cannot feasibly accommodate choices equal to the total number of candidates running for each office, then the Director of Elections may limit the number of choices a voter may rank to no fewer than three. The ballot shall in no way interfere with a voter's ability to cast a vote for a write-in candidate.

(c) If a candidate receives a majority of the first choices, that candidate shall be declared elected. If no candidate receives a majority, the candidate who received the fewest first choices shall be eliminated *from further rounds of tabulation* and each vote cast for that candidate shall be transferred to the next ranked candidate on that voter's ballot. If, after this transfer of votes, any candidate has a majority of the votes from the continuing ballots, that candidate shall be declared elected.

(d) If no candidate receives a majority of votes from the continuing ballots after a candidate has been eliminated *from further rounds of tabulation* and his or her votes have been transferred to the next-ranked candidate, the continuing candidate with the fewest votes from the continuing ballots shall be eliminated *from further rounds of tabulation*. All votes cast for that candidate shall be transferred to the next-ranked continuing candidate on each voter's ballot. This process of eliminating candidates *from further rounds of tabulation* and transferring their votes to the next-ranked continuing candidates shall be repeated until a candidate receives a majority of the votes from the continuing ballots.

(e) If the total number of votes of the two or more candidates credited with the lowest number of votes is less than the number of votes credited to the candidate with the next highest number of votes, those candidates with the lowest number of votes shall be eliminated *from further rounds of tabulation* simultaneously and their votes transferred to the next-ranked continuing candidate on each ballot in a single counting operation.

(f) A tie between two or more candidates shall be resolved in accordance with State law.

(g) The Department of Elections shall conduct a voter education campaign to familiarize voters with the ranked-choice ~~or~~ *“instant runoff,”* method of voting.

(h) Any voting system, vote tabulation system, or similar or related equipment acquired by the City and County shall have the capability to accommodate this system of ranked-choice, ~~or~~ *“instant runoff,”* balloting.

*(i) Ranked choice, or “instant runoff,” balloting shall be used for the general municipal election in November 2002 and all subsequent elections. If the Director of Elections certifies to the Board of Supervisors and the Mayor no later than July 1, 2002 that the Department will not be ready to implement ranked-choice balloting in November 2002, then the City shall begin using ranked-choice, or “instant runoff,” balloting at the November 2003 general municipal election.*

*If ranked choice, or “instant runoff,” balloting is not used in November of 2002, and no candidate for any elective office of the City and County, except the Board of Education and the Governing Board of the Community College District, receives a majority of the votes cast at an election for such office, the two candidates receiving the most votes shall qualify to have their names placed on the ballot for a runoff election held on the second Tuesday in December of 2002.*

#### **SEC. 15.105. SUSPENSION AND REMOVAL.**

(a) ELECTIVE AND CERTAIN APPOINTED OFFICERS. Any elective officer *other than the Mayor*, and any member of the Airport

Commission, Asian Art Commission, Civil Service Commission, Commission on the Status of Women, Golden Gate Concourse Authority, Board of Directors, Health Commission, Human Services Commission, Juvenile Probation Commission, Municipal Transportation Agency Board of Directors, Port Commission, Public Utilities Commission, Recreation and Park Commission, Fine Arts Museums Board of Trustees, ~~Taxi Commission~~, War Memorial and Performing Art Center Board of Trustees, Board of Education or Community College Board is subject to suspension and removal for official misconduct as provided in this section. Such officer may be suspended by the Mayor and the Mayor shall appoint a qualified person to discharge the duties of the office during the period of suspension. Upon such suspension, the Mayor shall immediately notify the Ethics Commission and Board of Supervisors thereof in writing and the cause thereof, and shall present written charges against such suspended officer to the Ethics Commission and Board of Supervisors at or prior to their next regular meetings following such suspension, and shall immediately furnish a copy of the same to such officer, who shall have the right to appear with counsel before the Ethics Commission in his or her defense.

The Ethics Commission shall hold a hearing not less than five days after the filing of written charges. After the hearing, the Ethics Commission shall transmit the full record of the hearing to the Board of Supervisors with a recommendation as to whether the charges should be sustained. If, after reviewing the complete record, the charges are sustained by not less than a three-fourths vote of all members of the Board of Supervisors, the suspended officer shall be removed from office; if not so sustained, or if not acted on by the Board of Supervisors within 30 days after the receipt of the record from the Ethics Commission, the suspended officer shall thereby be reinstated.

*Notwithstanding any other provision of this Section 15.105, the Mayor may file written charges of official misconduct against the Public Advocate and those charges shall be heard and acted on by the Ethics Commission and the Board of Supervisors in the same manner as other charges of official misconduct, but the Mayor shall have no power to suspend the Public Advocate prior to the determination of those charges by the Board of Supervisors.*

\* \* \* \*

#### **SEC. A8.409-1. EMPLOYEES COVERED.**

\* \* \* \*

Except as otherwise provided by this Charter, the Civil Service Commission shall set the wages and benefits of all elected officials of the City and County of San Francisco as follows: The Commission shall conduct a salary survey of the offices of chief executive officer, county counsel, district attorney, public defender, assessor-recorder, treasurer, and sheriff, in the counties of Alameda, Contra Costa, Marin, San Mateo, and Santa Clara. The Commission shall then average the salaries for each of those offices to determine respectively the base five-year salaries for the Mayor, City Attorney, District Attorney, Public Defender, Assessor-Recorder, Treasurer, and Sheriff.

If any of the aforementioned counties do not have an office of public defender, that county shall be omitted from the salary survey for purposes of determining the base five-year salary of the Public Defender. Among the aforementioned counties, any freestanding county assessor's office or any county office in which the assessor's function is combined with other county functions, shall be deemed comparable to the office of Assessor-Recorder for purposes of determining the base five-year salary of the Assessor-Recorder. If any of the aforementioned counties do not have a comparable county office of treasurer, the county office whose functions most closely resemble the Treasurer's functions in San Francisco shall be deemed comparable to the office of Treasurer for purposes of determining the base five-year salary of the Treasurer.

The initial base five-year salary determination for the respective salaries of the Mayor, City Attorney, District Attorney, Public Defender, Assessor-Recorder, Treasurer, and Sheriff shall apply to the period from July 1, 2007 through June 30, 2012. Subsequent base five-year salary determinations for those offices shall apply to subsequent five-year periods, for example, July 1, 2012 through June 30, 2017.

For the second, third, fourth, and fifth years of the period for which

any base five-year salary has been set, the Commission shall annually adjust the respective salaries of the Mayor, City Attorney, District Attorney, Public Defender, Assessor-Recorder, Treasurer, and Sheriff, to account for upward annual movement in the Consumer Price Index during the prior calendar year; provided, that whenever the upward movement in the Consumer Price Index during the prior calendar year exceeds 5%, the cost-of-living adjustment shall not be the actual increase in the Consumer Price Index for the prior calendar year but instead shall be 5%. The annual cost-of-living adjustment shall take effect July 1 of the second, third, fourth, and fifth years of the period for which the base five-year salary has been set.

The Civil Service Commission shall set the salary of the Public Advocate every five years based on a salary survey of comparable offices, or using such other methodology as the Commission deems appropriate.

Except as noted below, in setting the initial and subsequent base five-year salary determinations for the offices of Mayor, City Attorney, District Attorney, Public Defender, Assessor-Recorder, Treasurer, and Sheriff, the Commission may not reduce the respective salaries of any of those offices. If implementation of the process for setting the base five-year salary would otherwise result in a salary reduction for any of those offices, the base five-year salary for the affected office or offices shall be the existing salary for the office.

If the City and County of San Francisco and employee organizations agree to amend the compensation provisions of existing memoranda of understanding to reduce costs, the Commission shall review and amend the respective salaries of the Mayor, City Attorney, District Attorney, Public Defender, Assessor-Recorder, Treasurer, and Sheriff, and Public Advocate as necessary to achieve comparable cost savings in the affected fiscal year or years.

The Commission shall annually set the benefits of elected officials, to take effect July 1 of each year. Benefits of elected officials may equal but may not exceed those benefits provided to any classification of miscellaneous officers and employees as of July 1 of each year, except, after January 7, 2012, the City and County shall not pay the required employee contributions of said officials into the San Francisco Employees' Retirement System trust fund or into the Retiree Health Care Trust Fund.

In addition, subject to the approval or disapproval of the Board of Supervisors, the Mayor may create, for employees designated as management, a management compensation package that recognizes and provides incentives for outstanding managerial performance contributing to increased productivity and efficiency in the work force. In formulating such a package, the Mayor shall take into account data developed in conjunction with the civil service commission regarding the terms of executive compensation in other public and private jurisdictions.

#### **SEC. 4.127. POLICE DEPARTMENT.**

The Police Department shall preserve the public peace, prevent and detect crime, and protect the rights of persons and property by enforcing the laws of the United States, the State of California and the City and County.

\* \* \* \*

**OFFICE OF CITIZEN COMPLAINTS.** The Public Advocate shall appoint a nominee of the Police Commission as the director of the Office of Citizen Complaints, subject to confirmation by the Board of Supervisors. The director shall serve at the pleasure of the Police Commission. If the Board fails to act on the appointment within 30 days, the appointment shall be deemed approved. In the event the office is vacant, until the Public Advocate mayor makes an appointment and that appointment is confirmed by the Board, the Police Commission shall appoint an interim director who shall serve at the pleasure of the Police Commission. The appointment shall be exempt from the civil service requirements of this Charter. The director shall never have been a uniformed member or employee of the department. The director of the Office of Citizen Complaints shall be the appointing officer under the civil service provisions of this Charter for the appointment, removal or discipline of employees of the Office of Citizen Complaints.

\* \* \* \*

#### **SEC. F1.102. STREET, SIDEWALK, AND PARK CLEANING AND MAINTENANCE.**

(a) The Services Audit Unit shall conduct annually a performance audit of the City's street, sidewalk, and public park maintenance and cleaning operations. The annual audit shall:

(1) Include quantifiable, measurable, objective standards for street, sidewalk, and park maintenance, to be developed in cooperation and consultation with the Department of Public Works and the Recreation and Park Department;

(2) Based upon such measures, report on the condition of each geographic portion of the City;

(3) To the extent that standards are not met, assess the causes of such failure and make recommendations of actions that will enhance the achievement of those standards in the future;

(4) Ensure that all bond funds related to streets, parks and open space are spent in strict accordance with the stated purposes and permissible uses of such bonds, as approved by the voters.

Outside of the audit process, the City departments charged with cleaning and maintaining streets, sidewalks, and parks shall remain responsible for addressing individual complaints regarding specific sites, although the Controller may receive and investigate such complaints under Section F1.107.

(b) In addition, all City agencies engaged in street, sidewalk, or park maintenance shall establish regular maintenance schedules for streets, sidewalks, parks and park facilities, which shall be available to the public and on the department's website. Each such department shall monitor compliance with these schedules, and shall publish regularly data showing the extent to which the department has met its published schedules. The City Services Audit Unit shall audit each department's compliance with these requirements annually, and shall furnish recommendations for meaningful ways in which information regarding the timing, amount and kind of services provided may be gathered and furnished to the public.

#### **SEC. F1.107. CITIZENS' COMPLAINTS; WHISTLEBLOWERS.**

(a) The Controller shall have the authority to receive and investigate individual complaints concerning: the misuse of City funds by officers or employees; the use of City equipment or time for personal purposes; the purchase of unneeded supplies or equipment; nonperformance, or inadequate performance of, contractually-required services; or, improper or wasteful activities by City officers or employees, the quality and delivery of government services, wasteful and inefficient City government practices, misuse of City government funds, and improper activities by City government officers and employees. When appropriate, the Controller shall investigate and otherwise attempt to resolve such individual complaints except for those which:

(1) another City agency is required by federal, state, or local law to adjudicate,

(2) may be resolved through a grievance mechanism established by collective bargaining agreement or contract,

(3) involve allegations of conduct which may constitute a violation of criminal law,

(4) are assigned to the Public Advocate under Section 8C.104; or

(5) (4) are subject to an existing, ongoing investigation by the District Attorney, the City Attorney, or the Ethics Commission, where either official or the Commission states in writing that investigation by the Controller would substantially impede or delay his, her, or its own investigation of the matter.

If the Controller receives a complaint described in items (1), (2), (3), or (4) of this paragraph, the Controller shall advise the complainant of the appropriate procedure for the resolution of such complaint.

(b) If the Controller receives a complaint alleging conduct that may constitute a violation of criminal law or a governmental ethics law, he or she shall promptly refer the complaint regarding criminal conduct to the District Attorney or other appropriate law enforcement agency and shall refer complaints regarding violations of governmental ethics laws to the Ethics Commission and the City Attorney. Nothing in this Section shall preclude the Controller from investigating whether any





alleged criminal conduct also violates any civil or administrative law, statute, ordinance, or regulation.

(c) Notwithstanding any provision of this Charter, including, but not limited to Section C3.699-11, or any ordinance or regulation of the City and County of San Francisco, the Controller shall administer a whistleblower and citizen complaint hotline telephone number and website and, *together with the Public Advocate*, publicize the hotline and website through press releases, public advertising, and communications to City employees. The Controller shall receive and track calls and emails related to complaints about the quality and delivery of government services, wasteful and inefficient City government practices, misuse of government funds and improper activities by City government officials, employees and contractors and shall route these complaints to the appropriate agency subject to subsection (a) of this Section. The Board of Supervisors shall enact and maintain an ordinance protecting the confidentiality of whistleblowers, and protecting City officers and employees from retaliation for filing a complaint with, or providing information to, the Controller, Ethics Commission, District Attorney, City Attorney or a City department or commission about improper government activity by City officers and employees. The City may incorporate all whistleblower functions set forth in this Charter or by ordinances into a unified City call center, switchboard, or information number at a later time, provided the supervision of the whistleblower function remains with the Controller and its responsibilities and function continue unabridged.

*(d) The Controller shall on a quarterly basis prepare summaries of all complaints received by the Controller's whistleblower program and transmit those summaries to the Public Advocate. The Public Advocate shall review the summaries by complaint type, department involved, and other factors to identify trends in complaints and prepare recommendations for the improvement of City controls and services. To the extent permitted by state law, the City shall keep these summaries confidential.*

*(e) The Public Advocate and the Controller may from time to time and by written agreement shift between themselves jurisdictional responsibilities for investigation and reporting types of whistleblower complaints established in the Charter. The Public Advocate and the Controller shall submit a copy of any such agreement to the Mayor and the Board of Supervisors, and make the agreement available to the public.*

#### **F1.108. CUSTOMER SERVICE PLANS.**

*The Controller shall assess the progress of City departments' compliance with Charter Section 16.120 and any implementing ordinances requiring City departments to prepare effective customer service plans. The Controller shall make recommendations to departments to improve the effectiveness of such plans. The Controller shall report to the Board of Supervisors and Mayor the failure of any department to comply substantially with the Controller's recommendations regarding customer service plans.*

#### **SEC. F1.114. OPERATIVE DATE; SEVERABILITY.**

*(a) This charter amendment shall be operative on July 1, 2004. This amendment shall not affect the term or tenure of the incumbent Controller.*

*(b) If any section, subsection, provision or part of this Appendix F charter amendment or its application to any person or circumstances is held to be unconstitutional or invalid, the remainder of Appendix F the amendment, and the application of such provision to other persons or circumstances, shall not be affected.*

Section 2. The amendments to Charter Section 4.127 made by this measure are not intended to affect the tenure of the person holding the office of Director of the Office of Citizen Complaints on the date that the amendments to Section 4.127 become operative, as provided in Section 3 below. That person shall continue in office as Director of the Office of Citizen Complaints unless and until he or she resigns or is removed by the Police Commission as provided in Section 4.127.

If the Charter amendment creating the Department of Police Accountability is adopted by the voters at the November 8, 2016 election, then the amendments to Charter Section 4.127 made by this measure shall not take effect.

Section 3. The amendments to Charter Sections 6.100, 13.101, and 13.102 shall become operative on the effective date of this charter amendment. All other provisions of this charter amendment shall become operative at the date and time that the first Public Advocate takes office.

## **Proposition I**

**Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to: 1) establish the Dignity Fund to support Seniors and Adults with Disabilities; 2) require an annual contribution by the City to the Fund including an annual base-line amount of \$38 million, increasing by \$6 million for fiscal year 2017-2018, and increasing by \$3 million a year for the next 9 years until fiscal year 2026-2027, and continuing at that amount, adjusted annually for changes in aggregate discretionary City revenues, for the next 10 years until fiscal year 2036-2037; 3) establish a planning process for expenditures from the Fund; 4) create an Oversight and Advisory Committee; 5) set an expiration date of June 30, 2037; and, 6) change the "Commission on Aging" to the "Aging and Adult Services Commission" and update its responsibilities.**

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by adding Sections 16.128-1 through 16.128-12, and amending Section 4.120, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.

**Additions** are *single-underline italics Times New Roman font*.

**Deletions** are *strike-through italics Times New Roman font*.

#### **SEC. 16.128-1. DIGNITY FUND; PREAMBLE.**

*(a) There is hereby established a fund, which shall be called the Dignity Fund ("Fund"), to be administered by the Department of Aging and Adult Services ("DAAS"), or any successor agency. Monies in the Fund shall be used or expended by DAAS, subject to the budgetary and fiscal provisions of the Charter, solely to help Seniors and Adults with Disabilities secure and utilize the services and support necessary to age with dignity in their own homes and communities. For purposes of Section 16.128-1 through 16.128.12, "Senior" shall mean a person 60 years old or older, and "Adult with a Disability" shall mean a person 18 years old or older with a disability as defined under the Americans With Disabilities Act.*

*(b) The Dignity Fund is needed to ensure the health and well-being of Seniors and Adults with Disabilities for the following reasons:*

*(1) DAAS and the San Francisco Long Term Care Coordinating Council have advanced a vision and set of long-term goals that highlight best practices, strengthen access to services, coordinate across agencies and City departments, and develop a unified strategy.*

*(2) Important safety net services to Seniors and Adults with Disabilities such as adult day programs and/or other state-funded services directed to low-income populations have suffered significant losses in funding due in part to the reorganization of California's health and long-term care services.*

*(3) San Francisco non-profit community based organizations are the City's most valuable public assets in terms of supporting Seniors and Adults with Disabilities to age with dignity in their own homes and communities.*

*(4) Seniors and Adults with Disabilities are valuable contributors to the City's vitality and must stay connected to friends and family who can help them age in place with dignity.*

*(5) Because a majority of the City's Seniors and Adults with Disabilities live on fixed incomes, the growing economic divisions in the City are putting them increasingly at risk of poor health outcomes and*

institutionalization.

(6) San Francisco has the highest percentage of Seniors and Adults with Disabilities of any urban area in California and the number of Seniors continues to steadily increase, especially for those over the age of 85. Over 40% live alone with inadequate support networks, in part because their families have been forced to seek more affordable housing or employment elsewhere, or because they have no children or they lack supportive families.

(7) The constant increase in economic pressure and lack of support for Seniors and Adults with Disabilities has impacted the cultural and ethnic diversity of the City.

(8) As of 2015, over 19,200 people 55 years of age and older were living in San Francisco with Alzheimer's disease or dementia. This number is projected to increase to 26,868 by 2030 – a 40% increase in 15 years.

(9) Over 70% of veterans in the City are over the age of 55, and 28% of those have disabilities. As of 2015, 40% of all veterans rely on Veterans Administration health care with the remainder reliant on outside agencies to provide care, representing a massive undertaking by community based organizations.

(10) As of 2015, approximately 60% of people with HIV in San Francisco were over 50 years old. In 2020, it is estimated, 70% of people with HIV in San Francisco will be over 50 years old.

(11) In 2013, the Insight Center determined that a single person 65 years of age or older needed a monthly income of \$2,526 to rent housing and meet his or her basic needs in San Francisco. At that time, the fair market rent for a one-bedroom apartment was \$1,500 a month and 62% of all Seniors could not afford that rent. As of 2016, the fair market monthly rent for the same apartment is \$1,635. Many apartments have higher rents. The median rent for a one bedroom apartment in San Francisco is now approximately \$3,600 per month.

#### **SEC. 16.128-2. GOALS OF THE DIGNITY FUND.**

The goals of expenditures from the Fund and the planning process created in Charter Sections 16.128-1 through 16.128-12, shall be:

(a) To ensure that San Francisco's Seniors and Adults with Disabilities are provided the opportunity to age with dignity and with affordable, quality services and support.

(b) To ensure San Francisco is an aging- and disability-friendly city, helping individuals age with dignity in communities as an important part of the City population and civic culture.

(c) To focus on the prevention of problems and on supporting and enhancing the strengths of older adults, people with disabilities, and their hands-on care providers.

(d) To complement the City's housing and community development efforts by providing needed long-term services and support in housing to keep individuals in their homes and communities.

(e) To strengthen a community-based network of services and support in all neighborhoods.

(f) To ensure that Seniors and Adults with Disabilities receive maximum benefit from the Fund and that equity is a guiding principle of the funding process.

(g) To distribute funds based on best practices, the highest need, and successful and innovative models in order to ensure maximum impact.

(h) To the maximum extent feasible, to distribute funds equitably among services for all eligible groups, regardless of race, ethnicity, sexual orientation, or gender identity or other identifying characteristics.

(i) To ensure Seniors and Adults with Disabilities are provided with gender responsive and culturally competent services.

(j) To strengthen collaboration around shared and agreed upon outcomes among service providers for Seniors and Adults with Disabilities and their hands-on care providers, including collaboration among public agencies and non-profit organizations.

(k) To fill gaps in services.

(l) To leverage other resources whenever feasible.

(m) To support programs that prioritize:

(1) Stabilizing people, through food, homecare, transportation, and case management services;

(2) Stabilizing housing to permit people to age in place successfully, through eviction protection, housing preservation, and accessibility improvements to existing housing;

(3) Preventive health care and healthy aging;

(4) Supporting transitions to the best home and community care and support, through ombudsman services, transitional care programs, and navigation assistance; and

(5) Caregiver support.

#### **SEC. 16.128-3. ANNUAL CONTRIBUTIONS TO THE FUND.**

(a) Annual Baseline Contributions to the Fund. Each year during the term of Charter Section 16.128-1 et seq., the City shall make an annual baseline contribution to the Fund in the amount of \$38 million, representing the amount the City spent in fiscal year 2016-2017 to provide eligible services as identified in Section 16.128-4 to Seniors and Adults with Disabilities.

(b) Additional Contributions for FY 2017-2018 through FY 2026-2027. For fiscal year 2017-2018, the City shall increase its contribution to the Fund over the baseline amount in subsection (a) by \$6 million. For each fiscal year from 2018-2019 through 2026-2027, the City shall increase its additional contribution to the Fund under this subsection (b) by \$3 million over the prior year.

(c) Projected Budget Deficits. Notwithstanding the provisions of subsection (b), the City may freeze the City's annual contribution to the Fund for any fiscal year 2017-2018 through 2026-2027 at the then-current amount when the City's projected budget deficit for the upcoming fiscal year at the time of the Joint Report or Update to the Five Year Financial Plan as prepared jointly by the Controller, the Mayor's Budget Director, and the Board of Supervisors' Budget Analyst exceeds \$200 million, adjusted annually beginning with fiscal year 2017-2018 by the percentage increase or decrease in aggregate City discretionary revenues, as determined by the Controller, based on calculations consistent from year to year. In determining aggregate City discretionary revenues, the Controller shall only include revenues received by the City that are unrestricted and may be used at the option of the Mayor and the Board of Supervisors for any lawful City purpose.

(d) Additional Contributions for FY 2027-2028 through FY 2036-2037. For fiscal years 2027-28 through 2036-2037, the City's annual contribution to the Fund shall equal its total contribution, including the baseline amount under subsection (a), for the prior year, beginning with Fiscal Year 2026-2027, adjusted by the percentage increase or decrease in aggregate City discretionary revenues, as determined by the Controller, based on calculations consistent from year to year. For purposes of this subsection (d), the "additional contribution" for these years shall mean the amount in excess of the baseline amount.

(e) The City may in any year contribute more to the Fund than the amounts required under subsections (a) through (d), but those increases shall not alter or affect the amounts of the City's required contributions for subsequent years.

(f) The Controller shall maintain the Fund separate and apart from all other City funds. Any amount in the Fund unspent or uncommitted at the end of the fiscal year shall be carried forward to the next fiscal year and, subject to the budgetary and fiscal limitations of this Charter, shall be appropriated then or thereafter for the services and purposes specified in Section 16.128-4.

#### **SEC. 16.128-4. ELIGIBLE SERVICES.**

The City shall only use monies from the Fund for the following categories of services and purposes, to benefit Seniors and Adults with Disabilities:

(a) Home and Community Based Long Term Care and Support: Home care, adult day health care, adult social day care, IHSS emergency homecare, short term interim housing options, housing stabilization and support services, respite care, transitional housing for those leaving institutional care, related transportation (not already mandated or funded), accessible transportation programs, and other similar services funded through the City's Aging and Adult Services Community Living Fund, or any successor legislation.

(b) Food and Nutrition Programs: Nutrition programs, including group meals, home-delivered meals, home-delivered groceries, food



stamps outreach, and related education and outreach programs such as chronic disease self-management programs.

(c) Consumer and Caregiver Education, Empowerment, and Support: Programs including computers and digital learning, peer support programs, employment and training programs not otherwise mandated, senior companions, information and assistance programs, health insurance counseling and advocacy counseling, service connection programs, including resource centers supporting those with Alzheimer's disease and dementia, and family caregiver support programs.

(d) Senior/Disabled Community and Service Centers: Programs including senior centers, neighborhood-based village projects and similar programs, case management and care coordination, housing-based service connection programs, and other community-building activities that lead to more aging- and disability-friendly neighborhoods.

(e) Empowerment, Self-Advocacy and Legal Services Programs: Programs including benefits counseling and advocacy, eviction prevention, housing advocacy, long term care consumer rights, ombudsman programs, naturalization services, legal services and support, and IHSS/Supplemental Security Income ("SSI")/Medi-Cal advocacy, including strengthening share of cost options.

(f) Health and Wellness Promotion: Programs including abuse and fraud prevention, grief counseling and suicide prevention, telephone reassurance, medication management, money management, and behavioral health not otherwise funded or mandated, health promotion and screening, and other activities that promote well-being and decrease social isolation.

(g) Targeted Services: Outreach, planning and targeted services and support to LGBT seniors, veterans, ethnic communities, people with disabilities and chronic conditions, their caregivers and other high-need groups as strong and integrated components of the service categories above.

(h) Funding for the Department of Aging and Adult Services to staff the Oversight and Advisory Committee created in Section 16.128-11 ("Oversight and Advisory Committee"), and to support planning and evaluation processes, and facilitate funding allocation;

(i) Administration of the Fund and evaluation of Fund goals and services;

(j) Technical assistance and capacity-building for service providers and community-based partners; and,

(k) Services that supplement, expand, or enhance existing programs for Seniors or Adults with Disabilities.

#### **SEC. 16.128-5. EXCLUDED SERVICES.**

Notwithstanding Section 16.128-4, services paid for by the Fund shall not include:

(a) Services provided by the Police Department or other law enforcement agencies, courts, the District Attorney, Public Defender, City Attorney, the Fire Department, and detention or probation services mandated by state or federal law;

(b) Any service that benefits Seniors or Adults with Disabilities incidentally or only as members of a larger population of adults;

(c) Any service realigned by the State or for which a fixed or minimum level of expenditure is mandated and funded by state or federal law, to the extent of the level of funding provided;

(d) Acquisition of any capital item unless for the primary and direct use by Seniors and Adults with Disabilities and that is necessary for the expansion of services and support;

(e) Acquisition, other than by lease for a term of ten years or less, of any real property or land, or capital expenditures, or predevelopment or construction costs for housing;

(f) Maintenance, utilities, or any similar operating costs of any facility not used primarily and directly by Seniors and Adults with Disabilities or of any recreation or park facility, library, hospital, or housing;

(g) Medical health services, other than prevention, education, and behavioral and mental health support services; or

(h) Services provided by hospitals and long-term care institutions.

#### **SEC. 16.128-6. PLANNING CYCLE.**

(a) The City shall appropriate the additional contributions to the

Fund under Section 16.128-3(b) and (d) according to a four-year planning process. This process is intended to: (1) increase transparency, accountability, and public engagement; (2) provide time and opportunities for community participation and planning; (3) ensure program stability; and (4) maximize the effectiveness of the services funded.

(b) Year 1 - Community Needs Assessment. Beginning in fiscal year 2017-2018 and during every fourth fiscal year thereafter, DAAS shall conduct a Community Needs Assessment (CNA) to identify services to receive monies from the Fund. The CNA shall include qualitative and quantitative data sets collected through interviews, focus groups, surveys, or other outreach mechanisms to determine service gaps and unmet needs. In conducting the CNA, DAAS shall also review needs assessments prepared by community and other governmental entities. Subject to the budgetary and fiscal provisions of the Charter, DAAS may contract with consultants and outside experts for such services as it may require to prepare the CNA. DAAS shall undertake a robust community process to solicit input from Seniors and Adults with Disabilities, in consultation with the Mayor's Office on Disability or any successor agency.

DAAS shall, in consultation with the Oversight and Advisory Committee, develop a plan for how to conduct the CNA with the Oversight and Advisory Committee. The CNA shall include a gap analysis comparing actual performance with potential or desired performance and an equity analysis of services and resources for Seniors, Adults with Disabilities, and their caregivers.

DAAS shall develop a set of equity metrics to be used to establish a baseline of existing services and resources for Seniors and Adults with Disabilities in low-income neighborhoods and disadvantaged communities, compared to services and resources available in the City as a whole. This equity analysis shall include an examination of eligibility for existing programs and will seek to provide more services and support for those low and modest income residents who are not currently eligible for assistance with home and community-based services.

The outreach for the CNA shall create opportunities for a robust cross-section of stakeholders, including Seniors, Adults with Disabilities, their caregivers, nonprofit agencies, and other members of the public, to provide input. By September 1, DAAS shall provide its plan for conducting the CNA to the Oversight and Advisory Committee, the Service Provider Working Group created in Section 16.128-11(e), the Aging and Adult Services Commission and the Board of Supervisors. The plan shall be a public document.

By March 1, DAAS shall complete a draft CNA and provide this draft to the Oversight and Advisory Committee and the Service Provider Working Group for review. DAAS shall also provide the draft CNA to interested City departments and commissions, including but not limited to the Aging and Adult Services Commission, the Mayor's Office on Disability, the Long Term Care Coordinating Council, the Human Services Commission, the Health Commission, the Recreation and Park Commission, the Adult Probation Department, the Veterans Affairs Commission, the Commission on the Status of Women, the Police Commission, the Library Commission, and the Arts Commission. The CNA shall include an Executive Summary and clear description of the categories of services provided and unmet needs to be addressed.

By April 1, DAAS shall submit a final version of the CNA to the Aging and Adult Services Commission and the DAAS Advisory Council. The final version of the CNA may incorporate any comments or suggestions made by the Oversight and Advisory Committee, the public, or the agencies that received copies of the draft CNA. The Aging and Adult Services Commission and the Oversight and Advisory Committee shall hold a joint public hearing to review the CNA.

By May 1, the Aging and Adult Services Commission shall provide input on and approve or disapprove the CNA. If the Aging and Adult Services Commission disapproves the report, DAAS may modify and resubmit the report.

By June 1, the Board of Supervisors shall consider and approve or disapprove, or modify, the CNA. If the Board disapproves the CNA, DAAS may modify and resubmit the CNA, provided, however, that the City may not expend monies from the Fund until the Board of Supervi-



sors has approved the CNA.

(c) Year 2 – Services and Allocation Plan. Beginning in fiscal year 2018-2019 and during every fourth fiscal year thereafter, DAAS, in consultation with the Oversight and Advisory Committee, shall prepare a Services and Allocation Plan (“SAP”) to determine services that will receive monies from the Fund. All services identified in Section 16.128-4 are potentially eligible to receive funding, but DAAS is not required to classify allocations according to the service categories in that section. DAAS shall use the following process to prepare the SAP:

(1) DAAS shall disseminate a draft SAP to interested City departments and commissions, including but not limited to the Aging and Adult Services Commission, the Mayor’s Office on Disability, the Long Term Care Coordinating Council, the Human Services Commission, the Health Commission, the Recreation and Park Commission, the Adult Probation Department, the Commission on the Status of Women, the Police Commission, the Library Commission, and the Arts Commission. In preparing the draft SAP, DAAS shall confer with the Department of Children, Youth and Their Families to coordinate funding for services for Transitional-Aged Youth, as defined in Charter Section 16.108(e), with Disabilities from both the Dignity Fund and the Children and Youth Fund.

The SAP must:

(A) Demonstrate consistency with the CNA and with Citywide vision and goals for the Fund;

(B) Include all services for Seniors and Adults with Disabilities to secure and utilize the services and support necessary to age with dignity in their own homes and communities;

(C) Be outcome-oriented and include goals and measurable and verifiable objectives and outcomes;

(D) Include capacity-building and evaluation of services as separate funding areas;

(E) State how services will be coordinated and have specific amounts allocated towards specific goals, service models, populations, and neighborhoods;

(F) Include funding for neighborhood-initiated projects totaling at least 3% of the total proposed expenditures from the Fund for the four-year planning cycle established in this Section 16.128-6;

(G) Include funding for pilot programs to develop and test new and innovative programs, in an amount not to exceed 3% of the total proposed expenditures from the Fund for the cycle;

(H) Include funding for an undesignated contingency reserve, in an amount not to exceed 2% of the total proposed expenditures from the Fund for the cycle;

(I) Include, as a separate line item, an allocation of funds required for the preparation, monitoring, and evaluation of the CNA and SAP required under this Section 16.128-6 and the Evaluation and Data Report required under Section 16.128-7;

(J) Include evaluation data from the previous funding cycle; and

(K) Incorporate strategies to coordinate and align services for Seniors and Adults with Disabilities funded by all governmental or private entities and administered by the City, whether or not those services are eligible to receive monies from the Fund.

(2) The SAP shall reference the gap analysis and equity analysis of services and resources for Seniors, Adults with Disabilities, and their caregivers included in the CNA. Using the equity metrics developed for preparation of the CNA, the SAP shall compare proposed new, augmented, and coordinated services and resources for low-income and moderate-income neighborhoods and disadvantaged communities with services and resources available to the City as a whole.

(3) Subject to the budgetary and fiscal provisions of the Charter, DAAS may contract with consultants and outside experts for such services as the Department may require to prepare the SAP, including the equity analysis of services and resources for Seniors, Adults with Disabilities, and their caregivers.

(4) The Board of Supervisors shall by ordinance outline the timeline for the development of the Services and Allocation Plan.

Prior to completion of the first SAP and while the first planning cycle is in process, DAAS, in consultation with the Oversight and Advisory Committee, may expend monies from the Fund based on existing needs assessment analysis.

(d) Years 3 and 4 – Selection of Contractors. Beginning with Fiscal Years 2019-2020 and 2020-2021 and during every fourth fiscal year thereafter, DAAS shall conduct competitive solicitations for services to be funded from the Fund. Requests for proposals will be grouped by issue area and spread out on a schedule known in advance to provide for a smooth and efficient timeline. The Human Services Agency and the Department of Aging and Adult Services shall work together and manage resources so that the RFP process will keep to the schedule and contract awards will be made within a reasonable time.

(e) Years 3 and 4 – Service Cycle Begins. Contracts for services shall start on July 1, beginning with Fiscal Year 2019-2020. During subsequent years of the four-year planning cycle established in this Section 16.128-6, DAAS, with the consultation and input of the Oversight and Advisory Committee, may issue supplemental competitive solicitations to address amendments to the SAP and emerging needs.

(f) DAAS may recommend, and the Oversight and Advisory Committee and the Board of Supervisors may approve, changes to the due dates and timelines provided in this Section 16.128-6. The Board of Supervisors shall approve such changes by ordinance.

#### **SEC. 16.128-7. EVALUATION.**

DAAS shall provide for the evaluation on a regular basis of all services funded through the Fund, and shall prepare on a regular basis an Evaluation and Data Report for the Oversight and Advisory Committee. Subject to the budgetary and fiscal provisions of the Charter, DAAS may contract with consultants and outside experts for such services as the Department may require to conduct such evaluations and to prepare the Evaluation and Data Report. This evaluation process is intended to be reasonable in scope and to build on and strengthen existing program evaluations.

#### **SEC. 16.128-8. SELECTION OF CONTRACTORS.**

The Oversight and Advisory Committee shall recommend standards and procedures for the selection of contractors to be funded from the Fund. It shall be the policy of the City to use competitive solicitation processes where appropriate and to give priority to the participation of non-profit agencies.

#### **SEC. 16.128-9. IMPLEMENTATION.**

(a) The Board of Supervisors may by ordinance implement Sections 16.128-1 through 16.128-12.

(b) In implementing Sections 16.128-1 through 16.128-12, primary goals shall include facilitating public participation and maximizing availability of information to the public.

#### **SEC. 16.128-10. EFFECT OF PROCEDURAL ERRORS.**

No appropriation, contract, or other action shall be held invalid or set aside by reason of any error, including without limitation any irregularity, informality, neglect, or omission, in carrying out procedures specified in Sections 16.128-1 through 16.128-12, unless a court finds that the party challenging the action suffered substantial injury from the error and that a different result would have been probable had the error not occurred.

#### **SEC. 16.128-11. ADVISORY COMMITTEE.**

(a) Creation. There shall be a Dignity Fund Oversight and Advisory Committee (“Oversight and Advisory Committee”) to monitor and participate in the administration of the Dignity Fund as provided in Charter Section 16.128-1 et seq., and to take steps to ensure that the Fund is administered in a manner accountable to the community.

(b) Responsibilities.

(1) The Oversight and Advisory Committee shall develop recommendations for DAAS and the Fund regarding outcomes for services to Seniors and Adults with Disabilities, the evaluation of services, common data systems, a process for making funding decisions, program improvement and capacity-building of service providers, community engagement in planning and evaluating services, leveraging dollars of the Fund, and the use of the Fund as a catalyst for innovation. The Oversight and Advisory Committee shall promote and facilitate trans-



parency and accountability in the administration of the Fund and in the planning and allocation process.

(2) As provided in Section 16.128-6, the Oversight and Advisory Committee shall provide input into the planning process for the Community Needs Assessment (“CNA”) and the final CNA, the Services and Allocation Plan, and the over-all spending plan for the Fund to be presented to the Aging and Adult Services Commission, and shall review the annual Data and Evaluation Report. Nothing in this Section 16.128-11 shall limit the authority of the Mayor and the Board of Supervisors to propose, amend, and adopt a budget under Article IX of the Charter.

(3) The Oversight and Advisory Committee shall establish and maintain a Service Provider Working Group as provided in subsection (e).

(4) The Oversight and Advisory Committee shall meet at least six times a year.

(c) Composition. The Oversight and Advisory Committee shall have 11 members. The Aging and Adult Services Commission shall appoint two of its members to the Oversight and Advisory Committee. The Advisory Council to the Department of Aging and Adult Services shall appoint three of its members to the Oversight and Advisory Committee. And the Long Term Care Council shall appoint three of its members to the Oversight and Advisory Committee. The Mayor shall appoint the remaining three at-large members of the Oversight and Advisory Council, subject to rejection by the Board of Supervisors within 30 days following transmittal of the Notice of Appointment.

The appointing authorities shall appoint the initial members by February 1, 2017. The terms of the initial appointees to the Committee shall commence on the date of the first meeting of the Committee, which may occur when at least eight members have been appointed and are present.

(d) Implementation. The Board of Supervisors shall further provide by ordinance for the membership, structure, functions, appointment criteria, terms, and administrative and clerical support of the Oversight and Advisory Committee. The Board of Supervisors shall adopt such legislation to be effective by January 1, 2017.

(e) Service Provider Working Group. The Oversight and Advisory Committee shall create a Service Provider Working Group (“Working Group”) to advise the Oversight and Advisory Committee on funding priorities, policy development, the planning cycle, evaluation design and plans, and any other issues of concern to the Working Group related to the Fund or the responsibilities of DAAS or other departments receiving monies from the Fund. The Working Group shall engage a broad cross-section of service providers in providing information, education, and consultation to the Oversight and Advisory Committee. All members of the Working Group shall be actively providing services to Seniors, Adults with Disabilities, and their caregivers. DAAS staff shall provide administrative and clerical support to the Working Group. The Working Group shall meet at least four times a year. The Oversight and Advisory Committee shall appoint two initial co-chairs of the Working Group, who shall be responsible for developing the structure of the Working Group and facilitating the meetings. After the terms of the initial co-chairs expire, the Working Group shall select its own chairs. Working Group meetings shall be open to the public and encourage widespread participation.

#### **SEC. 16.128-12. SUNSET.**

The provisions of Sections 16.128-1 through 16.128-12 shall expire at the end of Fiscal Year 2036-37.

#### **SEC. 4.120. AGING AND ADULT SERVICES COMMISSION-~~ON~~ AGING.**

The Aging and Adult Services Commission ~~on the Aging~~ shall consist of seven members appointed by the Mayor, pursuant to Section 3.100, for four-year terms. Members may be removed by the Mayor. The Commission shall oversee the Department of Aging and Adult Services, including the functions of the Public Guardian/Administrator, as well as carry out any additional duties and functions assigned to the Commission by ordinance or pursuant to Section 4.132. The duties and functions of the Commission shall be assigned pursuant to Section 4.132.

Section 2. The provisions of this Charter amendment shall become operative on January 1, 2017, unless otherwise provided in the legislation.

## **Proposition J**

**Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to: create a Homeless Housing and Services Fund and appropriate \$12.5 million to the Fund in fiscal year 2016-2017 and \$50 million annually to the Fund, adjusted for changes in discretionary City revenues, for the next 24 years; and create a Transportation Improvement Fund and appropriate \$25.4 million to the Fund in fiscal year 2016-2017 and \$101.6 million annually to the Fund, adjusted for changes in discretionary City revenues, for the next 24 years, and authorize the City to issue indebtedness secured by monies deposited in the Transportation Improvement Fund.**

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by adding Sections 16.134 and 16.135, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.

**Additions** are single-underline italics Times New Roman font.

#### **SEC. 16.134. HOMELESS HOUSING AND SERVICES FUND.**

(a) Creation of the Fund. There shall be a Homeless Housing and Services Fund. In fiscal year 2016-2017, the City shall appropriate \$12.5 million to the Fund. Beginning in fiscal year 2017-2018 and each year thereafter through fiscal year 2040-2041, the City shall appropriate \$50 million to the Fund, to be adjusted as provided in subsection (b).

(b) Adjustments to the Required Appropriation. Beginning with fiscal year 2018-2019, the City shall each year adjust the appropriation required under subsection (a) by the percentage increase or decrease in aggregate City discretionary revenues, as determined by the Controller, based on calculations consistent from year to year. In determining aggregate City discretionary revenues, the Controller shall only include revenues received by the City that are unrestricted and may be used at the option of the Mayor and the Board of Supervisors for any lawful City purpose.

(c) Appropriations Excluded from Discretionary Revenues. Notwithstanding the provisions of Charter Sections 8A.105, 16.107, 16.108, 16.109, 16.110, and 16.123-2, the value of appropriations to the Fund, as calculated in subsections (a) and (b), shall be excluded from the Controller’s calculation of aggregate discretionary revenue used to adjust required appropriations baselines and set-asides set in the Charter.

(d) Uses of the Fund. Monies in the Fund shall be used to provide services to the homeless, including programs to prevent homelessness, create exits from homelessness, and move homeless individuals into more stable situations. Such programs may be designed to address the needs of specific at-risk populations. Monies in the Fund may be used for both operations of these programs and capital investments required to maintain or expand system infrastructure needs.

(e) Term. Except as provided in subsection (f) below, this Section 16.134 shall, by operation of law, become inoperative on July 1, 2041, and on or after such date the City Attorney shall cause this Section 16.134 to be removed from the Charter.

(f) Early Termination. At any time before January 1, 2017, the Mayor, after consulting with his or her Budget Director and the Controller, and after taking into account the City’s projected revenues and expenditures in the City’s financial plans, may terminate implementation of this Section 16.134 by issuing a written notice to the Board of Supervisors and the Controller. The termination shall be irrevocable and



*apply to this entire Section. Upon the Mayor's submittal of the notice to the Controller and the Board of Supervisors, this Section 16.134 shall, by operation of law, become inoperative, and the City Attorney shall cause this Section to be removed from the Charter.*

**SEC. 16.135. TRANSPORTATION IMPROVEMENT FUND.**

*(a) Creation of the Fund. There shall be a Transportation Improvement Fund. In fiscal year 2016-2017, the City shall appropriate \$25.4 million to the Fund. Beginning in fiscal year 2017-2018 and each year thereafter through fiscal year 2040-2041, the City shall appropriate \$101.6 million to the Fund, in the amounts specified in subsection (d), to be adjusted as provided in subsection (b).*

*(b) Adjustments to the Required Appropriation. Beginning with fiscal year 2018-2019, the City shall each year adjust the appropriations required under subsections (a) and (d) by the percentage increase or decrease in aggregate City discretionary revenues, as determined by the Controller, based on calculations consistent from year to year. In determining aggregate City discretionary revenues, the Controller shall only include revenues received by the City that are unrestricted and may be used at the option of the Mayor and the Board of Supervisors for any lawful City purpose.*

*(c) Appropriations Excluded from Discretionary Revenues. Notwithstanding the provisions of Charter Sections 8A.105, 16.107, 16.108, 16.109, 16.110, and 16.123-2, the value of appropriations to the Fund, as calculated in subsections (a) and (b), shall be excluded from the Controller's calculation of aggregate discretionary revenue used to adjust required appropriations baselines and set-asides set in the Charter.*

*(d) Uses of the Fund. Monies in the Fund shall be used to improve the transportation network in San Francisco through investments in the following categories and amounts:*

*(1) Muni Transit Service and Affordability. Expenditures in this category 1 shall be used to mitigate identified deficiencies in transit service to low-income and transit-dependent communities and to provide transit service affordability for low- and moderate-income youth, seniors, and people with disabilities. Unspent funds in this category shall be used to supplement the Municipal Transportation Agency's reserves to protect against service cuts in future years.*

*Appropriations for this purpose shall equal 12.4% of appropriations to the Fund in that fiscal year.*

*(2) Muni Fleet, Facilities, and Infrastructure Repair and Improvement. Expenditures in this category 2 shall be used to keep Muni's fleet of buses, historic street cars, trains, and paratransit vehicles in a state of good repair through timely vehicle replacement and rehabilitation, and to expand the fleet through the acquisition of additional vehicles. Expenditures in this category also may be used to repair and upgrade Municipal Transportation Agency facilities, including stations and associated escalators and elevators, and to fix or replace rails, overhead wires, and associated fixed guideway infrastructure for light rail, trolley coaches, historic streetcars, and cable cars.*

*In any fiscal year in which the Municipal Transportation Agency would otherwise be required to adopt service reductions as part of its budget, the Agency shall transfer all or a portion of the annual allocation of funds that would otherwise go to this category to the Transit Service and Affordability category in subsection (d)(1) to offset those service reductions, in an amount not to exceed the cost of maintaining the services.*

*Appropriations for this purpose shall equal 18.8% of appropriations to the Fund in that fiscal year.*

*(3) Transit Optimization and Expansion. Expenditures in this category 3 shall be used to plan, design, and deliver projects to improve the efficiency and enhance the service of the existing transit system, as well as to expand the capacity of the system, and to provide funding for planning, design, education, outreach, evaluation, and capital investment in supportive transportation infrastructure for transit-oriented development.*

*Appropriations for this purpose shall equal 9.4% of appropriations to the Fund in that fiscal year.*

*(4) Regional Transit and Smart System Management. Expenditures in this category 4 shall be used to improve reliability and*

*increase capacity in regional transit systems serving San Francisco, including BART and Caltrain. Expenditures in this category also may be used to fund long-range regional network planning and design studies and/or capital improvements. Expenditures in this category also may be used to fund technology-enabled system corridor management strategies for regional highways and associated surface arterial approach/distribution streets, and to fund demand management strategies, education, and outreach to promote sustainable travel choices.*

*Appropriations for this purpose shall equal 14.1% of appropriations to the Fund in that fiscal year.*

*(5) Vision Zero Safe and Complete Streets. Expenditures in this category 5 shall be used to fund infrastructure improvements that promote users' safety and complete streets, and to fund safety education, outreach, and evaluation. Safety upgrades, including those primarily for bicycle and pedestrian traffic, may be paired with streetscape enhancements. Expenditures in this category also may be used to keep traffic infrastructure and signals in a state of good repair through replacement and upgrade of deteriorated or obsolete signal hardware, to bring advanced technology to the traffic signal system allowing real-time traffic management, and transit and emergency vehicle signal priority.*

*Appropriations for this purpose shall equal 12.4% of appropriations to the Fund in that fiscal year.*

*(6) Street resurfacing. Expenditures in this category 6 may be used to maintain City streets through timely repair and resurfacing programs and preventative maintenance.*

*Appropriations for this purpose shall equal 32.9% of appropriations to the Fund in that fiscal year.*

*(e) Administration of the Fund. In addition to the requirements set forth in this Section 16.135, all expenditures from the Fund shall be allocated to public agencies and shall be subject to the budget and fiscal provisions of the Charter.*

*(1) Appropriations in categories (1) and (2) in subsection (d) shall be allocated to the Municipal Transportation Agency (MTA), or its successor agency, for the purposes specified.*

*(2) The Controller shall transfer allocations in categories (3), (4), and (5) to the County Transportation Authority (CTA), or its successor agency, for the purposes specified.*

*(3) Appropriations in category (6) shall be allocated to the Department of Public Works, or its successor agency, for the purposes specified.*

*(4) In any fiscal year following the adoption by the voters of a vehicle license fee increase, if the City appropriates or the CTA allocates from any other legally available sources an amount for street resurfacing equal to the amount that would otherwise be allocated under subsection (d)(6) for that year, the City shall transfer 10% of the allocation in subsection (d)(6) to the allocation in subsection (d)(4), 30% to the allocation in subsection (d)(1), and 20% each to the allocations in subsections (d)(2), (d)(3), and (d)(5).*

*(5) In any fiscal year in which new revenues become available for street resurfacing in the City, and the City appropriates or the CTA allocates an amount for street resurfacing equal to the amount that would otherwise be allocated under subsection (d)(6) for that year, the City shall transfer 10% of the allocation in subsection (d)(6) to the allocation in subsection (d)(4), 30% to the allocation in subsection (d)(1), and 20% each to the allocations in subsections (d)(2), (d)(3), and (d)(5). For purposes of this subsection (e)(5), the Controller shall measure new revenues by comparing non-General Fund revenues projected to be received by the City and the CTA for this purpose in the upcoming fiscal year to those received by the City and the CTA in fiscal year 2015-2016, adjusted for inflation.*

*(6) In fiscal year 2027-2028, the Board of Supervisors may, by ordinance passed by a two-thirds' vote and with the approval of the Mayor, redirect for the remaining term of the Fund the allocation in subsection (d)(6), as follows: 10% to the allocation in subsection (d)(4), 30% to the allocation in subsection (d)(1), and 20% each to the allocations in subsections (d)(2), (d)(3), and (d)(5). The Board of Supervisors and the Mayor may not reverse their decision to redirect the allocation pursuant to this subsection (e)(6).*



*(7) The Controller shall audit the Fund and expenditures from the Fund every five years, or more often in his or her discretion.*

*(f) Revenue Bond Authority. In order to carry out the purposes of this Section 16.135, the Board may from time to time authorize the issuance of lease revenue bonds under Charter Section 9.107 or lease financing arrangements under Charter Sections 9.108 and 8A.102, secured by monies deposited into the Fund, for the purpose of improving the transportation network in San Francisco as provided in categories (1), (2), and (6) in subsection (d) above. The Controller is authorized to issue lease revenue bonds or other lease financing arrangements as authorized by the CTA, secured by monies deposited into the Fund, for the purpose of improving the transportation network in San Francisco as provided in categories (3), (4), and (5) in subsection (d) above.*

*(g) Term. Except as provided in subsection (h) below, this Section 16.135 shall, by operation of law, become inoperative on July 1, 2041, and on or after such date the City Attorney shall cause this Section 16.135 to be removed from the Charter.*

*(h) Early Termination. At any time before January 1, 2017, the Mayor, after consulting with his or her Budget Director and the Controller, and after taking into account the City's projected revenues and expenditures in the City's financial plans, may terminate implementation of this Section 16.135 by issuing a written notice to the Board of Supervisors and the Controller. The termination shall be irrevocable and apply to this entire Section. Upon the Mayor's submittal of the notice to the Controller and the Board of Supervisors, this Section 16.135 shall, by operation of law, become inoperative, and the City Attorney shall cause this Section to be removed from the Charter.*

## Proposition K

**Ordinance amending the Business and Tax Regulations Code to impose a transactions (sales) and use tax at the rate of three-quarters of one percent (0.75%) for a period of 25 years, to be administered by the State Board of Equalization in accordance with Parts 1.6 and 1.7 of Division 2 of the California Revenue and Taxation Code; and increasing the City's appropriations limit by the amount of the tax increase for four years from November 8, 2016; and directing submission of the tax for voter approval at the November 8, 2016 general municipal election.**

**NOTE:** **Unchanged Code text and uncodified text** are in plain font.

**Additions to Codes** are in *single-underline italics Times New Roman font*.

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

Section 1. The Board of Supervisors hereby submits the following ordinance to the voters of the City and County of San Francisco, at the general municipal election to be held on November 8, 2016.

Section 2. The Business and Tax Regulations Code is hereby amended by adding Article 12-E, consisting of Sections 1220 through 1234, to read as follows:

### **SEC. 1220. TITLE.**

*This Article 12-E shall be known as the San Francisco Transactions and Use Tax Ordinance.*

*The City and County of San Francisco hereinafter shall be called "City and County." This Article shall be applicable in the incorporated and unincorporated territory of the City and County.*

### **SEC. 1221. OPERATIVE DATE.**

*"Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the effective date of this Article 12-E.*

### **SEC. 1222. PURPOSE.**

*This Article 12-E is adopted to achieve the following, among other purposes, and directs that its provisions be interpreted in order to accomplish those purposes:*

*(a) To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285 of Part 1.7 of Division 2 which authorize the City and County to adopt this Article which shall be operative if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.*

*(b) To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.*

*(c) To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefor that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.*

*(d) To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of recordkeeping upon persons subject to taxation under the provisions of this Article.*  
**SEC. 1223. CONTRACT WITH STATE.**

*Prior to the operative date, the City and County shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this Article 12-E; provided, that if the City and County shall not have contracted with the State Board of Equalization prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.*

### **SEC. 1224. TRANSACTIONS TAX RATE.**

*For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated and unincorporated territory of the City and County at the rate of 0.75% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.*

### **SEC. 1225. PLACE OF SALE.**

*For the purposes of this Article 12-E, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such receipts are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.*

### **SEC. 1226. USE TAX RATE.**

*An excise tax is hereby imposed on the storage, use, or other consumption in the City and County of tangible personal property purchased from any retailer on and after the operative date of this Article 12-E for storage, use, or other consumption in said territory at the rate of 0.75% of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.*

### **SEC. 1227. ADOPTION OF PROVISIONS OF STATE LAW.**

*Except as otherwise provided in this Article 12-E and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this Article as though fully set forth herein.*

**SEC. 1228. LIMITATIONS ON ADOPTION OF STATE LAW AND COLLECTION OF USE TAXES.**

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code pursuant to Section 1227:

(a) Wherever the State of California is named or referred to as the taxing agency, the name of this City and County shall be substituted therefor. However, the substitution shall not be made when:

(1) The word “State” is used as a part of the title of the State Controller, State Treasurer, Victim Compensation & Government Claims Board, State Board of Equalization, State Treasury, or the Constitution of the State of California;

(2) The result of that substitution would require action to be taken by or against this City and County or any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this Article 12-E.

(3) In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

(A) Provide an exemption from this tax with respect to certain sales, storage, use, or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use, or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or

(B) Impose this tax with respect to certain sales, storage, use, or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

(4) In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

(b) The word “City and County” shall be substituted for the word “State” in the phrase “retailer engaged in business in this State” in Section 6203 and in the definition of that phrase in Section 6203.

**SEC. 1229. PERMIT NOT REQUIRED.**

If a seller’s permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor’s permit shall not be required by this Article 12-E.

**SEC. 1230. EXEMPTIONS AND EXCLUSIONS.**

(a) There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

(b) There are exempted from the computation of the amount of transactions tax the gross receipts from:

(1) Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the City and County in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

(2) Sales of property to be used outside the City and County which is shipped to a point outside the City and County, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this subsection (b)(2), delivery to a point outside the City and County shall be satisfied:

(A) With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City and County address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

(B) With respect to commercial vehicles, by registration

to a place of business out-of-City and County and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

(3) The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this Article 12-E.

(4) A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this Article 12-E.

(5) For the purposes of subsections (b)(3) and (b)(4) of this Section 1230, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

(c) There are exempted from the use tax imposed by this Article 12-E the storage, use, or other consumption in this City and County of tangible personal property:

(1) The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

(2) Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

(3) If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this Article 12-E.

(4) If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this Article 12-E.

(5) For the purposes of subsections (c)(3) and (c)(4) of this Section 1230, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

(6) Except as provided in subsection (7) of this Section 1230, a retailer engaged in business in the City and County shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City and County or participates within the City and County in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City and County or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City and County under the authority of the retailer.

(7) “A retailer engaged in business in the City and County” shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City and County.

(d) Any person subject to use tax under this Article 12-E may credit against that tax any transactions tax or reimbursement for transactions tax paid to a City and County imposing, or retailer liable for a





transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use, or other consumption of which is subject to the use tax.

#### **SEC. 1231. AMENDMENTS.**

All amendments subsequent to the effective date of this Article 12-E to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this Article, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this Article.

#### **SEC. 1232. ENJOINING COLLECTION FORBIDDEN.**

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action, or proceeding in any court against the State or the City and County, or against any officer of the State or the City and County, to prevent or enjoin the collection under this Article 12-E, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

#### **SEC. 1233. SEVERABILITY.**

If any provision of this Article 12-E or the application thereof to any person or circumstance is held invalid, the remainder of the Article and the application of such provision to other persons or circumstances shall not be affected thereby.

#### **SEC. 1234. TERMINATION DATE.**

The authority to levy the tax imposed by this Article 12-E shall expire 25 years after the operative date.

Section 3. Appropriations Limit Increase. Pursuant to California Constitution Article XIII B and applicable laws, for four years from November 8, 2016, the appropriations limit for the City shall be increased by the aggregate sum collected by the levy of the San Francisco County Transactions and Use Tax (Business and Tax Regulations Code, Article 12-E) imposed by this ordinance.

Section 4. Pursuant to Article XIII C of the Constitution of the State of California and Section 7285 of the California Revenue and Taxation Code, this ordinance shall be submitted to the qualified electors of the City and County of San Francisco at the November 8, 2016, general municipal election.

Section 5. Effective Date. The ordinance shall be effective at the close of the polls of the November 8, 2016, general municipal election.

Section 6. Letter Designation. Notwithstanding Municipal Elections Code Section 505, the Director of Elections shall assign successive letter designations to the Charter Amendment bearing Board of Supervisors' File No. 160581 and this ordinance. The Director of Elections shall determine the letter designation for the Charter Amendment bearing Board of Supervisors' File No. 160581 by following the procedures set forth in Municipal Elections Code Section 505, and shall designate the next letter in the alphabet for this ordinance.

## **Proposition L**

**Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to split the power to make appointments to the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors between the Mayor and the Board of Supervisors, to lower the vote by which the Board of Supervisors may reject the SFMTA Budget from seven to six, and to make related changes implementing these amendments.**

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by revising Sections 8A.102 and 8A.106, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.

**Additions** are single-underline italics Times New Roman font.

**Deletions** are ~~strike-through italics Times New Roman font~~.

**Asterisks** (\* \* \*) indicate the omission of unchanged Charter subsections.

#### **SEC. 8A.102. GOVERNANCE AND DUTIES.**

(a) The Agency shall be governed by a board of seven directors ~~nominated and appointed under this subsection (a).~~~~appointed by the Mayor and conformed after public hearing by the Board of Supervisors.~~ All initial appointments must be made by the Mayor and submitted to the Board of Supervisors for confirmation no later than February 1, 2000. The Board of Supervisors shall act on those initial appointments no later than March, 1, 2000 or those appointments shall be deemed confirmed.

(1) The Mayor shall nominate four members to the Board of Directors. The Board of Supervisors shall appoint the other three members of the Board of Directors. Each of the Mayor's nominations shall be subject to confirmation by the Board of Supervisors, and shall be the subject of a public hearing and vote within 60 days. If the Board of Supervisors fails to act on a mayoral nomination within 60 days of the date the nomination is transmitted to the Clerk of the Board of Supervisors, the nominee shall be deemed confirmed.

(2) At least four of the directors must be regular riders of the Municipal Railway, and must continue to be regular riders during their terms. Each of the ~~The~~ directors must possess significant knowledge of, or professional experience in, one or more of the fields of government, finance, or labor relations. Taken as a whole, the Board of Directors must reflect the diverse population and communities of interest served by the Municipal Transportation Agency, both in terms of demographic characteristics and in terms of the multiple modes of transportation provided, governed, regulated, or affected by the work of the Agency. At least ~~two~~ one ~~of the Mayor-appointed directors and one of the Board of Supervisors-appointed directors must possess significant knowledge of, or professional experience in, the field of public transportation. At least two of the Mayor-appointed Directors and two of the Board of Supervisors-appointed Directors must be regular riders of the Municipal Railway or regular users of paratransit services and must continue to be regular riders or regular users during their terms. During their terms, all ~~of the other~~ directors shall be required to ride the Municipal Railway or use paratransit services on the average ~~of~~ once a week.~~

(3) In order to stagger the terms of members of the Board of Directors, three members shall initially serve two-year terms, and four members shall initially serve four-year terms. The initial two- and four-year terms of office shall be instituted as follows:

(A) The respective terms of office of members appointed under the provisions of this subsection (a) as enacted by the voters on November 2, 1999 as part of Proposition E, who hold office on July 1, 2017, shall expire at noon on that date. The four members appointed by the Mayor and the three members appointed by the Board of Supervisors under the provisions of this subsection (a) as enacted by the voters on November 8, 2016, as part of Proposition L shall succeed to said offices at that time.

(B) The Secretary of the Board of the Municipal Transportation Agency shall determine by lot which two of the four mayoral appointees shall serve an initial two-year term, and shall determine by lot which one of the three appointees of the Board of Supervisors shall serve an initial two-year term. The remaining appointees shall serve four-year terms. All subsequent terms shall be four years.

Directors shall serve four-year terms, provided, however, that two of the initial appointees shall serve for terms ending March 1, 2004, two for terms ending March 1, 2003, two for terms ending March 1, 2002, and one for a term ending March 1, 2001. Initial terms shall be designated by the Mayor.

(4) No person may serve more than three terms as a director, making no distinction between two- and four-year terms. For purposes of this subsection (a)(4), service for a part of a term that is more than

half the period of the term shall count as a term, and service that is half or less than half of the period of a term shall not count as a term; provided, however, that service of any part of a term that ended on July 1, 2017, under subsection (a)(3)(A) shall not count as a term. A director may be removed only for cause pursuant to Article XV.

(5) The directors shall annually elect a chair. The chair shall serve as chair at the pleasure of the directors.

(6) Directors shall receive reasonable compensation for attending meetings of the Agency which shall not exceed the average of the two highest compensations paid to the members of any board or commission with authority over a transit system in the nine Bay Area counties.

(7) Members of the Board of Directors may be removed by the appointing officer only pursuant to Section 15.105.

(8) Appointments to the Board of Directors for any period of time before noon on July 1, 2017, shall be governed by the provisions of this subsection (a) as enacted by the voters on November 2, 1999, as part of Proposition E.

\* \* \* \*

(h) Except as provided in this Article, the Agency shall be subject to the provisions of this Charter applicable to boards, commissions, and departments of the City and County, including Sections 2.114, 3.105, 4.101, 4.103, 4.104, 4.113, 6.102, 9.118, ~~76.100~~, and A8.346. Sections 4.102, 4.126, and 4.132 shall not be applicable to the Agency.

#### **SEC. 8A.106. BUDGET.**

The Agency shall be subject to the provisions of Article IX of this Charter except:

(a) No later than May 1 of each even-numbered year, after professional review, public hearing, and after receiving the recommendations of the Citizens' Advisory Council, the Agency shall submit its proposed budget with annual appropriation detail in a form approved by the Controller for each of the next two fiscal years to the Mayor and the Board of Supervisors for their review and consideration. The Agency shall propose a budget that is balanced without the need for additional funds over the Base Amount, but may include fare increases and decreases, and reductions or abandonment of service. The Mayor shall submit the budget to the Board of Supervisors, without change. Should the Agency request additional general fund support over the Base Amount, it shall submit an augmentation request for those funds in the standard budget process and subject to normal budgetary review and amendment under the general provisions of Article IX.

(b) At the time the budget is adopted, the Agency shall certify that the budget is adequate in all respects to make substantial progress towards meeting the performance standards established pursuant to Section 8A.103 for the fiscal year covered by the budget.

(c) No later than August 1, the Board of Supervisors may allow the Agency's budget to take effect without any action on its part or it may reject but not modify the Agency's budget by a seven-elevenths' simple majority vote. Any fare change, route abandonment, or revenue measure proposed in the budget shall be considered accepted unless rejected by a seven-elevenths' simple majority vote on the entire budget. Should the Board reject the budget, it shall

(1) The Board shall adopt findings to support its decision.

(2) The Board shall make additional interim appropriations to the Agency from the Municipal Transportation Fund sufficient to permit the Agency to maintain all operations at the level provided by the Agency as of June 30 of the prior fiscal year, given costs applicable on or after July 1 as certified by the Controller through the extended interim period until a budget is adopted. Interim appropriations to the Agency shall be made first from any balance available in the Municipal Transportation Fund and, thereafter, from the general revenues of the City.

(3) The Agency shall respond to the findings adopted by the Board of Supervisors and shall resubmit a budget to the Mayor and the Board of Supervisors. Within 30 days of the transmittal of the Agency's resubmitted budget to the Clerk of the Board of Supervisors, the Board of Supervisors may reject but not modify the Agency's budget by a simple majority vote, and if the Board does not reject the resubmitted budget within that time, the resubmitted budget shall take effect. Any

request for appropriation of General Fund revenues in excess of the Base Amount shall be approved, modified, or rejected under the general provisions of Article IX.

(d) No later than May 1 of each odd-numbered year, the Agency shall submit any budget amendment that may be required to increase appropriations over those approved in the two year budget or as may be required by law, provided that such budget amendment shall establish a detailed plan with appropriation detail only for those anticipated revenues and expenditures exceeding those approved in the two year budget or as otherwise required by law. The Agency may submit to the Board of Supervisors such additional budget amendments or modifications during the term of the budget, including but not limited to amendments reflecting fare changes, route abandonments and revenue measures, as may be required in the discretion of the Agency. The Board of Supervisors may allow any budget amendment to take effect without any action on its part or it may reject but not modify the budget amendment by a simple majority seven-elevenths' vote taken within 30 days after its submission to the Board of Supervisors.

(e) Any request for appropriation of General Fund revenues in excess of the Base Amount shall be approved, modified, or rejected under the general provisions of Article IX.

(f) Notwithstanding any other provisions of this Charter or requirements of the Annual Salary Ordinance, the Controller may authorize the Agency to move funds within its budget and hire personnel without specific Controller approval so long as the Agency's periodic and verifiable projections of spending by the Agency show the Controller that the Agency's spending will be within the approved budget. However, should the projections show that the Agency spending is likely to exceed its budget, the Controller may impose appropriate controls in his or her discretion to keep the Agency within budget.

#### **SEC. 15.105. SUSPENSION AND REMOVAL.**

(a) ELECTIVE AND CERTAIN APPOINTED OFFICERS. Any elective officer, and any member of the Airport Commission, Asian Art Commission, Civil Service Commission, Commission on the Status of Women, Golden Gate Concourse Authority Board of Directors, Health Commission, Human Services Commission, Juvenile Probation Commission, Municipal Transportation Agency Board of Directors, Port Commission, Public Utilities Commission, Recreation and Park Commission, Fine Arts Museums Board of Trustees, Taxi Commission, War Memorial and Performing Art Center Board of Trustees, Board of Education or Community College Board is subject to suspension and removal for official misconduct as provided in this section. Such officer may be suspended by the Mayor and the Mayor shall appoint a qualified person to discharge the duties of the office during the period of suspension. Upon such suspension, the Mayor shall immediately notify the Ethics Commission and Board of Supervisors thereof in writing and the cause thereof, and shall present written charges against such suspended officer to the Ethics Commission and Board of Supervisors at or prior to their next regular meetings following such suspension, and shall immediately furnish a copy of the same to such officer, who shall have the right to appear with counsel before the Ethics Commission in his or her defense. The Ethics Commission shall hold a hearing not less than five days after the filing of written charges. After the hearing, the Ethics Commission shall transmit the full record of the hearing to the Board of Supervisors with a recommendation as to whether the charges should be sustained. If, after reviewing the complete record, the charges are sustained by not less than a three-fourths vote of all members of the Board of Supervisors, the suspended officer shall be removed from office; if not so sustained, or if not acted on by the Board of Supervisors within 30 days after the receipt of the record from the Ethics Commission, the suspended officer shall thereby be reinstated.

(b) BUILDING INSPECTION COMMISSION, PLANNING COMMISSION, BOARD OF APPEALS, ELECTIONS COMMISSION, ETHICS COMMISSION, MUNICIPAL TRANSPORTATION AGENCY, AND ENTERTAINMENT COMMISSION. Members of the Building Inspection Commission, the Planning Commission, the Board of Appeals, the Elections Commission, the Ethics Commission, the Municipal Transportation Agency Board of Directors, and the Entertainment Com-





mission may be suspended and removed pursuant to the provisions of subsection (a) of this section except that the Mayor may initiate removal only of the Mayor's appointees and the appointing authority shall act in place of the Mayor for all other appointees.

\* \* \* \*

## Proposition M

Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development and the Department of Housing and Community Development; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; to require the Commission to hold hearings and make recommendations regarding proposals to adopt or change inclusionary housing requirements for housing developments; to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development; and to provide that ordinances regarding inclusionary housing requirements and rules regarding competitive selection for affordable housing adopted under the processes set forth in the Charter may supersede ordinances and rules adopted by the Board of Supervisors or the voters prior to March 1, 2017.

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by adding Section 4.133 and revising Sections 15.105 and 16.110, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.  
**Additions** are single-underline italics Times New Roman font.  
**Deletions** are ~~strike-through italics Times New Roman font~~.  
**Asterisks** (\* \* \* \*) indicate the omission of unchanged Charter subsections.

### SEC. 4.133. HOUSING AND DEVELOPMENT COMMISSION (a) Membership and Terms of Office.

(1) The Housing and Development Commission shall consist of seven members, appointed as follows:

(A) Seats 1, 2, and 3 shall be nominated by the Mayor subject to confirmation by the Board of Supervisors. Each nomination shall be the subject of a public hearing and vote within 60 days. If the Board of Supervisors fails to act on a nomination within 60 days of the date the nomination is transmitted to the Clerk of the Board of Supervisors, the nominee shall be deemed confirmed. Seat 1 shall be held by a person with significant experience in the field of affordable housing development or community development. Seat 2 shall be held by a person with significant experience in providing services to prevent homelessness or to provide supportive housing. Seat 3 shall have no required qualifications in addition to those set forth in Section 4.101.

(B) Seats 4, 5, and 6 shall be appointed by the Board of Supervisors. Seat 4 shall be held by a person with significant experience in the field of affordable housing development or community development. Seats 5 and 6 shall have no required qualifications in addition to those set forth in Section 4.101.

(C) Seat 7 shall be appointed by the Controller, and shall be a person with significant experience in the field of finance.

(2) Commissioners shall serve four-year terms, beginning at noon on March 1, 2017; provided, however, the term of the initial

appointees in Seats 3, 6, and 7 shall expire at noon on March 1, 2019, and the term of the initial appointees in Seats 1, 2, 4, and 5 shall expire at noon on March 1, 2021.

(3) No person may serve more than two successive terms as a Commissioner. No person having served two successive terms may serve as a Commissioner until at least four years after the expiration of the second successive term. For purposes of this subsection (a)(3), service for a part of a term that is more than half the period of the term shall count as a full term, and service that is half or less than half the period of a term shall not count as a full term; further, this subsection makes no distinction between two-year terms and four-year terms.

(4) Commissioners may be removed from office only for official misconduct under Article XV.

#### (b) Powers and Duties.

(1) With regard to the two departments described in subsection (c), and subject to the transition provision in subsection (d)(3), the Commission shall exercise all the powers and duties of boards and commissions set forth in Sections 4.102, 4.103, and 4.104, except that the Commission shall have the exclusive power to appoint, evaluate, and remove the department heads of the two departments.

(2) In addition to any other process or approvals required by law, including but not limited to review by the Planning Commission, the Commission shall review and recommend to the Board of Supervisors whether to approve (A) a development agreement that the Department of Economic and Workforce Development participated in negotiating under California Government Code Section 65864 et seq. or any successor State legislation, or (B) a collateral agreement requiring a developer or property owner to provide for and implement social, economic, or environmental benefits or programs in connection with a development agreement under Administrative Code Chapter 56 or any successor legislation, before the Board of Supervisors considers whether to approve the development agreement or collateral agreement. The Commission may recommend that the Board of Supervisors approve or reject the development agreement or collateral agreement, and may also recommend specific changes to the development agreement or collateral agreement for consideration by the Board of Supervisors. If the Board of Supervisors approves changes to a development agreement or collateral agreement after the Commission's hearing, the Board of Supervisors is not required to refer the development agreement or collateral agreement back to the Commission for further review or recommendations.

(3) In addition to any other process or approvals required by law, and except as set forth in subsection (f) below, the Commission shall review and recommend to the Board of Supervisors whether to approve any fee simple absolute conveyance of surplus real property owned by the City, before the Board of Supervisors considers whether to approve the conveyance. For the purpose of this Section 4.133, "surplus real property" shall mean any real property that is not required to fulfill the mission of the City department, commission, or agency with jurisdiction or control of such property, and that is not required to fulfill the mission of another City department, commission or agency or other governmental entity, as determined by the Board of Supervisors by resolution, and shall not include any real property that is sold or exchanged for purposes other than housing development. The Commission may recommend that the Board of Supervisors approve or reject a proposed fee simple absolute conveyance, and may also recommend specific changes for consideration by the Board of Supervisors. If the Board of Supervisors approves changes to a proposed fee simple absolute conveyance after the Commission's hearing, the Board of Supervisors shall not be required to refer the matter back to the Commission for further review or recommendations.

(4) The Commission shall adopt rules to create competitive selection processes for (A) the development of affordable housing on City-owned real property under the jurisdiction of the Department of Housing and Community Development, and (B) the Department of Housing and Community Development's expenditure of the City's affordable housing funds. Such rules may include exceptions and limitations as deemed appropriate by the Commission to maximize and

expedite the creation of affordable housing and leverage the City's affordable housing funds, maintain existing affordable housing, increase funding to previously selected projects, provide funding availability on a rolling basis, and provide emergency funding. The rules may also recognize affordable housing projects with federal or state funding sources, and exempt such projects from the competitive bid process. Any such rules adopted by the Commission shall supersede any ordinance, rule, process or regulation enacted by the City or adopted by the voters before March 1, 2017, relating to a competitive bid process for the City's development of affordable housing. The Commission shall transmit to the Board of Supervisors any rules adopted by the Commission under this subsection (b)(4) within 24 hours of their adoption. The rules adopted by the Commission shall become effective 60 days after the date of adoption unless two-thirds of all members of the Board of Supervisors vote by motion to veto the rules before the expiration of this 60-day period.

(5) In addition to any other process or approvals required by law, including but not limited to review by the Planning Commission, the Commission shall review any proposed ordinance that would set or change the minimum or maximum inclusionary or affordable housing obligations for housing development projects. The Board of Supervisors and its committees shall not hold any hearings on such a proposed ordinance until the Commission has held a hearing to review the proposal, unless the Commission fails to hold a hearing within 90 days after the Clerk of the Board of Supervisors forwards the proposed ordinance to the Commission for its consideration. The Commission may recommend that the Board of Supervisors approve, reject, or specifically modify the proposed ordinance. If the Board of Supervisors approves changes to such a proposed ordinance after the Commission's hearing, the Board of Supervisors is not required to refer the proposed ordinance back to the Commission for further review or recommendations. Any ordinance adopted by the Board of Supervisors following the process set forth in this subsection (b)(5) shall supersede conflicting provisions in any ordinance enacted by the City or adopted by the voters before March 1, 2017, setting or changing the minimum or maximum inclusionary or affordable housing obligations for housing development projects.

(6) The Commission shall adopt rules and procedures regarding the award of contracts and grants by the two departments described in subsection (c). Unless expressly allowed by ordinance, the rules and procedures shall not require Commission approval prior to the award of (A) grants awarded using funds under the Community Development Block Grant program or any successor funding program of the federal Department of Housing and Urban Development, or (B) grants awarded using funds under the federal Workforce Investment Act, 29 U.S.C. § 2801, et seq. or any successor legislation.

(7) By no later than December 31, 2017 and at least once every five years thereafter, the Commission shall adopt a strategic plan for housing and community development in the City, and shall forward the strategic plan to the Board of Supervisors for its consideration and approval by resolution. The Board of Supervisors may modify the proposed plan prior to adopting a resolution. The plan shall specify the City's goals for affordable housing and community development projects, the short-term and long-term plans of each of the two departments described in subsection (c) to achieve those goals, and the City's plans for prioritizing investment in neighborhoods with the highest needs for affordable housing and community development. The activities of the two departments shall be consistent with the plan.

(c) Departments. The Commission shall oversee the following two departments, which shall come into existence as stated in subsection (d) (3):

(1) Department of Economic and Workforce Development. Except as otherwise provided for in this Charter, the Department of Economic and Workforce Development shall oversee City programs related to private workforce development and job training; business attraction and retention, including international businesses; real estate development projects involving the City and other public or private property owners; commercial corridors revitalization; community business districts; infrastructure financing districts; and any other related

responsibilities prescribed by ordinance. The Department of Economic and Workforce Development shall assist other departments, including the Planning Department, in negotiating development agreements with private property owners.

Between July and September each fiscal year, the Department of Economic and Workforce Development shall present an annual work plan to the Commission summarizing the work and projects that the Department anticipates during that fiscal year. Additionally, whenever the Department anticipates its involvement in negotiation of (A) a possible development agreement under California Government Code Section 65864 et seq. or any successor State legislation, or (B) a possible collateral agreement requiring a developer or property owner to provide for and implement social, economic, or environmental benefits or programs in connection with a development agreement under Administrative Code Chapter 56 or any successor legislation, the director of the Department shall inform the Commission, and the Commission may provide direction to the Department regarding the terms of the development agreement or collateral agreement.

(2) Department of Housing and Community Development. Except as otherwise provided for in this Charter, the Department of Housing and Community Development shall provide financing for the development, rehabilitation, and purchase of affordable housing in the City; administer programs to finance the development of affordable housing; administer programs to finance housing rehabilitation for low-income and moderate-income homeowners; administer the City's below-market-rate inclusionary housing program; administer grants programs to support community development and economic infrastructure; and undertake any other responsibilities prescribed in Section 16.110 or by ordinance.

Between July and September each fiscal year, the Department of Housing and Community Development shall present an annual work plan to the Commission summarizing the work and projects that the Department anticipates during that fiscal year.

(d) Transition provisions.

(1) The Mayor, the Board of Supervisors, and the Controller shall make initial appointments to the Commission by no later than noon, March 1, 2017, when the Commission shall come into existence.

(2) The Commission shall have its inaugural meeting by no later than April 1, 2017.

(3) Beginning May 15, 2017, the Department of Economic and Workforce Development and the Department of Housing and Community Development shall come into existence, and shall succeed to the powers and duties of the previously existing Office of Economic and Workforce Development and Office of Housing and Community Development under the Mayor, respectively, and those offices shall cease to exist.

(e) Existing Contracts. Nothing in this Section 4.133 shall be interpreted to impair the obligations of any existing contract entered into by the City before May 15, 2017, or require the City to abandon a competitive bid or contractor selection process that started before May 15, 2017.

(f) Non-applicability. The requirements of this Section 4.133 shall not apply to any other governmental entity, such as the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, or to any department, commission or agency of the City that has exclusive jurisdiction over its real property, and shall not be interpreted to interfere with a department's ability to carry out its core functions under this Charter. Without limiting the foregoing, nothing in this Section is intended to amend or limit the rights and powers granted to City commissions under Sections 4.112, 4.113, 4.114, 4.115, B3.581, Article V, or Article VIIIA of this Charter.

#### **SEC. 15.105. SUSPENSION AND REMOVAL.**

(a) ELECTIVE AND CERTAIN APPOINTED OFFICERS. Any elective officer, and any member of the Airport Commission, Asian Art Commission, Civil Service Commission, Commission on the Status of Women, Golden Gate Concourse Authority Board of Directors, Health Commission, Human Services Commission, Juvenile Probation Commission, Municipal Transportation Agency Board of Directors,



Port Commission, Public Utilities Commission, Recreation and Park Commission, Fine Arts Museums Board of Trustees, ~~Taxi Commission~~, War Memorial and Performing Art Center Board of Trustees, Board of Education or Community College Board is subject to suspension and removal for official misconduct as provided in this section. Such officer may be suspended by the Mayor and the Mayor shall appoint a qualified person to discharge the duties of the office during the period of suspension. Upon such suspension, the Mayor shall immediately notify the Ethics Commission and Board of Supervisors thereof in writing and the cause thereof, and shall present written charges against such suspended officer to the Ethics Commission and Board of Supervisors at or prior to their next regular meetings following such suspension, and shall immediately furnish a copy of the same to such officer, who shall have the right to appear with counsel before the Ethics Commission in his or her defense. The Ethics Commission shall hold a hearing not less than five days after the filing of written charges. After the hearing, the Ethics Commission shall transmit the full record of the hearing to the Board of Supervisors with a recommendation as to whether the charges should be sustained. If, after reviewing the complete record, the charges are sustained by not less than a three-fourths vote of all members of the Board of Supervisors, the suspended officer shall be removed from office; if not so sustained, or if not acted on by the Board of Supervisors within 30 days after the receipt of the record from the Ethics Commission, the suspended officer shall thereby be reinstated.

(b) **BUILDING INSPECTION COMMISSION, PLANNING COMMISSION, BOARD OF APPEALS, ELECTIONS COMMISSION, ETHICS COMMISSION, HOUSING AND DEVELOPMENT COMMISSION, AND ENTERTAINMENT COMMISSION.** Members of the Building Inspection Commission, the Planning Commission, the Board of Appeals, the Elections Commission, the Ethics Commission, the Housing and Development Commission, and the Entertainment Commission may be suspended and removed pursuant to the provisions of subsection (a) of this section except that the Mayor may initiate removal only of the Mayor's appointees and the appointing authority shall act in place of the Mayor for all other appointees.

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#### **SEC. 16.110. HOUSING TRUST FUND.**

(a) **Creation of Fund.** There is hereby established a Housing Trust Fund to support creating, acquiring and rehabilitating affordable housing and promoting affordable home ownership programs in the City, as provided in this Section.

(b) **Definitions.** For purposes of this Section:

"First Responder" shall mean a City employee who responds first in cases of natural disaster or emergencies, including, but not limited to, all active uniformed, sworn members of the San Francisco Police and Fire Departments.

"General Fund Discretionary Revenues" shall mean revenues that the City receives and deposits in its treasury, that are unrestricted, and that the City may appropriate for any lawful City purpose.

"Household" shall mean any person or persons who reside or intend to reside in the same housing unit.

— "*Mayor's Office of Housing*" shall mean the Mayor's Office of Housing and Community Development or any successor City agency.

(c) **Funding.**

(1) In the Fiscal Year 2013-2014 budget, the City shall appropriate to the Housing Trust Fund \$20 million.

(2) For the next 11 fiscal years, in each of the annual budgets for Fiscal Year 2014-2015 through Fiscal Year 2024-2025, the City shall appropriate to the Housing Trust Fund an amount increasing by \$2.8 million per year, until the annual appropriation required by this Section reaches \$50.8 million in the Fiscal Year 2024-2025 budget.

(3) In the annual budgets for Fiscal Year 2025-2026 through Fiscal Year 2042-43, the City shall appropriate to the Housing Trust Fund an amount equal to the prior year's appropriation, adjusted by the percentage increase or decrease in General Fund Discretionary Revenues budgeted for the year compared to the prior year's original budgeted amount of General Fund Discretionary Revenues.

(4) Should the City adopt a fixed two-year budget under

Charter Section 9.101, the adjustment for the Housing Trust Fund appropriation for the two years of the two-year budget shall be based on the amount of General Fund Discretionary Revenues estimated for the two-year period included in the budget.

(5) During Fiscal Years 2025-2026 through 2042-2043, if the Controller submits a revised estimate of General Fund Discretionary Revenues for a given Fiscal Year or two-year budget period that is lower than the amount originally budgeted for that period, then the Board may, by ordinance, reduce the appropriation to the Housing Trust Fund for that budget period in an amount that does not exceed the amount proportionate to the percentage shortfall in the discretionary revenue projection.

(6) The Controller's method of calculating the amount of and changes in General Fund Discretionary Revenues shall be consistent from fiscal year to fiscal year and with the Controller's method for calculating those figures under Charter Sections 8A.105, 16.108, and 16.109. The Controller shall treat General Fund appropriations to the Housing Trust Fund as reductions in General Fund Discretionary Revenues when calculating other funding allocations that are tied to General Fund Discretionary Revenues, including funding allocations under Charter Sections 8A.105, 16.108, and 16.109. The Controller shall correct errors in the estimate of discretionary revenues for a fiscal year through an adjustment to the next fiscal year's estimate.

(7) In any year during the term of this Section, the City may, in its discretion, reduce its annual contribution to the Housing Trust Fund for that year by an amount equal to or less than 56.7% of the annual debt service required to service any SB2113 Affordable Housing Bonds issued after January 1, 2013. "SB2113 Affordable Housing Bonds" are bonds issued by the City to support the acquisition and creation of replacement affordable housing citywide using property tax increment from former Redevelopment project areas under California Health and Safety Code Section 33333.7

(8) The Controller shall set aside and maintain the amounts appropriated to the Housing Trust Fund under this Section, together with any interest earned thereon, and any amount unexpended or uncommitted at the end of the fiscal year shall be carried forward to the next fiscal year and, subject to the budgetary and fiscal limitations of this Charter, shall be appropriated for the purposes specified in this Section.

(d) **Uses of the Housing Trust Fund.** The City may disburse monies from the Housing Trust Fund through loans, grants or other types of payments, on terms determined by the *Mayor's Office of Housing Department of Housing and Community Development* in its sole discretion. Any repayment of a loan or grant from the Fund that the City receives, or any interest from a loan from the Fund that the City receives, will be returned to the Housing Trust Fund. The City, acting through the *Mayor's Office of Housing Department of Housing and Community Development*, shall disburse the monies from the Housing Trust Fund for the following eligible expenditures:

(1) The creation, acquisition, and rehabilitation of rental and ownership housing affordable to Households earning up to 120% of the Area Median Income, including, without limitation, the acquisition of land for such purpose.

(2) No later than July 1, 2018, the City shall appropriate \$15 million from the Housing Trust Fund to a program that provides loans to Households earning up to 120% of the Area Median Income and to Households including a First Responder (subject to Area Median Income limits designated by the *Mayor's Office of Housing Department of Housing and Community Development*) for use as a down payment on the purchase of a housing unit ("the Down Payment Assistance Loan Program"). As soon as is practical, the *Mayor's Office of Housing Department of Housing and Community Development* shall develop and implement a manual for the Down Payment Assistance Loan Program.

(3) No later than July 1, 2018, the City shall appropriate up to \$15 million from the Housing Trust Fund to a program that provides funds to Households earning up to 120% of Area Median Income for use as assistance to reduce the risk to current occupants of a loss of housing and/or to help current occupants make their homes safer, more



accessible, more energy efficient, and more sustainable (the “Housing Stabilization Program”). As soon as is practical, the *Mayor’s Office of Housing Department of Housing and Community Development* shall implement and develop a manual for the Housing Stabilization Program.

(4) The City may use monies in the Housing Trust Fund to operate and administer the Infrastructure Grant Program as described in subsection (e). The City may not allocate to the Infrastructure Grant Program in any fiscal year an amount exceeding the greater of \$2 million or 10% of the amount appropriated to the Housing Trust Fund for that fiscal year under subsection (c).

(5) In any fiscal year, the City may allocate a sufficient amount from the Housing Trust Fund to pay for all legally permissible administrative costs of the Fund, including, without limitation, legal costs, associated with any use of the Housing Trust Fund.

(e) **Complete Neighborhoods Infrastructure Grant Program.** After conferring with the Director of Planning, the Director of the *Mayor’s Office of Housing Department of Housing and Community Development* shall design and administer a Complete Neighborhoods Infrastructure Grant Program (“Infrastructure Grant Program”). The purpose of the Infrastructure Grant Program is to accelerate the build-out of the public realm infrastructure needed to support increased residential density in the City’s neighborhoods. The City may use monies from the Infrastructure Grant Program only for public facilities identified in the Community Facilities District law (Cal. Govt. Code §§ 53311 et seq., as amended), and shall give priority to the use of such monies by residential development project sponsors, community-based organizations, and City departments for public realm improvements associated with proposed residential development projects.

(f) **Bonding Authority.** Notwithstanding the limitations set forth in Sections 9.107, 9.108, and 9.109 of this Charter, upon recommendation of the Mayor, the Board of Supervisors may authorize the issuance, without limitation, of revenue bonds, lease financing, notes, or other evidences of indebtedness or other obligations (“Debt Obligations”), the proceeds of which are to be used for creating, acquiring, and rehabilitating rental and ownership housing affordable to Households earning up to 120% of the Area Median Income, including, without limitation, the acquisition of land for such purpose. Such Debt Obligations shall be secured by and/or repaid from any available funds pledged or appropriated by Board of Supervisors ordinance for such purpose, which amount may include funds in the Housing Trust Fund allocated under subsection (c). Debt Obligations authorized hereby shall be issued in accordance with the *Mayor’s Office of Housing Department of Housing and Community Development* policies, and upon the terms and conditions as the Board of Supervisors shall approve. Funds appropriated to pay debt service on the Debt Obligations in such fiscal year under the terms of this Section shall be set aside in an account for such use until such payment is made.

\* \* \* \*

## Proposition N

**Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco to authorize San Francisco residents who are not United States citizens but who are the parents, legal guardians, or caregivers of a child residing in San Francisco to vote in elections for the Board of Education.**

Section 1. The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of the City and County by revising Section 8.100 and adding Section 13.111, to read as follows:

NOTE: **Unchanged Charter text and uncodified text** are in plain font.

**Additions** are *single-underline italics Times New Roman font*.

**Deletions** are *strike-through italics Times New Roman font*.

### SEC. 8.100. UNIFIED SCHOOL DISTRICT.

The Unified School District shall be under the control and management of a Board of Education composed of seven members who shall be elected *pursuant to Section 13.111 by the voters of the Unified School District*. A student representative shall serve on the Board in accordance with state law. No member of this Board shall be eligible to serve on the Governing Board of the Community College District. The compensation for each member shall be \$500 per month. *The terms of office in effect for Board members on the date this Charter is adopted shall continue.*

### SEC. 13.111. ELECTION OF BOARD OF EDUCATION.

*(a) Manner of Election.*

*(1) Beginning on January 1, 2017, and ending on the sunset date set forth in subsection (a)(2), elections for the Board of Education of the Unified School District shall be conducted in a manner that permits any San Francisco resident to vote who either:*

*(A) is a voter, as defined in Article XVII of this Charter,*

*or*

*(B) is the parent, legal guardian, or caregiver (as defined in California Family Code Section 6550 or any successor legislation) of a child under age 19 residing in the San Francisco Unified School District, is the minimum age required under this Charter to vote in a municipal election, and is not disqualified from voting under Article II Section 4 of the California Constitution or any implementing State statute, regardless of whether the person is a United States citizen.*

*The Board of Supervisors may adopt ordinances implementing this subsection (a)(1).*

*(2) Subsection (a)(1)(B) authorizing non-citizens to vote in Board of Education elections shall expire by operation of law on December 31, 2022, or on December 31 immediately following the third election for members of the Board of Education conducted in accordance with this Section 13.111, whichever is later. Thereafter, the Board of Supervisors may determine by ordinance whether non-citizens may vote in elections for members of the Board of Education.*

*(b) Limitations. This Section 13.111 shall apply only to elections for members of the Board of Education of the San Francisco Unified School District. Nothing in this Section 13.111 shall affect the terms of office of members of the Board of Education, including incumbent members on the effective date of the Charter amendment enacting this Section. Nothing in this Section shall alter the definition of “elector” or “voter” set forth in Article XVII of this Charter.*



## Proposition O

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

### SECTION 1. Title.

This Initiative shall be known and may be cited as the “Hunters Point Shipyard/Candlestick Point Jobs Stimulus Proposition” (referred to hereinafter as the “Initiative”).

### SECTION 2. Findings & Conclusions.

(a) In 2008, San Francisco voters adopted Proposition G, the Bayview Jobs, Park and Housing Initiative, by a 63% to 37% vote. Proposition G sought to revitalize the Bayview Hunters Point area with hundreds of acres of parks, significant jobs and economic development opportunities, and a substantial number of affordable and market-rate homes. Proposition G recognized that the closure of the Hunters Point Shipyard, once a thriving maritime industrial center and leading hub of employment, had resulted in significant job losses, which had profoundly affected the economics of the area. Accordingly, the voters envisioned substantial redevelopment of the area, including office development that was designed to replace the high-quality, permanent jobs lost when the Shipyard closed.

(b) Since 2008, extensive environmental and public review has been undertaken. Redevelopment plans, area plans, zoning ordinances and agreements have been approved and entered into. For the property shown on the maps below (Hunters Point Shipyard Phase 2 and Candlestick Point), various approval documents allow and provide for extensive development, including the following:

- Approximately 330 acres for parks and open space, and approximately 370 acres for housing, research and technology jobs, retail sales, office space, and workspace for artists;
- 10,500 housing units, of which approximately one-third must be priced at below-market prices;
- 5,150,000 square feet of research and development, and office uses;
- 885,000 square feet of retail and entertainment uses.

(c) It has been eight years since Proposition G was passed, and the jobs envisioned in Proposition G have not yet materialized. The office uses, which are a key component of the plan to regenerate jobs lost to the Shipyard closure, face a special hurdle: a 1986 initiative called Proposition M. Among other things, Proposition M imposed a growth management program on office space, generally limiting office development to 950,000 square feet per year. The Bayview Hunters Point office development anticipated in Proposition G and in the subsequent approvals could wait many years before being built because of this program. However, Proposition M was adopted decades ago, when it was assumed office development would be concentrated in the downtown area. Hunters Point Shipyard Phase 2 and Candlestick Point are not located downtown—they are located on and around the site of the decommissioned Hunters Point Shipyard and former Candlestick Park in the southeastern part of the City. If left unamended, the growth management program of Proposition M would thwart the voters’ desire to revitalize the area and expedite development of job-creating uses.

(d) This Initiative amends the provisions of Proposition M and the San Francisco Planning Code that regulate the pace of office development. It removes Hunters Point Shipyard Phase 2 and Candlestick Point from the area within which an allocation or project authorization allowing office development may be required. This Initiative is intended to facilitate a rational development pace for this area, and to implement the voters’ desire to realize the revitalization contemplated in Proposition G. To achieve these goals, this Initiative would also establish a policy that development applications shall be processed and decided quickly, and development expedited.

(e) This Initiative would not affect the applicability of the office development controls enacted by Proposition M to other areas of the City. This Initiative also would not affect the applicability of the priority policies adopted by Part 1 of Proposition M, nor would it affect the applicability of the resident placement and training program adopted by Part 3 of Proposition M.

**SECTION 3.** Part 2 of Proposition M (November 1986) and the Planning Code are hereby amended by adding Section 324.1 to read as follows:

### **SEC. 324.1. DEVELOPMENT IN HUNTERS POINT SHIPYARD PHASE 2 AND CANDLESTICK POINT.**

**(a) For purposes of this Section 324.1, “Development” includes, without limitation, development, redevelopment, reuse and reoccupancy; and the “Subject Property” is comprised of property within the dotted lines depicted on the following maps:**







**(b) Notwithstanding Part 2 – Annual Limit of Proposition M (November 1986) and other provisions of any San Francisco Code, the terms “office development,” “office space,” and “additional office space,” when used in Sections 320-325 of this Planning Code, shall not include Development on the Subject Property.**

**(c) No project authorization or allocation shall be required for any Development on the Subject Property. However, Development on the Subject Property that would require a project authorization or allocation but for this Section 324.1 shall be treated for all purposes as if it had been granted approval of a project authorization or allocation.**

**(d) Development on the Subject Property shall not affect the annual limit or the unallocated amount referenced in Sections 320-324. The amount of office development for which project authorizations may be granted under Sections 320-324 on properties other than the Subject Property shall be determined without regard to the amount of Development on the Subject Property.**

**SECTION 4.** Section 325 of Proposition M (1986) and the Planning Code are hereby amended to read as follows:

#### **SEC. 325. SUNSET CLAUSE.**

The limit on office development set out in Planning Code Sections 320, 321, 322, 323, ~~and 324~~ **and 324.1**, as of October 17, 1985, as amended by the voters on November 4, 1986 ~~and November 8, 2016~~, shall remain in effect until amended or repealed by the voters of San Francisco at a regularly scheduled election.

#### **SECTION 5. Declaration of Policy.**

The following declaration of policy is approved by the voters as specified in San Francisco Charter Section 14.101:

It shall be the policy of the City and County of San Francisco that applications for Development on the Subject Property shall be processed and decided as quickly as feasible, in implementation of the voters' strong desire and intent that Development on the Subject Property be expedited.

#### **SECTION 6. Interpretation.**

This Initiative shall not be interpreted to exempt any development on the Subject Property from paying any fees that such development would otherwise be required to pay but for the adoption of this Initiative.

This Initiative (including the definitions in new Section 321.4) shall not be interpreted to affect the application of Planning Code Sections 321-324 to any property other than the Subject Property.

This Initiative shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented in a manner that facilitates the purposes set forth in this Initiative. The title of this Initiative and the captions preceding the sections of this Initiative are for convenience of reference only. Such title and captions shall not define or limit the scope or purpose of any provision of this Initiative. The use of the terms “including,” “such as” or words of similar import when following any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific items or matters, whether or not language of non-limitation is used. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter. The use of the term “or” shall be construed to mean and/or.

This Initiative proposes to add text and maps to the referenced sections of Proposition M (November 1986) and the Planning Code. The new text is indicated above with **bold, underlined text**, and deleted text is shown in **bold-strikeout text**. The voters intend to enact only the boundaries shown on the maps included in Section 321.4, and do not enact any other aspects of those maps.

To allow the amendments to be read in context, the following exhibits are attached:

- |           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Exhibit A | The text of Sections 320 through 325 of the San Francisco Planning Code, as they exist on May 1, 2016 |
| Exhibit B | The text of Proposition M (November 1986)                                                             |
| Exhibit C | A map demonstrating the location of the Subject Property within the City & County of San Francisco.   |

These exhibits are attached for informational purposes only, and not enacted by this Initiative. The amendments enacted by this Initiative are those set forth in Sections 3 and 4 of this Initiative.

#### **SECTION 7. Severability.**

If any provision of this Initiative, or part thereof, is for any reason held to be invalid or unconstitutional, the remaining provisions shall not be affected, but shall remain in full force and effect, and to this end the provisions of this Initiative are severable. The voters declare that this Initiative, and each word, phrase, sentence, section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any other provision or provisions is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we, the People of the City and County of San Francisco, indicate our strong desire that: (i) the Board of Supervisors use its best efforts to sustain and provide for the re-enactment of that portion, and (ii) the Board of Supervisors implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including, if necessary, taking the appropriate steps to provide for the adoption or re-enactment of any such portion in a manner consistent with the intent of this Initiative.

#### **SECTION 8. Conflicting Ballot Measures.**

In the event that this Initiative and another measure or measures relating to the development of office space on Hunters Point Shipyard Phase 2 or Candlestick Point shall appear on the same municipal election ballot, the provisions of such other measures shall be deemed to be in conflict with this Initiative. In the event that this Initiative shall receive a greater number of affirmative votes, the provisions of this Initiative shall prevail in their entirety and each and every provision of the other measure or measures shall be null and void in their entirety. In the event that the other measure or measures shall receive a greater number of affirmative votes, the provisions of this Initiative shall take effect to the extent permitted by law. If this Initiative is approved by the voters but superseded by law in whole or in part by any other conflicting initiative approved by the voters at the same election, and such conflicting initiative is later held invalid, this Initiative shall be self-executing and given full force of law.

#### **SECTION 9. Effective Date.**

In accordance with the provisions of Municipal Elections Code § 380 and California Elections Code § 9217, if a majority of the voters vote in favor of the Initiative, the Initiative shall go into effect ten days after the official vote count is declared by the Board of Supervisors.

#### **SECTION 10. Amendment.**

Clerical actions may be taken by staff of the City and County of San Francisco to relocate the maps enacted by this Initiative to a location other than within Section 324.1 of the Planning Code, and to note in Section 324.1 where such maps may be found, provided that doing so effects no substantive change to this Initiative. Pursuant to Municipal Elections Code § 390 and California Elections Code § 9217 no other provision of this Initiative may be amended except by a vote of the People.





**EXHIBIT A (FOR INFORMATIONAL PURPOSES ONLY)**  
**San Francisco Planning Code §§ 320-325**

**SEC. 320. OFFICE DEVELOPMENT: DEFINITIONS.**

When used in Sections 320, 321, 322 and 323, the following terms shall each have the meaning indicated. See also Section 102.

(a) “Additional office space” shall mean the number of square feet of gross floor area of office space created by an office development, reduced, in the case of a modification or conversion, by the number of square feet of gross floor area of preexisting office space which is lost.

(b) “Approval period” shall mean the 12-month period beginning on October 17, 1985 and each subsequent 12-month period.

(c) “Approve” shall mean to approve issuance of a project authorization and shall include actions of the Planning Commission, Board of Appeals and Board of Supervisors.

(d) “Completion” shall mean the first issuance of a temporary certificate of occupancy or a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code Section 307.

(e) “Disapprove” shall mean for an appellate administrative agency or court, on review of an office development, to direct that construction shall not proceed, in whole or in part.

(f) “Office space” shall mean space within a structure intended or primarily suitable for occupancy by persons or entities which perform for their own benefit or provide to others services at that location, including but not limited to professional, banking, insurance, management, consulting, technical, sales and design, or the office functions of manufacturing and warehousing businesses, but shall exclude the following: Retail use; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; any facility, other than physicians’ or other individuals’ offices and uses accessory thereto, customarily used for furnishing medical services, and design showcases or any other space intended and primarily suitable for display of goods. This definition shall include all uses encompassed within Section 102 of this Code.

(g) “Office development” shall mean construction, modification or conversion of any structure or structures or portion of any structure or structures, with the effect of creating additional office space, excepting only:

(1) Development which will result in less than 25,000 square feet of additional office space;

(2) Development either:

(i) Authorized under San Francisco Redevelopment Agency disposition or owner participation agreements which have been approved by Agency resolution prior to the effective date of this Section, or

(ii) Authorized prior to the effective date of this Section by Agency resolution in anticipation of such agreements with particular developers identified in the same or a subsequent agency resolution;

(3) Any development which is governed by prior law under Section 175.1(b) of this Code, unless modified after the effective date specified in Section 175.1(b) to add more than 15,000 square feet of additional office space. Any addition of office space up to 15,000 square feet shall count against the maximum for the approval period, pursuant to Section 321(a)(2)(B);

(4) Any development including conversion of 50,000 square feet or more of manufacturing space to office space where the manufacturing uses previously located in such space are relocated to another site within the City and County of San Francisco and the acquisition or renovation of the new manufacturing site is funded in whole or part by an Urban Development Action Grant approved by the Board of Supervisors;

(5) Any mixed-residential-commercial development which will be assisted by Community Development Block Grant funds approved by the Board of Supervisors in which all of the housing units shall be affordable to low-income households for a minimum of 40 years and for which an environmental review application and site permit application have been filed prior to the effective date of this ordinance which enacted the provisions of this Section;

(6) Any development authorized pursuant to a Planned Unit Development, as provided for by City Planning Code Section 304, providing for a total of 500 or more additional units of housing, provided such development first received a Planned Unit Development authorization prior to November 4, 1986. Such Planned Unit Development may be amended from time to time by the Planning Commission, but in no event shall any such amendment increase the amount of office space allowed for the development beyond the amount approved by the Planning Commission prior to November 4, 1986.

(h) “Project authorization” shall mean the authorization issued by the Planning Department pursuant to Sections 321 and 322 of this Code.

(i) “Replacement office space” shall mean, with respect to a development exempted by Subsection (g)(6) of this Section, that portion of the additional office space which does not represent a net addition to the amount of office space used by the occupant’s employees in San Francisco.

(j) “Retail Use” shall mean supply of commodities on the premises including, but not limited to, stores, shops, Restaurants, Bars, eating and drinking businesses, and Retail Sales and Services uses defined in Planning Code Section 102, except for Hotels and Motels.

(k) “Preexisting office space” shall mean office space used primarily and continuously for office use and not accessory to any use other than office use for five years prior to Planning Commission approval of an office development project which office use was fully legal under the terms of San Francisco law.

**SEC. 321. OFFICE DEVELOPMENT: ANNUAL LIMIT.**

(a) **Limit.**

(1) No office development may be approved during any approval period if the additional office space in that office development, when added to the additional office space in all other office developments previously approved during that approval period, would exceed 950,000 square feet or any lesser amount resulting from the application of Section 321.1. To the extent the total square footage allowed in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period.

(2) The following amounts of additional office space shall count against the maximum set in Subsection (a)(1):

(A) All additional office space in structures for which the first building or site permit is approved for issuance during the approval period and which will be located on land under the jurisdiction of the San Francisco Port Commission or under the jurisdiction of the San Francisco Redevelopment Agency; provided, however, that no account shall be taken of structures which are exempt under Section 320(g)(2);

(B) The amount of added additional office space approved after the effective date of this ordinance in structures which are exempt under Section 320(g)(3);

(C) All additional office space in structures owned or otherwise under the jurisdiction of the State of California, the federal government or any State, federal or regional government agency, which structures are found to be otherwise exempt from this Section 321 or Section 322 by force of other applicable law;

(D) All additional office space in structures exempt under Section 320(g)(4) or 320(g)(6) or the last sentence of Section 175.1(b), or which satisfy the substantive terms of either of said exemptions but for which the first building or site permit is authorized or conditional use or variance approved by the Planning Commission after June 15, 1985 but before the effective date of this ordinance.

The additional office space described in Subsection (a)(2) (A) shall be taken into account with respect to all proposed office developments which are considered after the first site or building permit is approved for issuance for the described project. The additional office space described in Subsections (a)(2)(B) and (a)(2)(D) shall be taken into account with respect to all proposed office developments which are considered during the approval period and after the project or the added additional office space is first authorized or a conditional use or variance approved by the Planning Commission. The additional office space described in Subsection (a)(2)(C) shall be taken into account with respect to all proposed office developments which are considered during the ap-

proval period and after commencement of construction of the described structures. Modification, appeal or disapproval of a project described in this Section shall affect the amount of office space counted under this Section in the time and manner set forth for office developments in Section 321(c).

(3) The Planning Department shall maintain and shall make available for reasonable public inspection a list showing:

(A) All office developments and all projects subject to Section 321(a)(2) for which application has been made for a project authorization or building or site permit and, if applicable, the date(s) of approval and of approval for issuance of any building or site permit;

(B) The total amount of additional office space and, if applicable, replacement office space, approved with respect to each listed development;

(C) Approved office developments (i) which are subsequently disapproved on appeal; (ii) the permit for which expires or is cancelled or revoked pursuant to Subsection (d)(1) of this Section; or (iii) the approval of which is revoked pursuant to Subsection (d)(2) of this Section; and

(D) Such other information as the Department may determine is appropriate.

(4) Not less than six months before the last date of the approval period, the Planning Department shall submit to the Board of Supervisors a written report, which report shall contain the Planning Commission's recommendation with respect to whether, based on the effects of the limitation imposed by this Section on economic growth and job opportunities in the City, the availability of housing and transportation services to support additional office development in the City, office vacancy and rental rates, and such other factors as the Commission shall deem relevant, there should continue to be a quantitative limit on additional office space after the approval period, and as to what amount of additional office space should be permitted under any such limit.

(5) Every holder of a site permit issued on or after July 1, 1982 for any office development, as defined in Section 320(g) without regard to Subsections (g)(2) through (g)(5), shall provide to the Planning Commission reports containing data and information with respect to the following:

(A) Number of persons hired for employment either in construction of the development or, to the extent such information is available to the permittee, by users of the completed building;

(B) The age, sex, race and residence, by City, of each such person;

(C) Compensation of such persons, classified in \$5,000 increments, commencing with annualized compensation of \$10,000;

(D) The means by which each such person most frequently travels to and from the place of employment.

Such reports shall commence on October 1, 1985 and continue quarterly thereafter during the approved period. A report containing information by quarter for the period between July 1, 1982 and the effective date of the ordinance shall be submitted not later than December 31, 1985. The Planning Commission shall have full access to all books, records and documents utilized by any project sponsor in preparation of the written reports referred to above, and shall inspect such books, records and documents from time to time for purposes of authenticating information contained in such reports.

(b) **Guidelines.**

(1) During the approval period, the Planning Commission, and the Board of Supervisors and Board of Appeals on appeal from the Planning Commission shall approve, within the allowable limit, subject to Subsection (b)(2) of this Section, only those office developments which they shall determine in particular promote the public welfare, convenience and necessity, and shall be empowered under this Section to disapprove the remainder. The Planning Department shall issue to office developments so approved, in accord with Sections 320 through 323 of this Code, a project authorization.

(2) The following proposed office developments, subject to all other applicable sections of this Code and other applicable law, shall be approved under this Section in preference to all others:

(A) All proposed developments to the extent approval is required by court order; and, thereafter,

(B) Subject to Subsection (a)(1) of this Section, all proposed office developments which were approved by the Planning Commission during the approval period, but subsequently disapproved by any administrative appellate body or court, if and when said disapproval is later reversed.

(3) In determining which office developments best promote the public welfare, convenience and necessity, the Board of Supervisors, Board of Appeals and Planning Commission shall consider:

(A) Apportionment of office space over the course of the approval period in order to maintain a balance between economic growth, on the one hand, and housing, transportation and public services, on the other;

(B) The contribution of the office development to, and its effects on, the objectives and policies of the General Plan;

(C) The quality of the design of the proposed office development;

(D) The suitability of the proposed office development for its location, and any effects of the proposed office development specific to that location;

(E) The anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses;

(F) The extent to which the proposed development will be owned or occupied by a single entity;

(G) The use, if any, of TDR by the project sponsor.

Payments, other than those provided for under applicable ordinances, which may be made to a transit or housing fund of the City, shall not be considered.

(4) Reserve for Smaller Buildings. In each approval period at least 75,000 square feet of office development shall be reserved for buildings between 25,000 and 49,999 square feet in gross floor area of office development. To the extent the total square footage allowed under this Subsection in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period and added only to the Reserve for Smaller Buildings.

(5) With respect to any office development which shall come before the Board of Supervisors for conditional use review, that Board shall consider, in addition to those criteria made applicable by other provisions of law, the criteria specified in Subsection (b)(3). As to any such office development, the decision of the Board of Supervisors with respect to the criteria specified in Subsection (b)(3) shall be a final administrative determination and shall not be reconsidered by the Planning Commission or Board of Appeals.

(6) The Planning Commission shall establish procedures for coordinating review of project authorization applications under Section 322 with review under Section 309 of this Code. The Commission may hold hearings under Sections 309 and 322 in such sequence as it may deem appropriate, but may not issue any project authorization until the requirements of Section 309 have been satisfied.

(c) **Appeal and Modification.**

(1) If an approved office development is disapproved, or if a previously unapproved office development is approved, by a court or appellate agency, the list described in Subsection (a)(3) of this Section shall be revised accordingly at the time that the period for rehearing before the appellate body in question shall have lapsed. Approval on appeal of any office development, if conditioned on disapproval of another office development which was previously approved, shall not be effective before the time for rehearing with respect to the disapproval shall have lapsed.

(2) The amount of additional office space of any development shall not count against the maximum for the approval period, beginning from the time the office development loses its approved status on the Planning Department list under Subsection (c)(1); provided, however, that if a decision disapproving an office development permits construction of a part of the project, the permitted additional office space only shall continue to count against the maximum, unless and until all build-





ing or site permits for the development expire or are cancelled, revoked or withdrawn.

(3) Any modification of an approved office development, including, without limitation, modification by a court or administrative appellate agency, shall be governed by this Subsection, subject, in the case of a court order, to Subsection (b)(2)(A).

(A) Any office development which is modified for any reason after it is first approved so as to increase its amount of additional office space shall lose its approved status on the list described in Subsection (a)(3) at the time such modification is approved, and may be approved as modified only subject to the limits of Subsection (a)(1). Such a modified development shall not be constructed or carried out based on its initial approval. Approval on appeal of such a modified development, if approval would violate the maximum set forth in Subsection (a)(1) of this Section but for disapproval of another previously approved office development, shall not be effective, nor grounds for reliance, until the time for rehearing with respect to the disapproval shall have lapsed.

(B) An approved office development may be modified so as to reduce the amount of additional office space, subject to all authorizations otherwise required by the City. No additional office space shall become available for any other development during the approval period on account of such a modification, unless the modification is required by any appellate administrative agency or a court, in which case additional office space shall become available when the time for rehearing has lapsed.

**(d) Unbuilt Projects; Progress Requirement.**

(1) The maximum amount of additional office space for the approval period shall be increased by the amount of such space included in office developments which were previously approved during the period but for which during such period an issued site or building permit has been finally cancelled or revoked, or has expired, with the irrevocable effect of preventing construction of the office development.

(2) Construction of an office development shall commence within 18 months of the date the project is first approved, or, in the case of development in the C-3-O(SD) District the development shall commence within three (3) years. Notwithstanding the above provision, office projects larger than 500,000 gross square feet in the C-3-O(SD) District shall commence construction within five (5) years. Failure to begin work within that period, or thereafter to carry the development diligently to completion, shall be grounds to revoke approval of the office development. Neither the Department of Building Inspection nor the Board of Appeals shall grant any extension of time inconsistent with the requirements of this Subsection (d)(2).

(3) The Department of Building Inspection shall notify the Planning Department in writing of its approval for issuance and issuance of a site or building permit for any office development, and for any development under the jurisdiction of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco or the Port Commission subject to Section 321(a)(2), and of the revocation, cancellation, or expiration of any such permit.

(e) **Rules and Regulations.** The Planning Commission shall have authority to adopt such rules and regulations as it may determine are appropriate to carry out the purposes and provisions of this Section and Sections 320, 322 and 323.

**SEC. 321.1. ANNUAL LIMIT ADJUSTMENT.**

(a) It is the intention of the people of San Francisco that the annual limit on office development be reduced to account for the square footage resulting from the excessive number of building, alteration and site permits that were issued after November 29, 1984, the date the Planning Commission amended the General Plan to include the Downtown Plan.

(b) Not later than January 1, 1987 and January 1st of each subsequent year, the Planning Department shall survey the records of the Central Permit Bureau and any other necessary records to develop a list of the square footage of all office development projects for which building, alteration or site permits were issued after November 29, 1984 that have not lapsed or otherwise been revoked, and all office development projects reapproved by the City, the Successor Agency to the Redevelopment Agency of the City and County of San Francisco or the San Francisco

Port Commission after November 29, 1984. Reapproval specifically includes any project reconsidered by any agency pursuant to a Court decision. This process shall continue until the Department is able to certify that all projects with approval dates on or before November 4, 1986 have received permits, have been abandoned or are no longer subject to litigation challenging their approval. Notwithstanding any other provision of the Planning Code or the former provisions of Subsection 320(g), all projects in excess of 24,999 square feet of additional office space shall be included in the survey. The list shall not include permits for projects authorized pursuant to the office development competition set out in Subsection 321(b) and Section 322.

(c) Not later than February 1, 1987 and February 1st of each subsequent year as set out above, the Department shall certify in writing to the Planning Commission at a public hearing the list of all projects enumerated in Subsection (b) above, including the square footage of each project and the total of all such projects.

(d) Within 30 days of receipt of the Department's certification, the Commission shall reduce the 950,000 square foot annual limit established in Subsection 321(a)(1) by 475,000 square feet per approval period until the amount of square footage remaining on the Department's list is reduced to zero.

(e) If the City has authorized more than 475,000 square feet as part of the office development competition set out in Subsection 321(b) and Section 322 prior to November 4, 1986, any amount exceeding 475,000 square feet shall be separately deducted from otherwise allowable square feet calculated pursuant to Subsection (d) above for the approval period and for subsequent approval periods until the total amount of square footage is reduced to zero.

**SEC. 321.2. LEGISLATIVE REDUCTION OF ANNUAL LIMIT.**

The Board of Supervisors is permitted to reduce the annual limit defined in Subsection 321(a)(1).

**SEC. 321.3. VOTER APPROVAL OF EXEMPTIONS OF OFFICE PROJECTS AUTHORIZED BY DEVELOPMENT AGREEMENTS.**

Any office development approved pursuant to a development agreement under Government Code Section 65865 or any successor Section may only be exempted from the annual limit set forth in Subsection 321(a)(1) after the exemption for such office development has been approved by the voters at a regularly scheduled election.

**SEC. 322. PROCEDURE FOR ADMINISTRATION OF OFFICE DEVELOPMENT LIMIT.**

(a) **Project Authorization Required.** During the approval period, every site or building permit application for an office development must, before final action on the permit, include a copy of a project authorization for such office development, certified as accurate by the Planning Department. No such application shall be considered complete and the Department of Building Inspection shall not issue any such site or building permit unless such a certified copy is submitted. No site or building permit shall be issued for an office development except in accordance with the terms of the project authorization for such office development. Any such site or building permit which is inconsistent with the project authorization shall be invalid.

(b) **Application for Project Authorization.** During the approval period, an applicant for approval of an office development shall file an application for a project authorization with the Planning Department contemporaneously with the filing of an application for environmental evaluation for such development. Such application shall state such information as the Planning Department shall require; provided, however, that an application for a project authorization for each office development for which an environmental evaluation application has been filed prior to the effective date of this Section, shall be deemed to have been filed effective as of the date such environmental evaluation application was filed.

**(c) Processing of Applications.**

(1) The approval period shall be divided into such review periods as the Planning Commission shall provide by rule. The first review period shall commence on the effective date.

(2) Applications for project authorizations shall be considered by the Planning Commission during a specific review period in ac-

cordance with the following procedures:

(A) During a specific review period the Planning Commission shall consider all project authorization applications for which, prior to the first day of such review period, a final Environmental Impact Report has been certified, or a final Negative Declaration has been issued, or other appropriate environmental review has been completed; provided, however, that during the first review period, the Planning Commission shall consider only those office developments for which (i) an environmental evaluation application and a site or building permit application were submitted prior to June 1, 1985, or (ii) a draft environmental impact report or a preliminary negative declaration was published prior to the effective date.

(B) The Planning Commission may hold hearings on all project authorization applications assigned to a specific review period before acting on any such application.

(C) In reviewing project authorization applications, the Planning Commission shall apply the criteria set forth in Section 321, and shall, prior to the end of such a review period, approve, deny, or, with the consent of the applicant, continue to the next subsequent review period each such application based on said criteria.

(D) Notwithstanding any other provisions of this Section or Section 321, the Planning Commission may at any time, after a noticed hearing, deny or take other appropriate action with respect to any application for a project authorization as to which environmental review, in the judgment of the Commission, has not been or will not be completed in sufficient time to allow timely action under applicable law.

(E) Any project authorization application which is denied by the Planning Commission, unless such denial is reversed by the Board of Appeals or Board of Supervisors, shall not be resubmitted for a period of one year after denial.

(d) **Appeal of Project Authorization.** The Planning Commission's determination to approve or deny the issuance of a project authorization may be appealed to the Board of Appeals within 15 days of the Commission's issuance of a dated written decision pursuant to the procedural provisions of Section 308.2 of this Code, except in those instances where a conditional use application was filed. In cases in which a conditional use application was filed, the decision of the Planning Commission may be appealed only to the Board of Supervisors pursuant to Section 308.1 of this Code. The decision on the project authorization by the Board of Appeals or Board of Supervisors shall be the final administrative determination as to all matters relating to the approval of the office development that is the subject of the project authorization, except for matters, not considered in connection with the project authorization, which arise in connection with a subsequent building or site permit application for the development in question.

(e) **Modification of Project Authorization.** The Planning Commission may approve a modified project authorization, after a noticed hearing, during the review period in which the initial project authorization was approved or a subsequent review period. Approval or denial of a modified project authorization shall be subject to appeal in accord with Subsection (d).

(f) **No Right to Construct Conveyed.** Neither approval nor issuance of a project authorization shall convey any right to proceed with construction of an office development, nor any right to approval or issuance of a site or building permit or any other license, permit, approval or authorization which may be required in connection with said office development.

### **SEC. 323. OFFICE DEVELOPMENT: PREAPPLICATION PROCEDURE.**

The Planning Commission may by rule permit such persons as elect to do so, to submit a preliminary application on a proposed office development before submitting any application for a project authorization. Such a preliminary application shall contain such information as the Commission may require. With respect to each proposed office development for which all the information required by the Planning Department is timely submitted to the Department, the Director of Planning or his designee shall, in writing, issue an advisory opinion to the person submitting such information, as to whether he or she at that time intends to rec-

ommend, based on the information submitted to him or her, the proposed development for denial by the Planning Commission. The advice and recommendation of the Director shall neither convey, nor foreclose, any right to proceed with a project authorization application or the development and shall constitute neither approval nor denial of the development. The Director's recommendations under this Section shall be governed by Section 321(b) of this Code.

### **SEC. 324. FINDINGS.**

(a) The Board of Supervisors declares that it is the policy of the City and County of San Francisco to:

(1) Provide a quality living and working environment for residents and workers;

(2) Foster the diversified development of the City, providing a variety of economic and job opportunities;

(3) Maintain a balance between economic growth, on the one hand, and housing, transportation and public services in general, on the other, and encourage a rate of growth consistent with transportation and housing capacity;

(4) Prevent undesirable effects of development on local air quality and other environmental resources; and

(5) Encourage development projects of superior design, optimum location and other desirable characteristics.

(b) In recent years, office development in the City has increased dramatically. Office development has already affected housing, transportation and parking capacities.

(c) The City has only limited legal authority to direct or control physical development, whether for office use or not, on land covered by approved redevelopment plans or under the jurisdiction of the Port Commission.

(d) There are competing legitimate public interests which must be balanced in the planning process. Environmental concerns are of great importance, but must be balanced against the need for continued, healthy economic growth and job creation, maintenance of municipal revenues for the provision of social services, effective preservation of historic buildings and other considerations.

(e) Based on developments proposed to date, general economic conditions affecting San Francisco, and the trend in recent years of an increasing rate of office development, it is likely that excessive office development will come before City agencies for authorization and approval during the years 1985 through 1988, and possible that excessive development would continue thereafter. It is therefore appropriate to approve during the three years after adoption of this ordinance only particular, proposed developments which serve the public interest, convenience and necessity, and to similarly limit approvals for further periods to the extent excessive development might otherwise continue to occur.

(f) Sections 320 through 324 of this ordinance are intended to further the policies noted in Subsection (a) and to aid in responding to the effects noted in Subsection (b), with due regard to the factors set forth in Subsections (c) and (d), by authorizing more effective regulation of the rate, distribution, type and quality of office development in the City and County of San Francisco. Control of office development will afford additional time to analyze and meet its effects.

### **SEC. 325. SUNSET CLAUSE.**

The limit on office development set out in Planning Code Sections 320, 321, 322, 323 and 324 as of October 17, 1985, as amended by the voters on November 4, 1986, shall remain in effect until amended or repealed by the voters of San Francisco at a regularly scheduled election.

### **EXHIBIT B (FOR INFORMATIONAL PURPOSES ONLY)**

#### **Text of Proposition M (November 1986)**

### **PART 1—MASTER PLAN**

Be it ordained by the people of the City and County of San Francisco that Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) is hereby amended by adding section 101.1 as follows:

### **SECTION 101.1. MASTER PLAN CONSISTENCY AND IMPLEMENTATION.**

(a) The Master Plan shall be an integrated, internally consistent and compatible statement of policies for San Francisco. To fulfill this require-



ment, after extensive public participation and hearings, the City Planning Commission shall in one action amend the Master Plan by January 1, 1988.

(b) The following Priority Policies are hereby established. They shall be included in the preamble to the Master Plan and shall be the basis upon which inconsistencies in the Master Plan are resolved:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7. That landmarks and historic buildings be preserved; and,
8. That our parks and open space and their access to sunlight and vistas be protected from development.

(c) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after November 4, 1986, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the Priority Policies established above.

(d) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after January 1, 1988, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the City's Master Plan.

(e) Prior to issuing a permit for any project or adopting any legislation which requires an initial study under the California Environmental Quality Act, and prior to issuing a permit for any demolition, conversion or change of use, and prior to taking any action which requires a finding of consistency with the Master Plan, the City shall find that the proposed project or legislation is consistent with the Priority Policies established above. For any such permit issued or legislation adopted after January 1, 1988 the City shall also find that the project is consistent with the City's Master Plan.

## **PART 2—ANNUAL LIMIT**

Be it ordained by the people of the City and County of San Francisco that Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) is hereby amended as follows:

Subsections 320(b) and 320(g)(1) are amended as follows:

### **SECTION 320. OFFICE DEVELOPMENT: DEFINITIONS.**

(b) "Approval period" shall mean the twelve month period beginning on October 17, 1985 and each subsequent twelve month period.

(g) "Office development" shall mean construction, modification or conversion of any structure or structures or portion of any structure or structures, with the effect of creating additional office space, excepting only:

1. Development which will result in less than 25,000 square feet of additional office space.

Subsection 320(g)(5) is deleted and the existing Subsections renumbered. Subsection 320(k) is added as follows:

(k) "Preexisting office space" shall mean office space used primarily and continuously for office use and not accessory to any use other than office use for five (5) years prior to Planning Commission approval of an office development project which office use was fully legal under the terms of San Francisco law.

Subsection 321(a)(1) is amended as follows:

## **SECTION 321. OFFICE DEVELOPMENT: ANNUAL LIMIT.**

(a) Limit.

1. No office development may be approved during any approval period if the additional office space in that office development, when added to the additional office space in all other office developments previously approved during that approval period, would exceed 950,000 square feet or any lesser amount resulting from the application of Section 321.1. To the extent the total square footage allowed in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period.

A new Subsection 321(b)(4) is added as follows and existing subsections renumbered:

(4) Reserve for Smaller Buildings. In each approval period at least 75,000 square feet of office development shall be reserved for buildings between 25,000 and 49,999 square feet in gross floor area of office development. To the extent the total square footage allowed under this subsection in any approval period is not allocated, the unallocated amount shall be carried over to the next approval period and added only to the Reserve for Smaller Buildings.

Section 321.1 is added as follows:

### **SECTION 321.1. ANNUAL LIMIT ADJUSTMENT.**

(a) It is the intention of the people of San Francisco that the annual limit on office development be reduced to account for the square footage resulting from the excessive number of building, alteration and site permits that were issued after November 29, 1984, the date the City Planning Commission amended the Master Plan to include the Downtown Plan.

(b) Not later than January 1, 1987 and January 1 of each subsequent year the Department of City Planning shall survey the records of the Central Permit Bureau and any other necessary records to develop a list of the square footage of all office development projects for which building, alteration or site permits were issued after November 29, 1984 that have not lapsed or otherwise been revoked, and all office development projects reapproved by the City, the Redevelopment Agency or the San Francisco Port Commission after November 29, 1984. Reapproval specifically includes any project reconsidered by any agency pursuant to a Court decision. This process shall continue until the Department is able to certify that all projects with approval dates on or before November 4, 1986 have received permits, have been abandoned or are no longer subject to litigation challenging their approval. Notwithstanding any other provision of the City Planning Code or the former provisions of Subsection 320(g), all projects in excess of 24,999 square feet of additional office space shall be included in the survey. The list shall not include permits for projects authorized pursuant to the office development competition set out in Subsection 321(b) and Section 322.

(c) Not later than February 1, 1987, and February 1 of each subsequent year as set out above, the Department shall certify in writing to the City Planning Commission at a public hearing the list of all projects enumerated in subsection (b) above, including the square footage of each project and the total of all such projects.

(d) Within 30 days of receipt of the Department's certification, the Commission shall reduce the 950,000 square foot annual limit established in Subsection 321(a)(1) by 475,000 square feet per approval period until the amount of square footage remaining on the Department's list is reduced to zero.

(e) If the City has authorized more than 475,000 square feet as part of the office, development competition set out in Subsection 321(b) and Section 322 prior to November 4, 1986, any amount exceeding 475,000 square feet shall be separately deducted from otherwise allowable square feet calculated pursuant to subsection (d) above for the approval period and for subsequent approval periods until the total amount of square footage is reduced to zero.

Section 321.2 is added as follows:

### **SECTION 321.2. LEGISLATIVE REDUCTION OF ANNUAL LIMIT.**

(g) The Board of Supervisors is permitted to reduce the annual limit defined in Subsection 321(a)(1).

Section 321.3 is added as follows:



### SECTION 321.3. VOTER APPROVAL OF EXEMPTION OF OFFICE PROJECTS AUTHORIZED BY DEVELOPMENT AGREEMENTS.

Any office development approved pursuant to a development agreement under Government Code Section 65865 or any successor section may only be exempted from the annual limit set forth in Subsection 321(a)(1) after the exemption for such office development has been approved by the voters at a regularly scheduled election.

Section 325 is amended as follows:

### SECTION 325. SUNSET CLAUSE.

The limit on office development set out in Planning Code sections 320, 321, 322, 323 and 324 as of October 17, 1985, as amended by the voters on November 4, 1986, shall remain in effect until amended or repealed by the voters of San Francisco at a regularly scheduled election.

### PART 3—EMPLOYMENT

Be it ordained by the people of the City and County of San Francisco that Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) is hereby amended as follows:

Subsection 164(a) is amended as follows:

### SECTION 164. SAN FRANCISCO RESIDENT PLACEMENT AND TRAINING PROGRAM.

(a) The City has determined in its certification of the Downtown Plan Environmental Impact Report and in its findings and studies leading to the adoption of Section 313 of the Planning Code that San Francisco and regional traffic and transit problems will become more intolerable as the number of non-resident employees increases in San Francisco as a result of new office development. In order to mitigate those adverse traffic and transit impacts, while protecting the City's residential areas from unwanted

increases in density, the people determine that a policy of maximizing resident employment training and placement opportunities is needed.

Subsections 164(d) and (e) are added as follows:

(d) In order to ensure, that the maximum number of San Francisco residents are trained and placed in employment opportunities in our City, the Board of Supervisors shall hold public hearings and not later than January 1, 1988 the City shall adopt legislation to establish a program which will coordinate the job training and placement efforts of the San Francisco Unified School District, the San Francisco Community College District, community-based non-profit employment and training programs, and other agencies from the public and private sectors, to assure maximum use of existing federal, state and local training and placement programs, and to develop such additional training and placement programs as deemed necessary.

(e) Should the Board of Supervisors determine that additional funds are needed for programs established pursuant to subsection (d) above, it shall consider the adoption of a San Francisco Resident Training and Placement Fee of not less than \$1.50 per square foot as a condition of the approval of any application for an office development project proposing the net addition of 50,000 or more gross square feet of office space.

### PART 4 —SEVERABILITY CLAUSE

If any part of this initiative is held invalid by a court of law, or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other parts of the initiative or applications which can be given effect without the invalid part or application hereof and to this end the sections of this initiative are separable.

### EXHIBIT C

Map Demonstrating the Location of the Subject Property within the City and County of San Francisco (For Informational Purposes Only)



———— Candlestick Point

----- Hunters Point Shipyard  
Phase 2



## Proposition P

NOTE: Unchanged Code Text and uncodified text are in plain font. Additions to Codes are in single-underline italics Times New Roman font.

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

### SECTION 1. Title.

This measure shall be known and may be cited as the “Competitive Bid Process for City-Funded Housing Ordinance” (hereinafter referred to as the “Initiative”).

### SECTION 2. Findings.

San Francisco is in the midst of a severe housing affordability crisis with affordable housing in critically short supply for middle and working class residents and families. Due to the continuing influx of new residents, according to an October 2015 report by the Association of Bay Area Governments, between 2010 and 2040 the Bay Area is estimated to need at least 808,000 new housing units to meet projected population growth. According to a memorandum issued by the Planning Department, the City expects an overall increase of approximately 174,045 people by 2030, and a projected need of 70,000 new units by 2030 to accommodate the City’s projected growth.

The City’s projected population growth makes the need for more affordable housing critical. Every dollar committed to affordable housing must be stretched to its maximum utility.

The City utilizes three affordable housing funds – the Citywide Affordable Housing Fund, the Mayor’s Housing Affordability Fund and the Mayor’s Housing Program Fees Fund – and administers them through the Mayor’s Office of Housing and Community Development. These funds receive dollars committed to affordable housing from a variety of sources, including but not limited to mandatory inclusionary housing fees. The core purpose of each fund is to facilitate and finance the production of more affordable housing in San Francisco, which is generally accomplished by partnering with or providing financial assistance to for-profit or non-profit housing developers willing to undertake housing development projects that are either entirely affordable or contain a significant affordable housing component.

The affordable housing projects which use these funds are not currently subject to a competitive bidding process, which may lead to wasted City resources and may lead to the use of City funds based on favored relationships instead of merit and cost. Transparent and fair bidding should be required of developers and builders who bid on affordable housing projects which receive City funds, and the bidding process should be a competitive one which maximizes the best price for the City and maximizes the amount of affordable housing which can be obtained in any given project.

### SECTION 3. Purpose.

The People of the City and County of San Francisco in enacting this Initiative hereby declare the following purposes:

(a) To ensure that affordable housing projects funded, at least in part, with the City’s affordable housing resources undergo an open and transparent competitive bidding process.

(b) To ensure that the City actively seeks competitive bids or proposals from qualified and competent bidders.

(c) To ensure that the City, except in limited circumstances, chooses the best value proposal in order to maximize the City’s return on its affordable housing resources.

(d) To ensure that the City’s affordable housing policies seek to maximize the efficiency and minimize the costs to taxpayers of affordable housing projects.

(e) To ensure that the City maximizes the amount of affordable housing which can be built in any given affordable housing project by getting the most out of the City’s affordable housing resources.

### SECTION 4. Amendments to Administrative Code.

The following sections of the Administrative Code are hereby amended as follows:

**1. Administrative Code section 10.100-49 is modified to add subsection (e) as follows:**

(a) **Establishment of Fund.** The Citywide Affordable Housing Fund is established as a category eight fund to receive fee revenue dedicated to affordable housing and other contributions to the fund. The fund receives money from, among other sources:

(1) The Jobs Housing Linkage Program, Planning Code Section 413 *et seq.*;

(2) The Inclusionary Affordable Housing Program, Planning Code Section 415 *et seq.*;

(3) The Market and Octavia Affordable Housing Program, Planning Code Section 416.5;

(4) The Eastern Neighborhoods Housing Fund. Planning Code Section 423.5;

(5) The Expedited Condominium Conversion Program. Subdivision Code Section 1396.4; and,

(6) Repayments of loans and other program income associated with investments initially made with monies from the fund.

(b) **Use of Fund.** The fund is to be used exclusively by the Mayor’s Office of Housing and Community Development, or its successor, for the purpose of supporting affordable housing in San Francisco. Specific eligible uses of the fund are delineated for each fee in the code where the fee is established. Within the fund, all fees, repayments, and program income shall be separately accounted for as required by each fee.

(c) **Exceptions to Fund Category.** The Director of the Mayor’s Office of Housing and Community Development shall approve all expenditures from the fund.

(d) **Administration of Fund.** The Mayor’s Office of Housing and Community Development, or its successor, shall administer the fund and shall report annually to the Board of Supervisors on the current status of the fund, the amounts approved for disbursement, and the number and types of housing units or households assisted. The Mayor’s Office of Housing and Community Development shall have the authority to prescribe rules and regulations governing the Fund.

(e) **Competitive Bidding Requirement.** Any time the Mayor’s Office of Housing and Community Development, or its successor, issues a request for proposal under which it will contribute money from the Citywide Affordable Housing Fund for the development or construction of an affordable housing project on City-owned land or City-owned property, it shall be required to:

(1) Publish the proposed affordable housing project to the public for open bidding and submission of proposals. It shall be sufficient to disclose the project on the Mayor’s Office of Housing and Community Development website, but the Mayor’s Office of Housing and Community Development retains discretion to determine the best way to disclose and advertise the request for proposal to the public.

(2) Receive at least three bids or proposals for the affordable housing project. The request for proposal on any given affordable housing project shall stay open until at least three bids/proposals are submitted. Three bids is a minimum amount, and it is anticipated that more than three bids will be desirable in most instances. The Mayor’s Office of Housing and Community Development may withdraw the request for proposal in the event that there are not three bids on any given proposed project.

(3) Accept the best value proposal. The Mayor’s Office of Housing and Community Development retains discretion to determine which bid or proposal is the best value proposal, subject to subsection (e)(4) below. By way of example, some of the criteria for selecting the best value proposal may include the following:

(A) Developer’s ability to demonstrate their ability to engage in a community design process and cite successful outcomes based on that engagement.

(B) Development plan which examines and proposes ways, means, and methods to demonstrate cost control efforts while providing durability and sustainability.

(C) Community-oriented amenities, such as child-care center or after-school program open to residents and non-residents, health clinic, or other community-serving uses.

(D) Developments which are financially feasible, including realistic development and operating budget projec-



tions that conform to industry standards and maximize the use of available financing.

(4) The requirements set forth in subsections (e)(1) through (3) must be met before the Mayor's Office of Housing and Community Development may enter into any affordable housing projects or contracts under which it will contribute money from the Citywide Affordable Housing Fund for the development or construction of an affordable housing project on City-owned land or City-owned property. This subsection (e) is only intended to govern expenditures from the fund for that purpose. Nothing in this subsection (e) is intended to otherwise restrict the Mayor's Office of Housing and Community Development use of money from the Citywide Affordable Housing Fund for capital repair projects, loans, or any other expenditures authorized by the fund.

**2. Administrative Code section 10.100-110 is modified to add subsection (c) as follows:**

(a) **Establishment of Fund.** The Mayor's Housing Affordability Fund is created as a category two fund to receive any prior legally binding obligations any grants, gifts, bequests from private sources for the purposes cited in subsection (b), any monies repaid to the City as a result of loans made by the City to developers to assist in the development of affordable housing, any repayments of monies to the City where the City is beneficiary under a promissory note which was acquired as a result of the City's housing affordability assistance, any repayments of loans made from this fund and any monies otherwise appropriated to the fund.

(b) **Use of Fund.** The fund shall be used exclusively for the purpose of providing financial assistance to for-profit and nonprofit housing developers, where the contribution of monies from the fund will allow units in a project to be affordable to persons and families of low and moderate income. City departments may recover any costs of administering any project receiving funds from the Mayor's Housing Affordability Fund. The Mayor's Office of Housing and Community Development ("MOHCD") shall develop procedures and amend its regulations such that, for all projects funded by this fund, it requires the project sponsor or its successor in interest to give preference in occupying units or receiving assistance as provided for in Administrative Code Chapter 47.

(c) **Competitive Bidding Requirement.** Any time the Mayor's Office of Housing and Community Development, or its successor, issues a request for proposal under which it will contribute money from the Mayor's Housing Affordability Fund for the development or construction of an affordable housing project on City-owned land or City-owned property, it shall be required to:

(1) Publish the proposed affordable housing project to the public for open bidding and submission of proposals. It shall be sufficient to disclose the project on the Mayor's Office of Housing and Community Development website, but the Mayor's Office of Housing and Community Development retains discretion to determine the best way to disclose and advertise the request for proposal to the public.

(2) Receive at least three bids or proposals for the affordable housing project. The request for proposal on any given affordable housing project shall stay open until at least three bids/proposals are submitted. Three bids is a minimum amount, and it is anticipated that more than three bids will be desirable in most instances. The Mayor's Office of Housing and Community Development may withdraw the request for proposal in the event that there are not three bids on any given proposed project.

(3) Accept the best value proposal. The Mayor's Office of Housing and Community Development retains discretion to determine which bid or proposal is the best value proposal, subject to subsection (c)(4) below. By way of example, some of the criteria for selecting the best value proposal may include the following:

(A) Developer's ability to demonstrate their ability to engage in a community design process and cite successful outcomes based on that engagement.

(B) Development plan which examines and proposes ways, means, and methods to demonstrate cost control efforts while providing durability and sustainability.

(C) Community-oriented amenities, such as child-care center or after-school program open to residents and

non-residents, health clinic, or other community-serving uses.

(D) Developments which are financially feasible, including realistic development and operating budget projections that conform to industry standards and maximize the use of available financing.

(4) The requirements set forth in subsections (c)(1) through (3) must be met before the Mayor's Office of Housing and Community Development may enter into any affordable housing projects or contracts under which it will contribute money from the Mayor's Housing Affordability Fund for the development or construction of an affordable housing project on City-owned land or City-owned property. This subsection (e) is only intended to govern expenditures from the fund for that purpose. Nothing in this subsection (e) is intended to otherwise restrict the Mayor's Office of Housing and Community Development use of money from the Mayor's Housing Affordability Fund for capital repair projects, loans, or any other expenditures authorized by the fund.

**3. Administrative Code section 10.100-117 is modified to add subsection (e) as follows:**

(a) **Establishment of Fund.** The Mayor's Housing Programs Fees Fund is established as a category eight fund to receive monies from fees earned by the Mayor's Office of Housing and Community Development in connection with the administration of affordable housing. Such fees shall include, but are not be limited to, fees from single-family and multifamily housing mortgage revenue bonds as issuer or as administrator, fees from the California Natural Disaster Assistance Program, and fees from similar housing programs in which the city earns fees for services provided by the Mayor's Office of Housing and Community Development. This Section 10.100-117 shall not authorize the levy of fees except as otherwise provided by ordinance or resolution of the Board of Supervisors.

(b) **Use of Fund.** The fund shall be used for the purpose of supporting the City's efforts to provide affordable housing for persons and households of low and moderate income in the City. For the purposes of this Fund, "low and moderate income" shall mean incomes which are not greater than 120 percent of median for San Francisco, as defined by the United States Department of Housing and Urban Development. Monies from the Fund may be used for the following purposes:

(1) To pay the costs of the Mayor's Office of Housing and Community Development for administering housing programs for which administrative funding is not otherwise available from the City's General Fund, federal or state grants, or other sources of administrative funding. Such programs shall include the City's single-family and multifamily housing mortgage revenue bond programs, the first time homebuyer programs, rental housing development programs, and the monitoring of units to ensure their continued affordability.

(2) To the extent that monies are available and not needed to cover current and anticipated future administrative costs described in Subparagraph (1), the Mayor's Office of Housing and Community Development may transfer said monies to the Citywide Affordable Housing Fund, Administrative Code Section 10.100-49, to make loans or grants for the development of affordable housing in the City.

(c) **Exceptions to Fund Category.** The Director of the Mayor's Office of Housing and Community Development shall approve expenditures from the fund.

(d) **Administration of Fund.** The Mayor's Office of Housing and Community Development shall administer the Fund, and in such capacity shall review the needs of the administration of affordable housing programs and the availability of monies from the fund for other eligible purposes. The Mayor's Office of Housing and Community Development shall report annually to the Board of Supervisors on the current status of the Mayor's Housing Program Fees Fund as a part of its Annual Report, including the amounts of fees received and to be budgeted for administrative funding, and any recommendations deemed necessary to improve effectiveness of the Mayor's Housing Program Fees Fund in achieving its purpose.

(e) **Competitive Bidding Requirement.** Any time the Mayor's Office of Housing and Community Development, or its successor, issues a request for proposal under which it will contribute money from the Mayor's



Housing Programs Fees Fund for the development or construction of an affordable housing project on City-owned land or City-owned property, it shall be required to:

(1) Publish the proposed affordable housing project to the public for open bidding and submission of proposals. It shall be sufficient to disclose the project on the Mayor's Office of Housing and Community Development website, but the Mayor's Office of Housing and Community Development retains discretion to determine the best way to disclose and advertise the request for proposal to the public.

(2) Receive at least three bids or proposals for the affordable housing project. The request for proposal on any given affordable housing project shall stay open until at least three bids/proposals are submitted. Three bids is a minimum amount, and it is anticipated that more than three bids will be desirable in most instances. The Mayor's Office of Housing and Community Development may withdraw the request for proposal in the event that there are not three bids on any given proposed project.

(3) Accept the best value proposal. The Mayor's Office of Housing and Community Development retains discretion to determine which bid or proposal is the best value proposal, subject to subsection (e)(4) below. By way of example, some of the criteria for selecting the best value proposal may include the following:

(A) Developer's ability to demonstrate their ability to engage in a community design process and cite successful outcomes based on that engagement.

(B) Development plan which examines and proposes ways, means, and methods to demonstrate cost control efforts while providing durability and sustainability.

(C) Community-oriented amenities, such as child-care center or after-school program open to residents and non-residents, health clinic, or other community-serving uses.

(D) Developments which are financially feasible, including realistic development and operating budget projections that conform to industry standards and maximize the use of available financing.

(4) The requirements set forth in subsections (e)(1) through (3) must be met before the Mayor's Office of Housing and Community Development may enter into any affordable housing projects or contracts under which it will contribute money from the Mayor's Housing Programs Fees Fund for the development or construction of an affordable housing project on City-owned land or City-owned property. This subsection (e) is only intended to govern expenditures from the fund for that purpose. Nothing in this subsection (e) is intended to otherwise restrict the Mayor's Office of Housing and Community Development use of money from the Mayor's Housing Programs Fees Fund for capital repair projects, loans, or any other expenditures authorized by the fund.

#### **SECTION 5. Effective Date.**

In accordance with the provisions of San Francisco Municipal Elections Code section 380 and California Elections Code section 9217, if a majority of the voters vote in favor of the Initiative, the Initiative shall go into effect ten days after the official vote count is declared by the Board of Supervisors.

#### **SECTION 6. Severability.**

If any provision of this Initiative, or part thereof, or the applicability of any provision or part to any person or circumstances, is for any reason held to be invalid or unconstitutional, the remaining provisions and parts shall not be affected, but shall remain in full force and effect, and to this end the provisions and parts of this Initiative are severable. The voters hereby declare that this Initiative, and each portion and part, would have been adopted irrespective of whether any one or more provisions or parts are found to be invalid or unconstitutional.

#### **SECTION 7. Conflicting Measures.**

This Initiative is intended to be comprehensive. It is the intent of the people of the City and County of San Francisco that in the event that this Initiative and one or more measures relating to the bid selection process for affordable housing projects that receive funding from the Citywide Affordable Housing Fund, the Mayor's Housing Authority Fund, or the Mayor's Housing Programs Fees Fund shall appear on the

same ballot, the provisions of the other measure or measures shall be deemed to be in conflict with this Initiative. In the event that this Initiative receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and all provisions of the other measure or measures shall be null and void. If this Initiative is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other measure appearing on the same ballot relating to the bid selection process for affordable housing projects that receive funding from the Citywide Affordable Housing Fund, the Mayor's Housing Authority Fund, or the Mayor's Housing Programs Fees Fund, this Initiative shall take effect to the extent not in conflict with said other measure or measures.

#### **SECTION 8. Amendment.**

This Initiative may be amended to further its purposes by an ordinance passed by a two-thirds vote of the Board of Supervisors and signed by the Mayor.

#### **SECTION 9. Liberal Construction.**

This Initiative is an exercise of the initiative power of the people of the City and County of San Francisco for the protection of the health, safety, and welfare of the people, and shall be liberally construed to effectuate its purposes.

## **Proposition Q**

### **Ordinance amending the Police Code to prohibit the placement of tent encampments on public sidewalks.**

NOTE: **Unchanged Code text and uncodified text** are in plain font.

**Additions to Codes** are in single-underline italics Times New Roman font.

**Asterisks** (\* \* \* \*) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. The Police Code is hereby amended by adding Section 169, to read as follows:

#### **SEC. 169. PROMOTION OF SAFE AND OPEN SIDEWALKS.**

##### **(a) Findings.**

(1) Homeless encampments such as tents on our sidewalks and in our neighborhoods persist and have become a major problem in the City. These encampments are unsafe and unhealthy for the people living in them, and they make our neighborhoods less safe and less healthy for families, residents, and visitors to the City. The City already prohibits encampments in public parks.

(2) San Francisco is a compassionate city and must do everything possible to transition people experiencing homelessness to stable and successful permanent housing by providing services and low-barrier-to-entry shelters. But prolonging encampments in our neighborhoods does not help homeless individuals, nor does it make our neighborhoods safer. In one of the world's most prosperous countries and one of its most affluent cities, no one should be forced by circumstances to sleep on the streets.

(3) Maintaining accessible sidewalks for everyone is an important public safety objective. No one, especially people in wheelchairs or with strollers or walkers or sight impairments, should be forced to travel in the street due to a blocked sidewalk. Further, sidewalks blocked by encampments can obstruct fire and police personnel responding to emergencies. Encampments also often exhibit the presence of syringes, feces, urine, and uncontained food, all of which present public health risks and can become vectors for disease, illness, and rodents.

(4) San Francisco is a dense urban environment where multitudes of people use public sidewalks for travel. Maintaining pedestrian and authorized commercial activity on public sidewalks is essential to public safety, thriving neighborhoods, and a vital local economy.

(5) The placement of tents and other structures used for habitation on the sidewalk is not a customary or traditional use of this

important public space.

(6) Because the placement of tents and other structures used for habitation on public sidewalks is an incompatible use of the sidewalk in residential, commercial, and industrial areas, and to prevent displacement of sidewalk encampments from one district or neighborhood to another, the prohibition in subsection (c) applies citywide.

(b) Definitions. For purposes of this Section 169:

(1) “Encampment” shall mean a tent or any structure consisting of any material with a top or roof or any other upper covering or that is otherwise enclosed by sides that is of sufficient size for a person to fit underneath or inside while sitting or lying down;

(2) “Homeless Services” shall mean the Human Services Agency’s Homeward Bound program, or another program offering similar services whereby the City pays for the transportation of homeless individuals living in the City to a destination outside the City if the City can verify with friends or family of the individual that the individual will have a place to stay and ongoing support at the destination;

(3) “Housing” shall mean placement in a Navigation Center or another housing option provided by the City;

(4) “Personal Property” shall mean any tangible property, and includes, but is not limited to, goods, materials, merchandise, tents, tarpaulins, bedding, blankets, sleeping bags, personal items such as household items, luggage, backpacks, clothing, food, documents, and medication;

(5) “Shelter” shall mean temporary shelter or another shelter option provided by the City; and

(6) “Sidewalk” shall mean the area between the fronting property line and the back of the nearest curb.

(c) Prohibition. In the City and County of San Francisco, it is unlawful to place an Encampment upon a public sidewalk. This prohibition shall not apply to the placement of an Encampment on a public sidewalk pursuant to and in compliance with a street use permit or other applicable permit.

(d) Offer of Housing, Shelter and Homeless Services. Prior to ordering a person to remove an Encampment or prior to removing the Encampment, the City officer or employee enforcing subsection (c) shall offer Housing or Shelter to all residents of the Encampment who are present. The City officer or employee shall also offer Homeless Services to residents of the Encampment who are present. The offer of Housing or Shelter and Homeless Services shall also be made through the notice required by subsection (f). The City shall not enforce the prohibition of subsection (c) unless there is available Housing or Shelter for the person or persons residing in the Encampment.

(e) Enforcement. The prohibition of subsection (c) may be enforced by: (1) the Department of Public Health, (2) the Department of Public Works, and (3) the Department of Homelessness and Supportive Housing, if such department exists, or if it does not exist, a department the focus of which is the provision of housing and services to homeless persons. The Department of Homelessness and Supportive Housing may issue regulations or guidelines necessary or appropriate to aid in the enforcement and implementation of this Section 169 and may create any additional procedures consistent with this Section 169 necessary or appropriate to protect the property rights of individuals whose property is seized pursuant to this Section 169. If the Department of Homelessness and Supportive Housing does not exist, the City Administrator, or a department designated by the City Administrator, may issue regulations or guidelines necessary or appropriate to aid in the enforcement and implementation of this Section 169 and may create any additional procedures consistent with this Section 169 necessary or appropriate to protect the property rights of individuals whose property is seized pursuant to this Section 169.

(f) Notices. The City shall remove Encampments in accordance with the following requirements:

(1) Notice of Intent to Remove Encampment. The City shall provide residents of the Encampment notice of the City’s intent to remove the Encampment 24 hours in advance of any action to remove the Encampment. Notice shall be in writing and shall be served personally on the resident or residents of the Encampment present when the City

official or employee enforcing the prohibition of subsection (c) attempts to serve notice. In addition, the City official or employee shall post the notice on or near the Encampment, so as reasonably to communicate the notice to persons living at the Encampment but not present during the attempt to serve notice. The notice shall contain the following information:

(A) the location of the Encampment;

(B) the date and time notice was served or posted;

(C) a statement that the Encampment violates Section

169(c);

(D) an advisement that the City will remove the Encampment 24 hours after the date and time of the notice;

(E) an advisement that there is Housing or Shelter and Homeless Services available for residents of the Encampment and the phone number and address to contact in order to obtain the Housing or Shelter and Homeless Services;

(F) an advisement that any Personal Property remaining at the Encampment site when the City returns to remove the Encampment will be impounded for no fewer than 90 days and will be discarded thereafter if not claimed; and

(G) the address, phone number, and operating hours of the location where the Personal Property will be stored and may be retrieved and that the City will charge no fee for storage or retrieval.

(2) Notice Regarding Personal Property Seized When Encampment Removed. When the City removes an Encampment, a written notice shall be given to any residents of the Encampment present and conspicuously posted in the area from which the Encampment was removed. The notice shall contain the following information:

(A) the location of the Encampment being removed;

(B) a statement that the Encampment violated Section

169(c);

removed;

(C) a general description of any Personal Property

removed;

(D) the date and time the Personal Property was re-

moved; (E) an advisement that the Personal Property will be stored for at least 90 days, and the address, phone number, and operating hours of the location where the Personal Property is being stored and may be retrieved and that the City will charge no fee for storage or retrieval; and

(F) an advisement that if the Personal Property is not retrieved within 90 days, it will be discarded.

(g) Personal Property. A person residing in an Encampment who is present at the time the City is removing the Encampment may retain his or her Personal Property except that items constituting an immediate threat to the health or safety of the public or items that constitute evidence of a crime or contraband may be seized, as permissible by law. Any Personal Property seized by the City pursuant to the enforcement of subsection (c) shall be stored by the Department of Public Works or another City entity for no less than 90 days, with the following exceptions:

(1) Items that present a health or safety risk if stored, such as items soiled by bodily fluids, items that are moldy, items infested by insects or vermin, and food, need not be stored and may be discarded; and

(2) Items that constitute evidence of a crime or contraband may be seized and discarded, as permissible by law.

(h) Other laws and orders. Nothing in this Section 169 shall be construed to permit any conduct prohibited by or limit the City’s authority to enforce any other State or City law, including but not limited to: (1) Police Code Sections 22-24, which prohibit willfully and substantially obstructing the free passage of any person; (2) Police Code Section 168, which prohibits sitting or lying on the sidewalk during certain hours; and (3) Section 581 of the Health Code, which prohibits public health nuisances.

(i) Undertaking for the General Welfare. In enacting and implementing this Section 169, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in





money damages to any person who claims that such breach proximately caused injury.

(j) Severability. If any subsection, sentence, clause, phrase, or word of this Section 169, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Section. The People of the City and County of San Francisco hereby declare that they would have adopted this Section 169 and each and every subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Section or application thereof would be subsequently declared invalid or unconstitutional.

(k) Amendment or Repeal. This Section 169 may be amended or repealed by a vote of the People at a City election. This Section may also be amended by ordinance passed by a two-thirds' vote of the Board of Supervisors and signed by the Mayor so long as such amendments are consistent with and further the intent of this Section.

Section 2. Conflicting Law. If this initiative measure and another measure addressing Encampments appear on the same ballot, and a majority of the voters vote in favor of both measures but this measure receives more votes than the other measure, this measure alone shall become valid, binding, and adopted in its entirety, and the other measure shall be null and void in its entirety. If a majority of the voters vote in favor of both measures but this measure receives fewer votes than the other measure, only those provisions of the other measure that are in direct and irreconcilable conflict with the provisions of this measure shall control, and all other provisions of this measure shall become valid, binding, and adopted. The voters expressly declare this to be their intent, regardless of any contrary language in any other ballot measure.

## Proposition R

**Ordinance amending the Administrative Code to create the Neighborhood Crime Unit in the Police Department, to be activated when the Controller certifies that the Department is at the full staffing level mandated in the City Charter, and to set minimum staffing levels for and assign duties to the Unit.**

NOTE: **Unchanged Code text and uncodified text** are in plain font.

**Additions** to Codes are single-underline italics Times New Roman font.

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

Section 1. The Administrative Code is hereby amended by adding Sections 2A.84-1 through 2A.84-7, to read as follows:

### **SEC. 2A.84-1. TITLE.**

Sections 2A.84-1 through 2A.84-7 shall be known and cited as the "The Safe Neighborhoods Ordinance."

### **SEC. 2A.84-2. FINDINGS.**

Violent crime in San Francisco is at an historic low, but the City's neighborhoods have seen a significant increase in crimes such as home burglaries, automobile break-ins, and automobile thefts. These kinds of crimes make residents feel unsafe in their homes and vehicles and on City streets and reduce the quality of life in San Francisco.

As a result of an accelerated police hiring plan that includes recent and immediately upcoming police academy classes in fiscal year 2016-2017, the City is on track to meet the Charter-mandated minimum staffing level of not less than 1,971 full duty sworn officers (Charter Section 4.127) by the end of 2017. This increase in law enforcement presence is expected to help deter some of this neighborhood crime, as well as lead to more and faster investigations and prosecutions.

The Police Department has several different units, all of which share partial responsibility for preventing, investigating, and making arrests related to neighborhood crime. The purpose of this reorganization and setting of a minimum staffing level is to ensure that this important police work is consolidated within one command structure, and receives the staffing necessary to accomplish its mission.

By creating one consolidated unit with dedicated staffing – the Neighborhood Crime Unit – the Police Department will be better able to respond to 311 and 911 calls, to proactively police areas of the City in which neighborhood crime is prevalent, and to work with the Department of Public Health, the Department of Homelessness and Supportive Housing, and the Human Services Agency to ensure that homeless people have access to critical services, such as shelter, housing, and mental health and drug addiction services.

As the Neighborhood Crime Unit conducts its work, it should develop sophisticated metrics to not only proactively police the neighborhoods through foot patrols, but also to ensure that their law enforcement actions are not having disproportionate negative impacts on any one community, specifically communities of color. The Police Commission should hold the Unit accountable in this regard, and set policy to remedy disproportionate impacts, should any exist.

### **SEC. 2A.84-3. PURPOSE AND INTENT.**

The purpose of the Safe Neighborhoods Ordinance is to do all of the following:

(a) Create the Neighborhood Crime Unit within the Police Department.

(b) Require minimum staffing levels for the Unit.

(c) Task the Unit with proactively and comprehensively investigating neighborhood crime and enforcing laws to deter neighborhood crime, and when deployed to specific police districts, to assist with responding to 911 and 311 calls for service related to neighborhood crime.

(d) Create transparency and accountability data metrics for neighborhood crime and the Unit's efforts to combat such crime, with required reports to the Police Commission.

### **SEC. 2A.84-4. CREATION OF NEIGHBORHOOD CRIME UNIT; SPECIFICATION OF DUTIES OF UNIT.**

(a) There shall be a Neighborhood Crime Unit within the Police Department, as prescribed by Sections 2A.84-5 and 2A.84-6.

(b) The Unit shall be responsible for proactive and comprehensive deterrence and investigation of crime and quality of life violations throughout the various neighborhoods within the City through the use of neighborhood foot patrols, among other tactics.

(c) The Unit may encompass several existing Police functions, at the discretion of the Chief of Police, including but not limited to: the Patrol Bureau Task Force, the Crime Analysis Unit, School Resource Officers, and the Special Projects Unit. This Section 2A.84-4 is not intended to preclude officers who are not in the Unit from performing necessary or appropriate law enforcement functions not inconsistent with this Section in accordance with the policies of the Chief of Police and the Police Department.

(d) The Unit shall actively coordinate with police district captains, the 311 program, and the Department of Emergency Management to respond to reports from witnesses or victims of actual or suspected crime, including calls for help or service through 311, in the most prompt and comprehensive manner possible, including through neighborhood foot patrols, which shall be coordinated with district captains.

(e) The Safe Neighborhoods Ordinance is not intended to affect the existing discretion of the Chief of Police to establish a neighborhood crime unit even if the staffing levels of the Police Department do not reach the number of full duty sworn officers mandated by the Charter. Rather, in accordance with subsection (a) of Section 2A.84-5, the intent of this ordinance is to require the Chief of Police to establish such a unit if the Charter-mandated staffing levels are met or exceeded.

### **SEC. 2A.84-5. CONTROLLER'S CERTIFICATION OF STAFFING AND CHIEF'S ASSIGNMENTS.**

(a) On or before December 31, 2016, and no less frequently than by December 31 of each subsequent year, the Controller shall deliver to the Mayor, the Board of Supervisors, and the Chief of Police a report certifying the number of full duty sworn officers employed by the Police Department. If the Controller's certification finds that on the date of certification there are at least 1,971 full duty sworn officers, as required by Charter Section 4.127, the Chief of Police shall, in accordance with the provisions of this Section 2A.84-5 and Section 2A.84-6, assign no

fewer than 3% of all sworn personnel to the Neighborhood Crime Unit. This assignment shall occur no later than 120 days after the Controller's certification that the number of full duty sworn officers meets or exceeds the Charter requirement.

(b) Before the reassignment of sworn personnel to the Neighborhood Crime Unit mandated by subsection (a) occurs, the Chief of Police, within 60 days of the Controller's certification, shall deliver to the Police Commission a Neighborhood Crime Unit Deployment Plan, which shall specify the number of personnel at the distinct ranks of officer, sergeant, and lieutenant or above, and the number of civilian personnel, deployed to the Unit.

(c) Notwithstanding subsections (a) and (b), the Chief of Police may reassign on a temporary basis any officers assigned to the Unit, in order to address an emergency or other urgent law enforcement matter. The Chief of Police shall report such reassignments to the Police Commission at its next regularly scheduled meeting, consistent with open meeting noticing requirements, including the reason for the reassignment, which district stations are affected, and an estimate of when reassigned officers are expected to return to regular assignments.

(d) If the number of full duty sworn officers in the Police Department certified by the Controller as specified in subsection (a) is initially less than the Charter-required number, the Chief of Police is not required to establish the Neighborhood Crime Unit. If the Unit is established but a later certification by the Controller falls below the Charter-required number, the Chief of Police is not required to maintain the Unit. But in either event the Chief of Police would retain the discretion to have such a unit within the Police Department.

#### **SEC. 2A.84-6. DUTIES OF OFFICERS IN NEIGHBORHOOD CRIME UNIT.**

(a) Officers assigned to the Neighborhood Crime Unit shall curtail and investigate neighborhood crimes whose nature, frequency, or pervasiveness impairs the sense of security and quality of life of those who live or work in affected neighborhoods. Such crimes include but are not limited to California Penal Code Sections 211 (Robbery), 459 (Auto Burglary and Residential/Commercial Burglary), 484, 487, and 488 (Theft of Property, including bicycle thefts), 594 (Vandalism), and aggressive/harassing behavior such as Police Code Section 122 (Aggressive Pursuit).

(b) In addition to their policing responsibilities, officers assigned to the Neighborhood Crime Unit shall also coordinate with the Department of Public Health, Department of Homelessness and Supportive Housing, Human Services Agency, and other departments to address violations of law relating to unlawful street behavior, including but not limited to violations of Police Code Sections 22 (Obstructing the Sidewalk), 120-2 (Aggressive Solicitation/Panhandling), and 168 (Promotion of Civil Sidewalks), with a focus on transitioning people off the streets and into shelter, housing, and critical health services.

(c) The Unit shall conduct recurring meetings with or among police district captains, community members and organizations, and Unit officers to develop policing priorities and strategies that include, among other things, (1) a plan for encouraging full and open communication and collaboration among Unit officers and community members, (2) development and implementation of neighborhood-specific priorities and strategies to combat criminal activity, and (3) assignment of Unit officers to foot patrols.

(d) No later than 120 days after the Controller's initial certification under subsection (a) of Section 2A.84-5 that the number of full duty sworn officers meets or exceeds the Charter requirement, the Police Department shall adopt a comprehensive written policy governing the assignment and conduct of the Unit. The Police Commission shall review the policy at least annually, but may review the policy or any of its specific aspects more frequently, at the Commission's discretion. At a minimum, the policy shall include:

(1) Procedures for officers assigned to the Unit.

(2) A list of Penal Code and Police Code sections on which the Unit will focus. With input from police district captains, community members and organizations, and/or Unit officers, the Police Department shall update the list from time to time so that it remains consistent with

the purpose and intent of the Safe Neighborhoods Ordinance, and shall be responsible for defining and monitoring training and tactics related to the enforcement strategy.

(3) An annual report to the Police Commission on data and metrics stemming from the Unit's work, with a particular focus on disparate impacts in approaches, citations, and arrests in terms of race, ethnicity, gender, age, and neighborhood or other geographic measures.

#### **SEC. 2A.84-7. AMENDMENT OR REPEAL.**

The Safe Neighborhoods Ordinance may be amended or repealed by a vote of the People at a City election. It may also be amended by an ordinance passed by a two-thirds' vote of the Board of Supervisors and signed by the Mayor, so long as such amendments are consistent with and further the intent of the Safe Neighborhoods Ordinance.

Section 2. Conflicting Initiative Measures. If this initiative measure and another measure addressing neighborhood safety or the assignment of police appear on the same ballot, and a majority of the voters vote in favor of this measure and the other measure but this measure receives more votes than the other measure, this measure alone shall become valid, binding, and adopted in its entirety, and the other measure shall be null and void in its entirety. If a majority of the voters vote in favor of both measures but this measure receives fewer votes than the other measure, only those provisions of the other measure that are in direct and irreconcilable conflict with the provisions of this measure shall control, and all other provisions of this measure shall become valid, binding, and adopted. The voters expressly declare this to be their intent, regardless of any contrary language in any other ballot measure.

Section 3. Effective Date. This ordinance shall become effective the day after the November 8, 2016 election.

## **Proposition S**

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

### **Section 1. Title.**

This Act shall be known and may be cited as the "San Francisco Arts and Families Funding Ordinance."

### **Section 2. Findings and Purposes.**

The People of the City and County of San Francisco declare their findings and purposes in enacting this Ordinance as follows:

(a) San Francisco's innovative Hotel Tax was originally created to support the City's arts industries as well as the construction and operation of its convention facilities. It has a rich history of funding large and small arts and cultural organizations, as well as supporting housing for low-income families. This measure seeks to restore the allocation of a portion of Hotel Tax revenues, without raising the tax, to two critical issues that are vital for San Francisco's economic growth and cultural vitality—the arts and ending family homelessness.

(b) San Francisco's Hotel Tax has been copied nationally as a model of municipal arts funding. It's stable funding of large and small arts and cultural organizations, events, programs, and centers helped build and maintain the City's reputation as a creative center and a global destination for innovation and inspiration. Arts tourism is a vital part of San Francisco's economy, contributing \$1.7 billion to the City's economy annually. In the years since the creation of the Hotel Tax, studies have found more and more evidence that arts experiences and activities—from world-class venues to neighborhood schools and community centers—help increase local economic activity, academic achievement with improvements in math and language scores, and enhance overall personal health, while reducing school truancy and crime rates.

(c) For most of its existence since 1961, the Hotel Tax has dedicated revenue to City arts agencies and departments, the City's convention facilities, and low-income housing. However, starting in the early 2000s, the City began amending those allocations as part of the annual budget process and in 2013 repealed the specific allocations altogether. Even though San Francisco's budget has grown and Hotel Tax revenues have increased 135% since 2005, the City's Grants for the Arts and Cultural Equity grants programs receive less proportional funding today than in the late 1990s.





(d) In part because of the instability of this significant source of income during the economic cycles of recent years, local arts and cultural organizations, events, programs, and centers have seen City support decrease significantly and fluctuate unpredictably. There is insufficient public investment in individual artists, community and neighborhood-based arts groups and activities, new and/or small arts organizations, and the City's world-renowned arts institutions, all of which collectively define the exciting cultural ecosystem of San Francisco.

(e) The San Francisco Arts Commission surveyed 600 local artists at risk of displacement in September 2015; the survey found that 70% of respondents said they had been displaced or were being displaced from their homes, workplaces or both. An additional 28% said they were at risk of being displaced soon. Without increases in the City's Grants for the Arts and Cultural Equity grants programs, San Francisco is at risk of losing resident artists, and the vitality of its arts industry. Dramatically increased funding for a Neighborhood Arts Program will provide stable and secure funding for artists and arts organizations, while attracting new creative workers to the City.

(f) Without increasing taxes, this ordinance will restore dedicated funding to the City's arts granting agencies, which will benefit San Francisco's cultural ecosystem. Dedicated funding to the City's Grants for the Arts program will stabilize local arts industries. Additionally, it will dramatically increase funding to the City's successful Cultural Equity grants program and a revived, revitalized Neighborhood Arts Program will provide culturally equitable access to arts experiences to diverse communities and neighborhoods throughout San Francisco. These allocations are phased in over the next four years, to minimize the direct impact on the City's General Fund; each fund supported by the allocations is subject to audit by the City Controller's office. San Francisco, internationally recognized as a major center in the growing creative economy, will once again commit to supporting the artists and arts organizations at the center of its economy.

(g) Restoring the historic purpose of Hotel Tax revenues to benefit low-income housing is a vital step towards achieving the goal of ending family homelessness. The City and County of San Francisco recognizes homeless families as those who lack a fixed, regular, and adequate nighttime residence, and whose primary nighttime residence is one or more of the following: a shelter; on the sidewalk or street; outdoors; in a vehicle; in a structure not certified or fit for human residence, such as an abandoned building; on a couch or floor used for sleeping in accommodations that are inadequate or overly crowded; in a Single Room Occupancy ("SRO") hotel room; in a transitional housing program; or in such other location that is unsafe or unstable.

(h) Although it is difficult to quantify the scope of homelessness, a 2015 report by the Coalition on Homelessness, a local nonprofit organization committed to expanding access to housing, estimates that there are nearly 2,000 homeless families in San Francisco, including more than 3,200 homeless infants, children, and adolescents.

(i) Homelessness among families with children is increasing rapidly. Between 2007 and 2013, the number of families seeking shelter rose 179%, resulting in longer waits for shelter and more competition for housing units. (In 2015, the average wait time for shelter was seven months.) During that same time period, according to San Francisco Unified School District data, the number of homeless public school students in San Francisco increased by at least 70%. One in twenty-five children in the San Francisco Unified School District is homeless.

(j) According to the Coalition on Homelessness, the overwhelming majority of families seeking shelter in the City have a strong connection to the City, for example, having grown up in San Francisco, having worked in San Francisco prior to losing their housing, or having children in the San Francisco Unified School District.

(k) The impact of homelessness on children is dramatic and lasting. A 2007 review of academic literature conducted by the U.S. Department of Health and Human Services cited evidence that homeless children have high rates of both acute and chronic health problems, and are more likely than permanently housed children to be hospitalized, have delayed immunizations, and have elevated blood lead levels.

(l) Homelessness also has a profound negative impact on the education

of children of homeless families. Nationally, over 50% of homeless children are held back for one grade, and 22% for multiple grades. Homeless children have an 87% increased chance of dropping out of school; indeed, the single highest known risk factor for dropping out of school is being homeless.

(m) Prior financial investments in expanding housing opportunities for homeless families have been shown to significantly reduce the waitlist for shelter, suggesting that strategic, sustained investments can achieve an end to family homelessness.

(n) Ending family homelessness in San Francisco would end the suffering of thousands of children, and would also save valuable public resources in medical, social service, and behavioral health costs.

(o) Additionally, this ordinance will be a vital step towards ending family homelessness in San Francisco. This allocation of revenue from the existing Hotel Tax achieves that goal by dedicating funds that will supplement San Francisco's investments in housing and services for homeless families. All funds generated by the allocation will augment--and not supplant--current appropriations, and will be earmarked to expand programs that will prevent families from becoming homeless in the first instance, and establish sufficient exits from homelessness for those families who lack housing. San Francisco, with its robust economy and proud tradition of caring for its most vulnerable residents, can be the first city in the country to end family homelessness.

### **Section 3. Amendment to the San Francisco Business and Tax Regulations Code.**

Section 5.15.01 of Article 7 of the San Francisco Business and Tax Regulations code is hereby repealed as follows:

#### **SEC. 515.01. HOTEL TAX ALLOCATIONS.**

(a) All monies collected pursuant to the tax imposed by Section 502 of this Article ("Hotel Tax Revenues") shall be deposited to the credit of a fund to be known as the Hotel Room Tax Fund, and shall be allocated for the purposes specified in Subsection (b) in the amounts prescribed in Subsection (c).

(b) The monies allocated pursuant to this Section shall be appropriated to the following departments and used solely for the following purposes:

(1) **Allocation Number 1 (Convention Facilities):** To the City Administrator for Base Rental and Additional Rental as provided for and defined in the Project Lease, as amended, between the City and the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, for the acquisition, construction and financing of a convention center within the Yerba Buena Center Redevelopment Project Area, and for all expenses reasonably related to operation, maintenance and improvement of the Moscone Convention Center. Any unexpended balance remaining in Allocation Number 1 at the close of any fiscal year shall be deemed to be provided for a specific purpose within the meaning of Section 9.113 of the Charter and shall be carried forward and accumulated in said allocation for the purposes recited herein.

(2) **Allocation Number 2 (Administration):** To the Tax Collector for administration of the provisions of this Article.

(3) **Allocation Number 3 (Refunds):** To the Tax Collector for refunds of any overpayment of the tax imposed under this Article.

(4) **Allocation Number 4 (Publicity/Advertising):** To the City Administrator for publicity and advertising purposes pursuant to the provisions of Section 3.104 of the Charter.

(5) **Allocation Number 5 (Balance to General Fund):** After the specific purpose allocations and accumulations required by this Section, all remaining revenues shall be transferred to the General Fund.

(c) Each allocation for a purpose described in Subsection (b) shall be in the amount prescribed in the table below:

| <b>Allocation No.</b>        | <b>Amount</b>   |
|------------------------------|-----------------|
| 1. Moscone Convention Center | 50%             |
| 2. Administration            | Up to .6%       |
| 3. Refunds of Overpayments   | As required     |
| 4. Publicity & Advertising   | As appropriated |
| 5. To General Fund           | Remainder       |

Percentages shall be calculated based on the total amount collected pursuant to the tax imposed by Section 502 of this Article.

**Section 4. Amendment to the San Francisco Business and Tax Regulations Code.**

Sec. 515.01 of Article 7 of the San Francisco Business and Tax Regulations Code is hereby added to read as follows:

**SEC. 515.01. HOTEL TAX ALLOCATIONS.**

(a) All monies collected pursuant to the tax imposed by Section 502 of this Article ("Hotel Tax Revenues") shall be deposited to the credit of a fund to be known as the Hotel Room Tax Fund, and shall be allocated solely for the purposes specified in Subsection (b) in the amounts prescribed in Subsection (c).

(b) The monies allocated pursuant to this Section shall be appropriated to the following departments and used solely for the following purposes:

(1) **Allocation Number 1 (Ending Family Homelessness Fund):** To the Ending Family Homelessness Fund as described in Section 10.100-68 of Article XIII of Chapter 10 of the San Francisco Administrative Code.

(2) **Allocation Number 2 (Grants for the Arts):** To the City Administrator Grants for the Arts Fund, as described in Section 10.100-48 of Article XIII of Chapter 10 of the San Francisco Administrative Code.

(3) **Allocation Number 3 (Arts Commission):** To the Arts Commission, for the purposes described in Section 5.103 of Article V of the San Francisco Charter.

(4) **Allocation Number 4 (Convention Facilities):** To the City Administrator for Base Rental and Additional Rental as provided for and defined in the Project Lease, as amended, between the City and the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, for the acquisition, construction and financing of a convention center within the Yerba Buena Center Redevelopment Project Area, and for all expenses reasonably related to operation, maintenance and improvement of the Moscone Convention Center.

(5) **Allocation Number 5 (Administration):** To the Tax Collector for administration of the provisions of this Article.

(6) **Allocation Number 6 (Refunds):** To the Tax Collector for refunds of any overpayment of the tax imposed under this Article.

(7) **Allocation Number 7 (War Memorial):** To the War Memorial Special Fund, as described in Sec. 10.100-361 of Article XIII of Chapter 10 of the San Francisco Administrative Code.

(8) **Allocation Number 8 (Neighborhood Arts Program):** To the Arts Commission Neighborhood Arts Program Fund, as described in Sec. 10.100-375 of Article XIII of Chapter 10 of the San Francisco Administrative Code.

(9) **Allocation Number 9 (Cultural Equity Endowment Fund):** To the Cultural Equity Endowment Fund, as described in Chapter 68 of the San Francisco Administrative Code.

(10) **Allocation Number 10 (Balance to General Fund):** After the specific purpose allocations and accumulations required by this Section, all remaining revenues shall be transferred to the General Fund.

(c) Each allocation for a purpose described in Subsection (b) shall be in the amount prescribed in the table below.

|                                    | <i>FY 2017-2018</i> | <i>FY 2018-2019</i> | <i>FY 2019-2020</i> | <i>FY 2020-2021 and thereafter</i> |
|------------------------------------|---------------------|---------------------|---------------------|------------------------------------|
| <i>Allocation No.</i>              | <i>Amount</i>       | <i>Amount</i>       | <i>Amount</i>       | <i>Amount</i>                      |
| 1. Ending Family Homelessness Fund | 6.3%                | 6.3%                | 6.3%                | 6.3%                               |
| 2. Grants for the Arts             | 6.6%                | 6.9%                | 7.2%                | 7.5%                               |
| 3. Arts Commission                 | 2.9%                | 2.9%                | 2.9%                | 2.9%                               |
| 4. Convention Facilities           | Up to 50%           | Up to 50%           | Up to 50%           | Up to 50%                          |

|                                   |             |             |             |             |
|-----------------------------------|-------------|-------------|-------------|-------------|
| 5. Administration                 | Up to .6%   | Up to .6%   | Up to .6%   | Up to .6%   |
| 6. Refunds of Overpayments        | As required | As required | As required | As required |
| 7. War Memorial Buildings         | 5.8%        | 5.8%        | 5.8%        | 5.8%        |
| 8. Neighborhood Arts Program      | 2.5%        | 3.5%        | 4.7%        | 6.0%        |
| 9. Cultural Equity Endowment Fund | 3.5%        | 4.5%        | 6.0%        | 7.5%        |
| 10. To General Fund               | Remainder   | Remainder   | Remainder   | Remainder   |

Percentages shall be calculated based on the total amount collected pursuant to the tax imposed by Section 502 of this Article.

(d) Except for Allocations 5 and 6, any unexpended balance remaining in any of the allocations specified in Sec. 515.01(b) at the close of any fiscal year shall be deemed to be provided for a specific purpose within the meaning of Section 9.113 of the Charter and shall be carried forward and accumulated in said allocation for the purpose cited herein.

(e) Should any of the above governmental entities, programs or funds cease to exist, or if eligible programs are transferred from any of these entities to another department or agency, then the Mayor and Board of Supervisors are authorized to expend the proceeds of these allocations to any department or agency that is a successor to that entity and that operates eligible programs specified in subsection (b), or to a department or agency to which these eligible programs are transferred, for expenditures that would otherwise be authorized pursuant to this section.

(f) Commencing with a report filed no later than January 1, 2018, covering the fiscal year ending on June 30, 2017, the Controller shall file annually with the Board of Supervisors, by January 1 of each year, a report containing the amount of monies collected in and expended from the Hotel Room Tax Fund during the prior fiscal year, and such other information as the Controller, in the Controller's sole discretion, shall deem relevant to the operation of this section.

**Section 5. Amendments to the San Francisco Administrative Code.**

(1) Sec. 10.100-48 of Article XIII of Chapter 10 of the San Francisco Administrative Code is hereby amended to read as follows: SEC. 10.100-48. CITY ADMINISTRATOR GRANTS FOR THE ARTS FUND.

(a) **Establishment of Fund.** The City Administrator Grants for the Arts Fund is established as a category four fund to receive any monies allocated for this purpose pursuant to the provisions of Sec. 515.01 of the San Francisco Business and Tax Regulations Code, and any additional funds appropriated by the Mayor and the Board of Supervisors for this purpose.

(b) **Use of Fund.** The City Administrator shall use the fund for the ongoing operations of the Grants for the Arts Program. The fund shall be used for, but is not limited to, the following purposes:

- (1) General operational support for San Francisco arts and cultural organizations.
- (2) Arts service organizations, capital investments and regranting programs;
- (3) Arts and tourism initiatives;
- (4) Neighborhood Arts Collaborative programs with the San Francisco Arts Commission; and
- (5) Administration of these programs.

The City Administrator Grants for the Arts Fund is dedicated to the goals, objectives, and policies of the Arts Element of the City of San Francisco General Plan, as it may be amended from time to time. Administration of its grants and contracting programs shall be culturally equitable, pursuant to Policies II-2.3, III-1.2, III-2.1, and III-2.3 of the Arts Element of the General Plan, and the purposes of Sec. 68.1 and 68.2 of Chapter 68 of the Administrative Code.

(c) Grants for the Arts may evaluate and review the demands for and by cultural and artistic programs and the level of resources available



for such programs, and may determine the percentage of Fund monies allocated to each of the programs. Grants for the Arts shall not be required to fund all programs every year if it determines, after review or evaluation, that demand for and by the program does not warrant expenditure.

(2) Article XIII of Chapter 10 of the San Francisco Administrative Code is hereby amended by adding Sec. 10.100-68 to read as follows:

**SEC. 10.100-68. ENDING FAMILY HOMELESSNESS FUND.**

(a) **Definitions.** For purposes of this Section 10.100-68:

“Base Amount” means the Controller’s calculation of the amount of City appropriations (not including appropriations from the Fund and exclusive of expenditures funded by private funding or funded or mandated by state or federal law) for Eligible Programs for the Baseline Year.

“Baseline Year” means the fiscal year July 1, 2015 through June 30, 2016, as described in subsection (d) of this Section 10.100-68.

“Diversion” means assisting Homeless Families as they apply for entry into shelter to remedy homelessness by helping such Families identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. Services include, but are not limited to, services similar to those described in the definition of “Prevention,” below.

“Eligible Programs” means: (1) Rapid Rehousing; (2) Prevention and Diversion; and (3) capital and operating costs for the development of new housing for Homeless Families. However, “Eligible Programs” shall not include any programs or services that only incidentally benefit Homeless Families or Families at risk of becoming homeless, or that benefit such Families as part of a larger group.

“Family” means a natural, adoptive, or foster family, which may include a married, unmarried, or domestic partner, with at least one child in the Family below the age of 18, or with a woman who is at least seven months pregnant or who is at least five months pregnant with a documented high-risk pregnancy.

“Homeless Family” means a Family that lacks a fixed, regular, and adequate nighttime residence, and whose primary nighttime residence is one or more of the following: a shelter; a sidewalk or street; outdoors; a vehicle; a structure not certified or fit for human residence, such as an abandoned building; a couch or floor used for sleeping accommodations that are inadequate or overly crowded; a Single Room Occupancy (SRO) hotel room; a transitional housing program; or in such other location that is unsafe or unstable.

“Prevention” means assisting low-income housed Families at risk of becoming homeless with services. Services include, but are not limited to, the provision of financial, utility, and/or rental assistance, flexible funding (e.g., security deposit, expenses necessary to maintain housing), short-term case management, conflict mediation, legal representation in eviction cases, connection to mainstream services (e.g., services from agencies outside of the homeless assistance system, such as public benefit agencies), and housing search assistance.

“Rapid Rehousing” means short, medium or long-term rental subsidies and case management programs that help Homeless Families find housing and stabilize in private housing in which they are the leaseholders.

(b) **Establishment of Fund.** The Ending Family Homelessness Fund (“Fund”) is established as a category four fund to receive any monies allocated for this purpose pursuant to the provisions of Sec. 515.01 of the San Francisco Business and Tax Regulations Code, and any additional funds appropriated by the Mayor and the Board of Supervisors for this purpose.

(c) **Use of Fund.** The Fund shall be used exclusively for these Eligible Programs:

- (1) Rapid Rehousing;
- (2) Prevention and Diversion;
- (3) Capital and operating costs for the development, rehabilitation and acquisition of new housing for Homeless Families;
- (4) Administration of these programs.

The intent of this section is to provide dedicated revenues to increase funding for Eligible Programs. It is not intended to supplant existing homeless program funding.

(d) **Expenditures After Baseline Year.** No monies in the Fund shall be

expended pursuant to subsection (c) of this section in any fiscal year in which the amount appropriated for Eligible Programs, not including appropriations from the Fund and exclusive of expenditures funded by private funding or funded or mandated by state or federal law, is below the Base Amount. All funds unexpended in accordance with the preceding sentence shall be held in the Fund and may be expended in any future fiscal year in which other expenditures from the Fund may be made.

(e) **Annual Reports.** Commencing with a report filed no later than January 1, 2018, covering the fiscal year ending on June 30, 2017, the Controller shall file annually with the Board of Supervisors, by January 1 of each year, a report containing the amount of monies collected in and expended from the Fund during the prior fiscal year, and such other information as the Controller, in the Controller’s sole discretion, shall deem relevant to the operation of this section.

(3) Sec. 10.100-361 of Article XIII of Chapter 10 of the Administrative Code is hereby amended as follows:

**SEC. 10.100-361 WAR MEMORIAL SPECIAL FUND**

(a) **Establishment of Fund.** The War Memorial Special Fund is established as a category four fund to receive (1) funds appropriated by the City to the Board of Trustees of the War Memorial allocated to the War Memorial pursuant to the provisions of Sec. 515.01 of the San Francisco Business and Tax Regulations Code, and any additional funds appropriated by the Mayor and the Board of Supervisors, (2) revenues derived from the use of the buildings under the jurisdiction of the War Memorial which are not appropriated to the War Memorial Reserve Fund, and (3) any other funds received for these purposes.

(b) **Use of Fund.** The fund is to be used solely to defray the costs of maintaining, operating and caring for the War Memorial buildings and grounds as described in 2A.165.2 of the San Francisco Administrative Code, which shall include the payment of principal and redemption price of, interest on, reserve fund deposits, if any, and/or financing costs for general obligation bonds issued for improvements to the War Memorial buildings.

(4) Article XIII of Chapter 10 of the San Francisco Administrative Code is hereby amended by adding new section 10.100-375 to read as follows:

**SEC. 10.100-375. ARTS COMMISSION NEIGHBORHOOD ARTS PROGRAM FUND**

(a) **Purposes.** The Neighborhood Arts Program Fund (“Fund”) is established to provide culturally equitable access to arts experiences to all of San Francisco’s diverse communities and neighborhoods, pursuant to the Arts Commission’s responsibilities described in Section 5.103 of Article V of the San Francisco Charter. The Fund enables public investment in the arts at all levels, from individual artists to large organizations. It is widely recognized that arts and cultural experiences revitalize neighborhoods, improve local schools and economies, and make San Francisco the uniquely vibrant city that it is. The Fund supports this vital cultural ecosystem and our diverse cultural landscape.

(b) **Establishment of Fund.** The Arts Commission Neighborhood Arts Program Fund is established as a category four fund to receive any monies allocated for this purpose pursuant to the provisions of Sec. 515.01 of the San Francisco Business and Tax Regulations Code, and any additional funds appropriated by the Mayor and the Board of Supervisors for this purpose.

(c) **Use of Fund.** The fund shall be used for, but is not limited to, the following purposes:

- (1) The Arts Commission Cultural Centers Fund, as described in Sec. 10.100-26 of Article XIII of the San Francisco Administrative Code;
  - (2) Neighborhood Arts Facilities;
  - (3) Neighborhood Programs, Events, and Festivals;
  - (4) Artist Residencies Program;
  - (5) Neighborhood Cultural Asset Preservation;
  - (6) Neighborhood Arts Collaborative programs with Grants for the Arts; and
  - (7) Administration of these programs;
- (d) The Arts Commission may evaluate and review the demands



for and by cultural and artistic programs and the level of resources available for such programs, and may determine the percentage of Fund monies allocated to each of the programs. The Arts Commission shall not be required to fund all programs every year if the Arts Commission determines, after review or evaluation, that demand for and by the program does not warrant expenditure.

(e) Neighborhood Arts Facilities.

The Neighborhood Arts Facilities program shall provide grants, loans or technical assistance to tax-exempt organizations for projects which establish or improve appropriate and affordable facilities for artists and arts organizations throughout San Francisco.

Awards may be made for the following types of projects:

- (1) Acquisition of new facilities;
- (2) Expansion or maintenance of existing facilities;
- (3) Technical assistance to improve an arts organization's facility or organizational capacity;
- (4) Operating or capital reserves that improve an organization's overall capitalization or capacity to administer and maintain a facility; and
- (5) Acquisition of fixtures, furniture or equipment necessary for artistic services.

(f) Neighborhood Programs, Events, and Festivals.

Neighborhood Programs, Events, and Festivals shall provide grants, loans or technical assistance to tax-exempt organizations or individual artists to provide arts experiences throughout San Francisco including, but not limited to, publicly accessible performances, events, educational programs, exhibitions, art walks or festivals where art and culture are main components.

(g) Artist Residencies Program.

The Artist Residencies Program shall provide support to individual artists to stimulate production and dissemination of works of art or to facilitate shared arts experiences and artistic thought in all arts disciplines throughout San Francisco.

Awards may be made for artist residencies at publicly owned or publicly accessible facilities, including but not limited to schools, City departments, community centers, child care facilities, parks, hospitals, clinics, libraries, and human services facilities.

(h) Neighborhood Cultural Asset Preservation.

- (1) The Arts Commission may use funds to award grants, loans or contracts for the conservation or maintenance of murals, public artworks, or monuments in the Civic Art Collection; or for artworks funded in part by the City, or located on publicly owned land, or located in publicly accessible locations where the artwork is judged by the Arts Commission to be a significant cultural asset to the neighborhood.
- (2) The Arts Commission may award grants, loans or contracts for the creation of new permanent or temporary cultural assets including, but not limited to, murals, public art, memorials or monuments that are expressive of a neighborhood's character or identity

(i) Administration of the Program.

(1) Authority of the Arts Commission. The Arts Commission is hereby authorized to implement and administer the Fund programs, subject to the budget and fiscal provisions of the Charter. Such implementation and administration may include, but not be limited to, the following actions by the Arts Commission:

- (a) Adoption of guidelines and regulations for implementation, review and expenditure of the Fund;
- (b) Appointment of review panels and the establishment of qualifications for members of the review panels and procedures for the review panel to advise the Arts Commission on such expenditures;
- (c) Determination of appropriate levels of funding each year for each of the Fund programs;
- (d) Establishment of criteria and eligibility standards for applicants of Fund programs;
- (e) Establishment of criteria for awarding, granting or lending

monies from Fund programs;

(f) Execution of loan agreements, grant agreements, or contracts approved as to form by the City Attorney, made pursuant to awards. The Arts Commission may employ one or more administrators of the Fund as necessary to administer and implement the Fund programs.

(2) Appeals Process. The Arts Commission may, at its discretion, establish an appeals process for any decisions regarding allocations of the Fund; and/or

(3) Annual Review. The Arts Commission may appoint an Advisory Committee to conduct an annual review of implementation of the Fund.

(5) Chapter 68 of the Administrative Code is hereby amended to read as follows:

**SEC. 68.1. PURPOSES.**

The Cultural Equity Endowment Fund ("Fund") is established to move San Francisco arts funding toward cultural equity. The goal of cultural equity will be achieved when all the people that make up the City have fair access to the information, financial resources and opportunities vital to full cultural expression, and the opportunity to be represented in the development of arts policy and the distribution of arts resources; when all the cultures and subcultures of the City are expressed in thriving, visible arts organizations of all sizes; when new large-budget arts institutions flourish whose programming reflects the experiences of historically underserved communities, such as: African, African-American, American; Latino(a); Asian, Asian-American; American; Arab; Native American; Pacific Islander; disabled; Latino; lesbian, and gay, bi-sexual, trans-gender and queer; disabled; Native American; Pacific Islander immigrants; and women.

**SEC. 68.2. PRINCIPLES FOR CULTURAL EQUITY ENDOWMENT FUND.**

The Fund is established upon the following principles:

- (a) It is the City's goal to achieve cultural equity, where every art form, from all segments of the population, has the opportunity to develop to its maximum potential.
- (b) The Fund programs should be implemented through a public process.
- (c) A healthy arts environment thrives at all levels. The productive vitality of individual artists, small and mid-size arts organizations, and grassroots cultural groups is as important to the City as the strength of the large-budget arts institutions.
- (d) The arts play a vital economic role in San Francisco. The Fund is established to assist in keeping all the arts healthy.
- (e) The Fund is established in the belief that the many cultural traditions which meet in San Francisco can thrive side by side and enrich each other.

**SEC. 68.3. ESTABLISHMENT OF CULTURAL EQUITY ENDOWMENT FUND.**

There is hereby established a Cultural Equity Endowment Fund.

(a) Any unexpended balances remaining in the allocation to the Fund at the close of any fiscal year shall be deemed to be provided for a specific purpose within the meaning of Charter Section 9.113, shall earn interest on these balances, and shall be carried forward and accumulated in the Fund for the purposes set forth in this Chapter 68.

(b) Subject to the budgetary and fiscal provisions of the Charter, the San Francisco Arts Commission is hereby authorized and directed to expend the monies appropriated to or received by the Fund and to implement and administer the Fund programs.

(c) The monies in the Fund shall be expended for the following four programs:

- (1) Cultural Equity Initiatives Program;
- (2) The Program for Commissions to Individual Artists;
- (3) Project Grants to Small and Mid-size Organizations; and
- (4) The Facilities Fund.

(d) The Arts Commission may evaluate and review the demands for and by cultural and artistic programs and the level of resources available for such programs, and may determine the percentage of Fund monies allocated to each of the four programs. The Arts Commission shall not be required to fund all four programs every year if the Arts Commission



determines, after review and/or evaluation, that demand for and by the program does not warrant expenditure.

#### SEC. 68.4. CULTURAL EQUITY INITIATIVES PROGRAM.

The Cultural Equity Initiatives Program shall be used to support arts organizations which are deeply rooted in and able to express the experiences of historically underserved communities such as: African, African-American; Latino(a); Asian, Asian-American; Arab; Native American; Pacific Islander; lesbian, gay, bi-sexual, trans-gender and queer; disabled; immigrants; and women. African American; Asian American; disabled; Latino; lesbian and gay; Native American; Pacific Islander; and, women. Awards may be made for the following types of projects:

(1) Creation of new programs Implementation of sustainability or infrastructure initiatives to increase the capacity of the organization;

(2) Expansion of existing programs;

(3) Technical assistance to improve an arts organization's management, sustainability and artistic effectiveness;

(4) Training programs;

(5) Development of artistic projects or the creation of new programs;

(6) Marketing;

(7) Acquisition of equipment necessary to support for the arts organization's artistic services or organizational, sustainability and effectiveness; and,

(8) Cross-cultural collaborations among individual artists or arts organizations.

#### SEC. 68.5. COMMISSIONS TO INDIVIDUAL ARTISTS.

The Commissions to Individual Artists Program shall provide support to individual artists to stimulate production and dissemination of works of art in all disciplines and all neighborhoods of San Francisco. The majority of Commissions to Individual Artists in any year shall be to artists who are deeply rooted in and able to express the experiences of historically underserved communities such as African, African-American; Latino(a); Asian, Asian-American; Arab; Native American; Pacific Islander; lesbian, gay, bi-sexual, trans-gender and queer; disabled; immigrants; and women. African American; Asian American; disabled; Latino; lesbian and gay; Native American; Pacific Islander; and, women.

#### SEC. 68.6. PROJECT GRANTS TO SMALL AND MID-SIZE ORGANIZATIONS.

Project Grants shall be awarded to small and mid-size arts organizations to stimulate the production and dissemination of works of art in all disciplines in the City and County of San Francisco. The majority of grants in any program year shall be made to arts organizations fostering artistic expression that is deeply rooted in and reflective of historically underserved communities such as: African, African-American; Latino(a); Asian, Asian-American; Arab; Native American; Pacific Islander; lesbian, gay, bi-sexual, trans-gender and queer; disabled; immigrants; and women. African American; Asian American; disabled; Latino; lesbian and gay; Native American; Pacific Islander; and, women.

#### SEC. 68.7. FACILITIES FUND.

The Facilities Fund Program shall provide grants, loans and technical assistance to tax-exempt organizations for projects which provide appropriate and affordable facilities for artists and arts organizations. Funds may also support tax-exempt organizations which provide affordable housing or live/work units to low and moderate-income artists. The majority of grants or loans in any program year shall be made to arts organizations fostering artistic expression which is deeply rooted in and reflective of historically underserved communities, such as African, African-American; Latino(a); Asian, Asian-American; Arab; Native American; Pacific Islander; lesbian, gay, bi-sexual, trans-gender and queer; disabled; immigrants; and women. African American; Asian American; disabled; Latino; lesbian and gay; Native American; Pacific Islander; and, women, or tax-exempt organizations which provide live/work units to low and moderate-income artists.

#### SEC. 68.8. ADMINISTRATION OF THE FUND.

(a) **Arts Commission Administrative Costs.** The Arts Commission shall be provided monies necessary to pay for the costs of

implementing and administering the Fund. Any unexpended balances remaining in the administrative allocations set forth in this Section 68.8(a) shall be carried forward and accumulated for the purposes recited herein.

(b) **Authority of the Arts Commission.** The Arts Commission is hereby authorized to implement and administer the Fund programs, subject to the budget and fiscal provisions of the Charter. Such implementation and administration may include, but not be limited to, the following actions by the Arts Commission:

(1) Adoption of guidelines and regulations for implementation, review and expenditure of the Fund in each of the four programs;

(2) Appointment of review panels and establishment of qualifications for members of the review panels and procedures for the review panel to advise the Arts Commission on such expenditures;

(3) Determination of appropriate levels of funding each year for each of the Fund programs;

(4) Establishment of criteria and eligibility standards for applicants of Fund programs;

(5) Establishment of criteria for awarding, granting or lending monies from Fund programs; and,

(6) Execution of loan agreements, approved as to form by the City Attorney, made pursuant to Facilities Funds awards. The Arts Commission may employ one or more administrators of the Fund as necessary to administer and implement the Fund programs.

(c) **Appeals Process.** The Arts Commission may, at its discretion, establish an appeals process for any decisions regarding allocations of the Fund.

(d) **Annual Review.** The Arts Commission may appoint an Advisory Committee to conduct an annual review of implementation of the Fund.

#### Section 6. Amendments.

This Ordinance may only be amended by the voters of the City and County of San Francisco.

#### Section 7. No Conflict with Federal or State Law

Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power or duty in conflict with any federal or state law.

#### Section 8. No Conflict with San Francisco Charter

Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power or duty in conflict with the San Francisco Charter.

#### Section 9. Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the Ordinance. The People of the City and County of San Francisco hereby declare that they would have passed this Ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Ordinance or application thereof would be subsequently declared invalid or unconstitutional.

## Proposition T

### Ordinance amending the Campaign and Governmental Conduct Code to restrict gifts and campaign contributions from lobbyists.

NOTE: **Unchanged Code text and uncodified text** are in plain font.

**Additions to Codes** are in *single-underline italics Times New Roman font*.

**Deletions to Codes** are in *strikethrough italics Times New Roman font*.

**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.



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

Section 1. Article II, Chapter 1 of the Campaign and Governmental Conduct Code is hereby amended by revising Sections 2.100, 2.103, 2.105, 2.110, and 2.115, to read as follows:

#### **SEC. 2.100. FINDINGS.**

(a) The Board of Supervisors finds that public disclosure of the identity and extent of efforts of lobbyists to influence decision-making regarding local legislative and administrative matters is essential to protect public confidence in the responsiveness and representative nature of government officials and institutions. It is the purpose and intent of the Board of Supervisors to impose reasonable registration and disclosure requirements to reveal information about lobbyists' efforts to influence decision-making regarding local legislative and administrative matters.

(b) To increase public confidence in the fairness and responsiveness of governmental decision making, it is the further purpose and intent of the people of the City and County of San Francisco to restrict gifts, campaign contributions, and bundled campaign contributions from lobbyists to City officers so that governmental decisions are not, and do not appear to be, influenced by the giving of personal benefits to City officers by lobbyists, or by lobbyists' financial support of City officers' political interests.

(b)(c) Corruption and the appearance of corruption in the form of campaign consultants exploiting their influence with City officials on behalf of private interests may erode public confidence in the fairness and impartiality of City governmental decisions. The City and County of San Francisco has a compelling interest in preventing corruption or the appearance of corruption which could result in such erosion of public confidence. Prohibitions on campaign consultants lobbying current and former clients will protect public confidence in the electoral and governmental processes. It is the purpose and intent of the people of the City and County of San Francisco in enacting this Chapter to prohibit campaign consultants from exploiting or appearing to exploit their influence with City officials on behalf of private interests.

#### **SEC. 2.103. AMENDMENT OR REPEAL.**

With respect to any provisions of this Chapter regarding regulation of expenditure lobbyists, registration requirements, amendment of registration information and monthly disclosures, or restrictions on gifts, campaign contributions, or bundled campaign contributions from lobbyists, approved by the voters, the Board of Supervisors may amend those provisions if all of the following conditions are met:

- (a) The amendment furthers the purposes of this Chapter;
- (b) The Ethics Commission approves the proposed amendment in advance by at least a four-fifths vote of all its members;
- (c) The proposed amendment is available for public review at least 30 days before the amendment is considered by the Board of Supervisors or any committee of the Board of Supervisors; and
- (d) The Board of Supervisors approves the proposed amendment by at least a two-thirds vote of all its members.

#### **SEC. 2.105. DEFINITIONS.**

Whenever used in this Chapter 1, the following words and phrases shall be defined as provided in this Section 2.105:

\* \* \* \*

"Agency" shall mean a unit of City government that submits its own budget to the Mayor and Board of Supervisors pursuant to Article IX of the City Charter.

\* \* \* \*

"Candidate" shall have the same meaning as set forth in Section 1.104 of this Code.

\* \* \* \*

"Committee" shall be defined as set forth in the California Political Reform Act, California Government Code section 81000, et seq.

"Contact lobbyist" means any individual who (1) makes five or more contacts in a calendar month with officers of the City and County on behalf of the individual's employer; or (2) makes one or more contacts in a calendar month with an officer of the City and County on behalf of any person who pays or who becomes obligated to pay the individual or the individual's employer for lobbyist services. An individual is not a contact lobbyist if that individual is lobbying on behalf of

a business of which the individual owns a 20% or greater share.

"Contribution" shall have the same meaning as set forth in the California Political Reform Act, California Government Code Section 81000, et seq.

"Controlled committee" shall have the same meaning as set forth in Section 1.104 of this Code, but shall not include any state committees.

"Dependent child" shall mean a child or stepchild of a public official, who is under 18 years old and whom the official is entitled to claim as a dependent on his or her federal tax return.

\* \* \* \*

"Expenditure lobbyist" means any person, other than any government entity, or officer or employee of a government entity acting in an official capacity, who, directly or indirectly, makes payments totaling \$2,500 or more in a calendar month to solicit, request, or urge other persons to communicate directly with an officer of the City and County in order to influence local legislative or administrative action. Examples of the types of activities the payment for which can count toward the \$2,500 threshold referred to in the previous sentence include but are not limited to public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, and studies to the extent those activities are used to further efforts to solicit, request or urge other persons to communicate directly with an officer of the City and County. The following types of payments shall not be considered for the purpose of determining whether a person is an expenditure lobbyist: payments made to a registered contact lobbyist or the registered contact lobbyist's employer for lobbyist services; payments made to an organization for membership dues; payments made by an organization to distribute communications to its members; payments made by a news media organization to develop and distribute its publications; and payments made by a client to a representative to appear in an adjudicatory proceeding before a City agency or department.

"Gift" shall be defined as set forth in the Political Reform Act, Government Code Section 81000 et seq., and the regulations adopted thereunder.

"Gift of travel" shall mean payment, advance, or reimbursement for travel, including transportation, lodging, and food and refreshment connected with the travel.

"Lobbyist" means a contact lobbyist or expenditure lobbyist.

\* \* \* \*

"Public event" shall mean an event or gathering that any member of the public may attend, has been publicly announced and publicized in advance, and for which there is no admission cost or fee.

\* \* \* \*

"State committee" shall mean a committee formed to support or oppose candidates for state office or state ballot measures.

\* \* \* \*

#### **SEC. 2.110. REGISTRATION AND DISCLOSURES; FEES; TERMINATION OF REGISTRATION.**

(a) **REGISTRATION OF LOBBYISTS REQUIRED.** Lobbyists shall register with the Ethics Commission and comply with the disclosure requirements imposed by this Chapter 1. Such registration shall occur no later than five business days of qualifying as a lobbyist. Contact lobbyists shall register prior to making any additional contacts with an officer of the City and County of San Francisco and expenditure lobbyists shall register prior to making any additional payments to influence local legislative or administrative action.

##### **(b) REGISTRATION.**

(1) **Contact lobbyists.** At the time of initial registration each contact lobbyist shall report to the Ethics Commission the following information:

(A) The name, business address, e-mail address, and business telephone number of the lobbyist;

(B) The name, business address, and business telephone number of each client for whom the lobbyist is performing lobbyist services;

(C) The name, business address, and business telephone number of the lobbyist's employer, firm or business affiliation; *and*



*(D) Each agency that the contact lobbyist has attempted, will attempt, or may attempt to influence on behalf of any client; and*

~~(D)(E)~~ Any other information required by the Ethics Commission through regulation, consistent with the purposes and provisions of this Chapter.

(2) **Expenditure lobbyists.** At the time of initial registration each expenditure lobbyist shall report to the Ethics Commission the following information:

(A) The name, mailing address, e-mail address, and telephone number of the lobbyist;

(B) Expenditure lobbyists that are entities shall provide:

(i) a description of their nature and purpose(s);

(ii) if the expenditure lobbyist is a corporation,

the names of the corporation's chief executive officer, chief financial officer, and secretary, any officer who authorized payments to influence local legislative and administrative action, and any person who owns more than 20 percent of the corporation;

(iii) if the expenditure lobbyist is a partnership, the name of each partner if the entity has fewer than 10, or the name of the partner with the greatest ownership interest if the entity has 10 or more partners;

(iv) for any other type of business entity, the name of each person with an ownership interest if the entity has fewer than 10 owners, or the name of the person with the greatest ownership interest in the entity, if the entity has 10 or more owners;

(C) Expenditure lobbyists that are individuals shall provide a description of their business activities; *and*

*(D) Each agency that the expenditure lobbyist has made, will make, or may make payments to influence; and*

~~(D)(E)~~ Any other information required by the Ethics Commission through regulation, consistent with the purposes and provisions of this Chapter.

(c) **LOBBYIST DISCLOSURES.** For each calendar month, each lobbyist shall submit the following information no later than the fifteenth calendar day following the end of the month:

(1) **Contact lobbyists.** Each contact lobbyist shall report to the Ethics Commission the following information:

(A) The name, business address and business telephone number of each person from whom the lobbyist or the lobbyist's employer received or expected to receive economic consideration to influence local legislative or administrative action during the reporting period.

(B) The name of each officer of the City and County of San Francisco with whom the lobbyist made a contact during the reporting period.

(C) The date on which each contact was made.

(D) The local legislative or administrative action that the lobbyist sought to influence, including, if any, the title and file number of any resolution, motion, appeal, application, petition, nomination, ordinance, amendment, approval, referral, permit, license, entitlement, or contract, and the outcome sought by the client.

(E) The client on whose behalf each contact was made.

(F) The amount of economic consideration received or expected by the lobbyist or the lobbyist's employer from each client during the reporting period.

(G) All activity expenses incurred by the lobbyist during the reporting period, including the following information:

(i) The date and amount of each activity expense;

(ii) The full name and official position, if any, of the beneficiary of each activity expense, a description of the benefit, and the amount of the benefit;

(iii) The full name of the payee of each activity expense if other than the beneficiary;

(iv) Whenever a lobbyist is required to report a salary of an individual pursuant to this subsection (c)(1), the lobbyist need only disclose whether the total salary payments made to the individual during the reporting period was less than or equal to \$250, greater than \$250 but less than or equal to \$1,000, greater than \$1,000 but less than

or equal to \$10,000, or greater than \$10,000.

(H) All campaign contributions of \$100 or more made or delivered by the lobbyist or the lobbyist's employer, or made by a client at the behest of the lobbyist or the lobbyist's employer during the reporting period to an officer of the City and County, a candidate for such office, a committee controlled by such officer or candidate, or a committee primarily formed to support or oppose such officer or candidate, or any committee primarily formed to support or oppose a measure to be voted on only in San Francisco. This report shall include such campaign contributions arranged by the lobbyist, or for which the lobbyist acted as an agent or intermediary.

The following information regarding each campaign contribution shall be submitted to the Ethics Commission:

(i) The amount of the contribution;

(ii) The name of the contributor;

(iii) The date on which the contribution was made;

(iv) The contributor's occupation;

(v) The contributor's employer, or if self-employed, the name of the contributor's business; and

(vi) The committee to which the contribution was made.

(I) For each contact at which a person providing purely technical data, analysis, or expertise was present, as described in Section 2.106(b)(10), the name, address, employer and area of expertise of the person providing the data, analysis or expertise.

~~(J) Any amendments to the lobbyist's registration information required by Subsection (b).~~

~~(K)(L)~~ Any other information required by the Ethics Commission through regulation consistent with the purposes and provisions of this Chapter.

(2) **Expenditure lobbyists.** Each expenditure lobbyist shall report to the Ethics Commission the following information:

(A) The local legislative or administrative action that the lobbyist sought to influence, including, if any, the title and file number of any resolution, motion, appeal, application, petition, nomination, ordinance, amendment, approval, referral, permit, license, entitlement, or contract.

(B) The total amount of payments made during the reporting period to influence local legislative or administrative action.

(C) Each payment of \$1,000 or more made during the reporting period, including the date of payment, the name and address of each person receiving the payment, a description of the payment, and a description of the consideration for which the payment was made.

(D) All campaign contributions of \$100 or more made or delivered by the lobbyist or made at the behest of the lobbyist during the reporting period to an officer of the City and County, a candidate for such office, a committee controlled by such officer or candidate, or a committee primarily formed to support or oppose such officer or candidate, or any committee primarily formed to support or oppose a measure to be voted on only in San Francisco. This report shall include such campaign contributions arranged by the lobbyist, or for which the lobbyist acted as an agent or intermediary.

The following information regarding each campaign contribution shall be submitted to the Ethics Commission:

(i) The amount of the contribution;

(ii) The name of the contributor;

(iii) The date on which the contribution was made;

(iv) The contributor's occupation;

(v) The contributor's employer, or if self-employed, the name of the contributor's business; and

(vi) The committee to which the contribution was made.

~~(E) Any amendments to the lobbyist's registration information required by Subsection (b).~~

~~(F)(E)~~ Any other information required by the Ethics Commission through regulation, consistent with the purposes and provisions of this Chapter 1.

*(d) DUTY TO UPDATE INFORMATION. Lobbyists shall amend*

any information submitted to the Ethics Commission through registration and monthly disclosures within five days of the changed circumstances that require correction or updating of such information.

**(d)(e) REGISTRATION AND FILING OF DISCLOSURES BY ORGANIZATIONS.** The Ethics Commission is authorized to establish procedures to permit the registration and filing of contact lobbyist disclosures by a business, firm, or organization on behalf of the individual contact lobbyists employed by those businesses, firms, or organizations.

**(e)(f) FEES; TERMINATION OF REGISTRATION.**

(1) At the time of registration each lobbyist shall pay a fee of \$500. On or before every subsequent February 1, each registered lobbyist shall pay an additional fee of \$500.

(2) Failure to pay the annual fee by February 1 shall constitute a termination of a lobbyist's registration with the Ethics Commission. The Ethics Commission is also authorized to establish additional processes for the termination of a lobbyist's registration.

(3) The Ethics Commission shall waive all registration fees for any full-time employee of a tax-exempt organization presenting proof of the organization's tax-exempt status under 26 U.S.C. Section 501(c)(3) or 501(c)(4).

(4) The Ethics Commission shall deposit all fees collected pursuant to this Section in the General Fund of the City and County of San Francisco.

**SEC. 2.115. LIMITS AND PROHIBITIONS.**

**(a) ~~GIFT LIMIT PROHIBITION.~~**

(1) No lobbyist shall make any gifts, including any gift of travel, to an officer of the City and County, or to a parent, spouse, domestic partner registered under state law, or dependent child of an officer of the City and County that have a fair market value of more than \$25, except for those gifts that would qualify for one of the exemptions under Section 3.216(b) of this Code and its implementing regulations. No lobbyist shall make any payment to a third-party for the purpose of paying for a gift or any part of a gift, including any gift of travel, to an officer of the City and County, or to a parent, spouse, domestic partner registered under state law, or dependent child of an officer of the City and County.

(2) No officer of the City and County may accept or solicit any gift, including any gift of travel, from any lobbyist for the officer's personal benefit or for the personal benefit of the officer's parent, spouse, domestic partner registered under state law, or dependent child. No officer of the City and County may accept or solicit any gift, including any gift of travel, from a third-party if the officer knows or has reason to know that the third-party is providing the gift or gift of travel on behalf of a lobbyist.

(3) Exception for gifts of food or refreshment provided by 501(c)(3) nonprofit organizations. Notwithstanding the prohibitions set forth in subsections (1) and (2), lobbyists may offer gifts of food or refreshment worth \$25 or less per occasion, and officers of the City and County may accept such gifts, if the lobbyist is a 501(c)(3) nonprofit organization, the gift of food or refreshment is offered in connection with a public event held by the 501(c)(3) nonprofit organization, and the same gift of food or refreshment is made available to all attendees of the public event.

(4) Aggregation of gifts. For purposes of the gift limits imposed by subsections (1)-(3), gifts shall be aggregated set forth in California Code of Regulations, Title 2, Section 18945.1, as it may hereafter be amended.

**(b) FUTURE EMPLOYMENT.** No lobbyist shall cause or influence the introduction or initiation of any local legislative or administrative action for the purpose of thereafter being employed or retained to secure its granting, denial, confirmation, rejection, passage, or defeat.

**(c) FICTITIOUS PERSONS.** No contact lobbyist shall contact any officer of the City and County in the name of any fictitious person or in the name of any real person, except with the consent of such real person.

**(d) EVASION OF OBLIGATIONS.** No lobbyist shall attempt to evade the obligations imposed by this Chapter through indirect efforts or through the use of agents, associates, or employees.

**(e) CAMPAIGN CONTRIBUTIONS - PROHIBITIONS.**

(1) No lobbyist shall make any contribution to a City elective officer or candidate for City elective office, including the City elective officer's or candidate's controlled committees, if that lobbyist (A) is registered to lobby the agency of the City elective officer or the agency for which the candidate is seeking election or (B) has been registered to lobby that agency in the previous 90 days.

(2) If a lobbyist has failed to disclose which agencies the lobbyist attempts to influence, as required by Section 2.110(b), the lobbyist may not make a contribution to any City elective officer or candidate for City elective office, or any City elective officer's or candidate's controlled committees.

**(f) BUNDLING OF CAMPAIGN CONTRIBUTIONS - PROHIBITIONS.**

(1) No lobbyist shall deliver or transmit, or deliver or transmit through a third party, any contribution made by another person to any City elective officer or candidate for City elective office, or any City elective officer's or candidate's controlled committees, if that lobbyist (A) is registered to lobby the agency for which the candidate is seeking election or the agency of the City elective officer or (B) has been registered to lobby that agency in the previous 90 days.

(2) If a lobbyist has failed to disclose which agencies the lobbyist attempts to influence, as required by Section 2.110(b), the lobbyist may not deliver or transmit, or deliver or transmit through a third party, any contribution made by another person to any City elective officer or candidate for City elective office, or any City elective officer's or candidate's controlled committees.

**(g) AGGREGATION OF AFFILIATED ENTITY CONTRIBUTIONS.** For purposes of the contribution limits imposed by subsections (e) and (f), the contributions of an entity whose contributions are directed and controlled by any lobbyist shall be aggregated with contributions made by that lobbyist as set forth in Section 1.114(c).

**(h) REGULATIONS.** The Ethics Commission may adopt regulations implementing this Section 2.115, but such regulations may not establish any exceptions from the limits and prohibitions set forth therein.

Section 2. Scope of Ordinance. In enacting this ordinance, the People of the City and County of San Francisco intend to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions or deletions, in accordance with the "Note" that appears under the official title of the ordinance.

Section 3. Appropriation. There is hereby appropriated \$115,000 from the General Reserve to fund administrative and enforcement costs required to implement this ordinance, which shall be appropriated and made available 30 days after the Board of Supervisors declares the results of the November 8, 2016 election. Any portion of this appropriation that remains unspent at the end of Fiscal Year 2016-17 shall be carried forward and spent in subsequent years for the same purpose. Additionally, it shall be City policy in all fiscal years following depletion of this original appropriation that the Board of Supervisors shall annually appropriate \$5,000 for this purpose, to be adjusted annually to reflect changes in the California Consumer Price Index and rounded off to the nearest \$100.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The voters hereby declare that they would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

Section 5. Effective and Operative Dates. This ordinance shall become effective 10 days after the Board of Supervisors declares the results of the November 8, 2016 election. Except as provided in Section 3, this ordinance shall become operative on January 1, 2018.





## Proposition U

NOTE: Unchanged Code Text and uncodified text are in plain font. Additions to Codes are in single-underline italics Times New Roman font.

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

### SECTION 1. Title.

This measure shall be known and may be cited as the “Expanding Affordable Housing for Middle-Income San Franciscans Ordinance” (hereinafter referred to as the “Initiative”).

### SECTION 2. Findings.

San Francisco is in the midst of a severe housing affordability crisis with affordable housing in critically short supply for middle and working class San Franciscans and families. Due to the continuing influx of new residents, according to an October 2015 report by the Association of Bay Area Governments, between 2010 and 2040 the Bay Area is estimated to need at least 808,000 new housing units to meet projected population growth. According to a memorandum issued by the Planning Department, the City expects an overall increase of approximately 174,045 people by 2030, and a projected need of 70,000 new units by 2030 to accommodate the City’s projected growth.

The lack of affordable housing and increased market price of rents in San Francisco make it increasingly difficult for middle income residents – including teachers, nurses, social workers, public sector employees and many others – to afford housing in the City. For instance, the median salary in 2012 for SFUSD teachers was \$59,700 which means teachers make too much to qualify for affordable housing, but not enough to afford most market-rate housing. This initiative would open up some of the only housing opportunities in San Francisco for middle-income workers, including the City’s teachers.

The Planning Code requires certain developers to sell or rent a percentage of new development on-site housing units at a below market rate (“BMR”) price that is affordable to low income households. The Mayor’s Office of Housing and Community Development (“MOHCD”) monitor and administer these BMR units under the Inclusionary Procedures Manual as part of the San Francisco Mayor’s Office of Housing and Community Development Below Market Rate Inclusionary Housing Program (“the BMR Program”). The BMR Program currently includes over 600 affordable rental units in San Francisco and more are expected in the future.

The BMR rental units are distributed through a lottery administered by MOHCD, but persons of moderate income often may not participate because there is a ceiling on the maximum income which lottery entrants may earn, based on household size. The income maximum for the majority of existing and new BMR rental housing units is set at 55% of Area Median Income (“AMI”), which means that most new BMR rental units must be rented to tenants who make no more than 55% of AMI. Under the current annual income maximums, a two-person household may make no more than \$47,400 in combined annual income to qualify for a BMR rental unit, and a four-person household may make no more than \$59,250 per year.

If the maximum income requirement for BMR rental housing units were raised to 110% of AMI, however, the current maximum annual income for a two-person household would be \$94,750 (combined total) and the maximum annual income for a four-person household would be \$118,450 (combined total). Thus, two-person households earning between \$47,401 and \$94,750 in annual income – which usually do not qualify for the BMR Program – would be allowed to participate in the lottery, thereby giving middle-income residents a fair and equitable opportunity to be included in the BMR Program.

The middle class is being pushed out of San Francisco - from 2009-2014, the number of moderate-income households making \$50,000 - \$75,000 fell nearly 2 percentage points, from 15% to 13.1% of the population. Middle-class households earning \$75,000-\$100,000 fell from 11.8% to 10.6%. In one area of the Mission, the decline was even more dramatic - households making \$50,000 - \$75,000 fell from 21.6% to

just 7.4% in less than a decade. Both these declining populations would in most circumstances not be eligible for affordable housing under the status quo, but would gain eligibility if the initiative were to pass. The initiative would also permit MOHCD to adjust the rent for BMR rental housing units rented to middle income renters so that their rent is set at the same percentage of their annual income as the percentage applicable to low income renters to ensure that the BMR Program is applied fairly and equitably to all eligible participants, and avoid any perception that middle income renters are somehow being given a windfall by the Initiative.

On June 7, 2016 the voters will vote on whether to amend the City Charter to revise Section 16.110 of the Charter pursuant to “Proposition C.” If Proposition C is adopted by the voters, trailing legislation is proposed by the Board of Supervisors which will subsequently increase the percentage of inclusionary or affordable housing required for new developments under the Planning Code. However, the Board of Supervisor legislation does not adequately increase the amount of moderate or middle income rental housing.

The People of the City and County of San Francisco find that the Planning Code, and the City’s BMR Program, do not adequately give many working San Franciscans of moderate or middle income an opportunity to participate, even though they often struggle to make ends meet and cannot afford market-rate rents in the City without spending an exorbitant amount of their income on housing. Middle-income residents are an integral part of the economic and cultural fabric of the City. They should continue to have an opportunity to live in San Francisco. Persons of moderate and middle income should be eligible to rent BMR rental units and should be included in the BMR Program’s BMR rental unit lottery.

### SECTION 3. Purpose.

The People of the City and County of San Francisco in enacting this Initiative hereby declare the following purposes:

- (a) To adopt new inclusionary or affordable housing obligations in the limited context of on-site affordable rental housing units, which are presently allowed under current Planning Code Section 415.6.
- (b) To allow middle-income residents, defined for purpose of this Initiative as households who earn up to 110% of AMI, to participate more fully in the City’s Inclusionary Affordable Housing Program.
- (c) To amend the BMR Program to allow households who earn up to 110% of AMI to rent BMR rental housing units and participate in the BMR rental lottery.
- (d) To allow middle-income residents, including teachers, nurses, social workers, public sector employees and many others, to afford housing in the City.
- (e) To increase the affordable rental housing opportunities for moderate and middle-income residents.
- (f) Permit MOHCD to set the rent for BMR rental housing units rented to middle income renters at a percentage of their annual income that is consistent with the percentage that low income renters pay from their income for BMR rental units to ensure that the BMR Program is applied fairly and equitably to all eligible participants.
- (g) At the June 7, 2016 election, the voters may amend the Charter by adopting Proposition C which is, in part, codified as Charter Section 16.110 (“Proposition C”). If Proposition C is adopted, the City will be directed to pass legislation setting inclusionary and affordable housing requirements under Planning Code Article 4, specifically under Section 415 *et seq.* If the voters adopt C, and assuming that City legislation is passed setting new inclusionary and affordable housing requirements under the Planning Code, this Initiative is intended to further amend the Planning Code. To the extent that there is any inconsistency between the provisions of Sections 415 *et seq.* as amended or any other Planning Code provisions, and this Initiative, the provisions of this Initiative are intended to control.

### SECTION 4. Amendments to Planning Code.

The Planning Code is hereby amended to add Section 415A, which shall read as follows:

Notwithstanding any other provision to the contrary in this Article, including but not limited to the Inclusionary Affordable Housing Requirements set forth in Section 415.1 et seq.:

(a) Any affordable rental housing units constructed on-site under Section 415.1 et seq., including but not limited to those constructed on-site under Section 415.6, shall be made affordable to households whose total household income does not exceed 110% of Area Median Income. This subsection is intended to supersede and replace any inconsistent household income maximums for inclusionary and affordable on-site rental housing units which apply under Section 415.1 et seq.

(b) All existing and new Below Market Rate ("BMR") rental housing units shall be made available to households whose total household income does not exceed 110% of Area Median Income, and such households shall be eligible to participate in any BMR rental housing lottery conducted for such units. The Mayor's Office of Housing and Community Development, or its successor, shall continue to administer the affordable rental BMR housing units but shall make all new and existing BMR rental housing units available for rental by households whose total household income does not exceed 110% of Area Median Income. The Mayor's Office of Housing and Community Development, or its successor, shall update The City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual, or any similar successor guidelines or manual, to allow rental of BMR units by households whose total household income does not exceed 110% of Area Median Income, and to permit such households to participate in the City's BMR rental housing lottery.

(c) For purposes of this Section 415A, the allowable average annual rent for an affordable rental unit of the size indicated below shall be 30 percent of the annual gross income of the qualifying household that is selected to rent the affordable rental unit, adjusted for the household size indicated below except for Single Room Occupancy units and Group Housing units that are less than 350 square feet (both as defined in Section 102), which shall be 75% of the maximum rent level for studio units, and, where applicable, adjusted to reflect the Department's policy on unbundled parking for affordable housing units as specified in the Procedures Manual and amended from time to time:

| <u>Number of Bedrooms (or, for live/work units square foot equivalency)</u> | <u>Number of Persons in Household</u> |
|-----------------------------------------------------------------------------|---------------------------------------|
| <u>0 (Less than 600 square feet)</u>                                        | <u>1</u>                              |
| <u>1 (601 to 850 square feet)</u>                                           | <u>2</u>                              |
| <u>2 (851 to 1,100 square feet)</u>                                         | <u>3</u>                              |
| <u>3 (1,101 to 1,300 square feet)</u>                                       | <u>4</u>                              |
| <u>4 (More than 1,300 square feet)</u>                                      | <u>5</u>                              |

At no time can a rent increase, or can multiple rent increases within one year, exceed the percentage change in Maximum Monthly Rent levels as published by MOH from the previous calendar year to the current calendar year.

(d) This Section is intended to amend the current household income maximums for affordable rental housing units, otherwise known as BMR units, and to allow households whose total household income does not exceed 110% of Area Median Income to be eligible to rent any BMR rental unit constructed under this Article. This Section is also intended to modify the allowable average annual rent for the BMR rental housing units affected by this Section so that the qualifying household selected to rent the unit may be charged rent up to 30 percent of their household annual income as set forth in subsection (c). In the event of any conflict between this Section and any other provision in Article 4 of this Planning Code, this Section shall prevail. Any provisions of this Article of the Planning Code not in conflict with this Section shall continue

to have the meaning ascribed to them under the Planning Code. The Mayor's Office of Housing and Community Development, or its successor, shall otherwise retain discretion to set the guidelines applicable to the administration of BMR rental housing units so long as they are not inconsistent with requirements of this Section.

#### **SECTION 5. Effective Date.**

In accordance with the provisions of Municipal Elections Code section 380 and California Elections Code section 9217, if a majority of the voters vote in favor of the Initiative, the Initiative shall go into effect ten days after the official vote count is declared by the Board of Supervisors.

#### **SECTION 6. Severability.**

If any provision of this Initiative, or part thereof, or the applicability of any provision or part to any person or circumstances, is for any reason held to be invalid or unconstitutional, the remaining provisions and parts shall not be affected, but shall remain in full force and effect, and to this end the provisions and parts of this Initiative are severable. The voters hereby declare that this Initiative, and each portion and part, would have been adopted irrespective of whether any one or more provisions or parts are found to be invalid or unconstitutional.

#### **SECTION 7. Amendment.**

This Initiative may be amended to further its purposes by an ordinance passed by a two-thirds vote of the Board of Supervisors and signed by the Mayor.

#### **SECTION 8. Conflicting Measures.**

This Initiative is intended to be comprehensive. It is the intent of the people of the City and County of San Francisco that in the event that this Initiative and one or more measures relating to the maximum income levels which are eligible to rent rental housing units through the City's Below Market Rate Inclusionary Housing Program or relating to the setting of rental rates charged for affordable housing units through the City's Below Market Rate Inclusionary Housing Program shall appear on the same ballot, the provisions of the other measure or measures shall be deemed to be in conflict with this Initiative. In the event that this Initiative receives a greater number of affirmative votes, the provisions of this Initiative shall prevail in their entirety, and all provisions of the other measure or measures shall be null and void. If this Initiative is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other measure appearing on the same ballot relating to the maximum income levels which are eligible to rent rental housing units through the City's Below Market Rate Inclusionary Housing Program or relating to the setting of rental rates charged for affordable housing units through the City's Below Market Rate Inclusionary Housing Program, this Initiative shall take effect to the extent not in conflict with said other measure or measures.

#### **SECTION 9. Liberal Construction.**

This Initiative is an exercise of the initiative power of the people of the City and County of San Francisco for the protection of the health, safety, and welfare of the people, and shall be liberally construed to effectuate its purposes.

## **Proposition V**

**Ordinance amending the Business and Tax Regulations Code by imposing a tax of one cent per ounce on the distribution of sugar-sweetened beverages, and amending the Administrative Code by creating a Sugary Drinks Distributor Tax Advisory Committee.**

NOTE: **Unchanged Code text and uncoded text** are in plain font.

**Additions to Codes** are in *single-underline italics Times New Roman font*.

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

Section 1. The Business and Tax Regulations Code is hereby amended by adding Article 8, consisting of Sections 550 through 560 to read as follows:





## **ARTICLE 8: SUGARY DRINKS DISTRIBUTOR TAX**

### **ORDINANCE**

#### **SEC. 550. SHORT TITLE.**

*This Article shall be known as the “Sugary Drinks Distributor Tax Ordinance.”*

#### **SEC. 551. FINDINGS AND PURPOSE.**

*The U.S. Department of Health and Human Services, the U.S. Department of Agriculture, and the World Health Organization, based on a summary of the available evidence linking intake of added sugar and sugar-sweetened beverages (SSBs) to adverse health outcomes including obesity and diabetes, have recommended that Americans consume no more than 10% of their daily calories in the form of added sugar. Yet, standard single serving sizes of SSBs provide all (in a 20-ounce serving of many SSBs) or nearly all (in a 12-ounce serving) of the recommended maximum daily added sugar amount for most adults, and generally exceed the recommended maximum daily added sugar amount for children.*

*Numerous organizations and agencies, including the American Heart Association, American Diabetes Association, American Academy of Pediatrics, Institute of Medicine of the National Academies, American Medical Association, and the Centers for Disease Control, recommend limiting intake of added sugar and SSBs to improve health. Sugary beverages, though they can contain hundreds of calories in a serving, do not signal “fullness” to the brain and thus facilitate over-consumption.*

*Studies show that sugary beverages flood the liver with high amounts of sugar in a short amount of time, and that this “sugar rush” over time leads to fat deposits and metabolic disturbances that cause diabetes, cardiovascular disease, and other serious health problems. Diseases connected to sugary beverages disproportionately impact minorities and low-income communities. For example, diabetes hospitalizations are more than triple in low-income communities as compared with higher income areas. African American death rates from DM2 are five times higher than San Francisco’s overall rate. DM2 is the fifth leading cause of death in SF (which is an underestimate, since heart disease, the leading killer, is often a result of DM2); DM2 reduces the lifespan of San Franciscans by eight to ten years.*

*As recently as 2010, nearly a third of children and adolescents in San Francisco were obese or overweight; and in San Francisco, 46.4% of adults are obese or overweight, including 61.7% of Hispanics and 51.3% of African Americans. Nationally, childhood obesity has more than doubled in children and tripled in adolescents in the past 30 years; in 2010, more than one-third of children and adolescents were overweight or obese. Every additional sugary beverage consumed daily can increase a child’s risk for obesity by 60%; and one or two sugary beverages per day increases the risk of Type II diabetes by 26%.*

*Sugary beverages, including sweetened alcoholic drinks, represent nearly 50% of added sugar in the American diet, and, on average, 11% of daily calories consumed by children in the U.S.*

*Seven percent of San Franciscans are diagnosed with diabetes, and it is estimated that the City and County of San Francisco pays over \$87 million for direct and indirect diabetes care costs.*

*This Article 8 is intended to discourage the distribution and consumption of sugar-sweetened beverages in San Francisco by taxing their distribution. Mexico, where an average of 163 liters of sugar-sweetened beverages are consumed per person each year, enacted an excise tax on sugary drinks, with the result that the purchase of taxed sugar sweetened beverages declined by 12% generally and by 17% among low-income Mexicans. The Mexico data indicate that, when people cut back on SSBs, to a significant extent they choose lower-caloric or non-caloric alternatives. This body of research demonstrates that taxation can provide a powerful incentive for individuals to reduce their consumption of SSBs, which in turn will reduce obesity and DM2.*

*The City of Berkeley became the first city in the United States to follow in Mexico’s footsteps, by passing a one-cent-per-ounce general tax on distributors of SSBs within the city limits. It is estimated that the City of Berkeley, which began implementing the tax in March 2015, will collect at least \$1.2 million from the tax annually.*

## **SEC. 552. DEFINITIONS.**

*Unless otherwise defined in this Article 8, terms that are defined in Article 6 of the Business and Tax Regulations Code shall have the meanings provided therein. For purposes of this Article, the following definitions shall apply.*

*“Beverage for Medical Use” means a beverage suitable for human consumption and manufactured for use as an oral nutritional therapy for persons who cannot absorb or metabolize dietary nutrients from food or beverages, or for use as an oral rehydration electrolyte solution formulated to prevent or treat dehydration due to illness. “Beverage for Medical Use” also means a “medical food” as defined in Section 109971 of the California Health and Safety Code. “Beverage for Medical Use” shall not include beverages commonly referred to as “sports drinks,” or any other similar names.*

*“Bottle” means any closed or sealed container regardless of size or shape, including, without limitation, those made of glass, metal, paper, plastic, or any other material or combination of materials.*

*“Bottled Sugar-Sweetened Beverage” means any Sugar-Sweetened Beverage contained in a Bottle that is ready for consumption without further processing, such as, and without limitation, dilution or carbonation.*

*“Caloric Sweetener” means any substance or combination of substances that is suitable for human consumption, that humans perceive as sweet, and that adds calories to the diet of any human who consumes it. “Caloric Sweetener” includes, but is not limited to, sucrose, fructose, glucose, other sugars, and high fructose corn syrup.*

*“City” means the City and County of San Francisco.*

*“Distribution” includes:*

*(a) The transfer in the City, for consideration, of physical possession of Sugar-Sweetened Beverages, Syrup, or Powder by any person other than a common carrier. “Distribution” also includes the transfer of physical possession in the City by any person other than a common carrier, without consideration, for promotional or any other commercial purpose.*

*(b) The possession, storage, ownership, or control in the City, by any person other than a common carrier, of Sugar-Sweetened Beverages, Syrup, or Powder for resale in the ordinary course of business, obtained by means of a transfer of physical possession outside the City or from a common carrier in the City.*

*“Distribution” does not include:*

*(a) The return of any Sugar-Sweetened Beverages, Syrup, or Powder to a person, if that person refunds the entire amount paid in cash or credit.*

*(b) A retail sale or use.*

*“Distributor” means any person engaged in the business of Distribution of Bottled Sugar-Sweetened Beverages, Syrup, or Powder. A Distributor does not include a common carrier. Where a common carrier obtains physical possession of Sugar-Sweetened Beverages, Syrup, or Powder outside the City and transfers physical possession of the Sugar-Sweetened Beverages, Syrup, or Powder in the City, the transferee of the Sugar-Sweetened Beverages, Syrup, or Powder is a Distributor.*

*“Milk Product” means: (a) any beverage whose principal ingredient by weight is natural liquid milk secreted by an animal. “Milk” includes natural milk concentrate and dehydrated natural milk, whether or not reconstituted; and (b) any plant-based substance or combination of substances in which (1) water and (2) grains, nuts, legumes, or seeds constitute the two greatest ingredients by volume. For purposes of this definition, “Milk Product” includes, but is not limited to, soy milk, almond milk, rice milk, coconut milk, hemp milk, oat milk, hazelnut milk, or flax milk;*

*“Natural Fruit Juice” means the original liquid resulting from the pressing of fruit, the liquid resulting from the complete reconstitution of natural fruit juice concentrate, or the liquid resulting from the complete restoration of water to dehydrated natural fruit juice.*

*“Natural Vegetable Juice” means the original liquid resulting from the pressing of vegetables, the liquid resulting from the complete reconstitution of natural vegetable juice concentrate, or the liquid resulting from the complete restoration of water to dehydrated natural vegetable*

juice.

“Nonalcoholic Beverage” means any beverage that is not subject to tax under California Revenue and Taxation Code sections 32001 et seq. as “beer, wine or distilled spirits.”

“Powder” means any solid mixture, containing one or more Caloric Sweeteners as an ingredient, intended to be used in making, mixing, or compounding a Sugar-Sweetened Beverage by combining the Powder with one or more other ingredients.

“Sugar-Sweetened Beverage” means any Nonalcoholic Beverage intended for human consumption that contains added Caloric Sweetener and contains more than 25 calories per 12 fluid ounces of beverage, including but not limited to all drinks and beverages commonly referred to as “soda,” “pop,” “cola,” “soft drinks,” “sports drinks,” “energy drinks,” “sweetened ice teas,” or any other similar names. “Sugar-Sweetened Beverage” does not include:

(a) Any beverage sold for consumption by infants, which is commonly referred to as “infant formula” or “baby formula,” or any product whose purpose is infant rehydration.

(b) Any Beverage for Medical Use.

(c) Any beverage designed as supplemental, meal replacement, or sole-source nutrition that includes proteins, carbohydrates, and multiple vitamins and minerals (this exclusion does not include beverages commonly referred to as “sports drinks,” or any other similar names, which are defined as Sugar-Sweetened Beverages).

(d) Any Milk Product.

(e) Any beverage that contains solely 100% Natural Fruit Juice, Natural Vegetable Juice, or combined Natural Fruit Juice and Natural Vegetable Juice.

“Sugary Drinks Distributor Tax” or “Tax” means the general excise tax imposed under Section 553.

“Syrup” means any liquid mixture, containing one or more Caloric Sweeteners as an ingredient, intended to be used, or actually used, in making, mixing, or compounding a Sugar-Sweetened Beverage by combining the Syrup with one or more other ingredients.

#### **SEC. 553. IMPOSITION OF TAX; DEPOSIT OF PROCEEDS.**

(a) Effective January 1, 2018, for the privilege of engaging in the business of making an initial Distribution within the City of a Bottled Sugar-Sweetened Beverage, Syrup, or Powder, the City imposes a Sugary Drinks Distributor Tax, which shall be a general excise tax, on the Distributor making the initial Distribution of a Bottled Sugar-Sweetened Beverage, Syrup, or Powder in the City.

(b) The Tax shall be calculated as follows:

(1) One cent (\$0.01) per fluid ounce of a Bottled Sugar-Sweetened Beverage upon the initial Distribution within the City of the Bottled Sugar-Sweetened Beverage; and

(2) One cent (\$0.01) per fluid ounce of a Sugar-Sweetened Beverage that could be produced from Syrup or Powder upon the initial Distribution of Syrup or Powder. The Tax for Syrups and Powders shall be calculated using the largest volume of Sugar-Sweetened Beverage that would typically be produced by the amount of Syrup or Powder based on the manufacturer’s instructions or, if the Distributor uses the Syrup or Powder to produce a Sugar-Sweetened Beverage, the regular practice of the Distributor.

(c) The Tax is a general tax. Proceeds of the Tax are to be deposited in the General Fund.

#### **SEC. 554. REGISTRATION OF DISTRIBUTORS; DOCUMENTATION; ADMINISTRATION.**

(a) Each Distributor shall register with the Tax Collector according to rules and regulations of the Tax Collector, but no earlier than 30 days after the effective date of Article 8.

(b) Each Distributor shall keep and preserve all such records as the Tax Collector may require for the purpose of ascertaining compliance with Article 8.

(c) Except as otherwise provided under Article 8, the Tax shall be administered pursuant to Article 6 of the Business and Tax Regulations Code.

#### **SEC. 555. CREDITS AND REFUNDS.**

The Tax Collector shall refund or credit to a Distributor the Tax

that is paid with respect to the initial Distribution of a Bottled Sugar-Sweetened Beverage, Syrup, or Powder: (a) that is shipped to a point outside the City for Distribution outside the City; or (b) on which the Tax has already been paid by another Person; or (c) that has been returned to the Person who Distributed it and for which the entire purchase price has been refunded in cash or credit.

#### **SEC. 556. TECHNICAL ASSISTANCE TO THE TAX COLLECTOR.**

(a) The Department of Public Health shall provide to the Tax Collector technical assistance to identify Bottled Sugar-Sweetened Beverages, Syrups, and Powders subject to the Tax.

(b) All City Departments shall provide technical assistance to the Tax Collector to identify Distributors of Bottled Sugar-Sweetened Beverages, Syrups, and Powders.

#### **SEC. 557. MUNICIPAL AFFAIR.**

The People of the City and County of San Francisco hereby declare that the taxation of the distribution of Sugar-Sweetened Beverages, Syrups and Powders, and that the public health impact of Sugar-Sweetened Beverages, separately and together constitute municipal affairs. The People of the City and County of San Francisco hereby further declare their desire for this measure to coexist with any similar tax adopted at the local or state levels.

#### **SEC. 558. NOT A SALES AND USE TAX.**

The tax imposed by this measure is a general excise tax on the privilege of conducting business within the City and County of San Francisco. It is not a sales tax or use tax or other excise tax on the sale, consumption, or use of sugar-sweetened beverages.

#### **SEC. 559. SEVERABILITY.**

If any provision of this measure, or part thereof, or the applicability of any provision or part to any person or circumstances, is for any reason held to be invalid or unconstitutional, the remaining provisions and parts shall not be affected, but shall remain in full force and effect, and to this end the provisions and parts of this measure are severable. The voters hereby declare that this measure, and each portion and part, would have been adopted irrespective of whether any one or more provisions or parts are found to be invalid or unconstitutional.

#### **SEC. 560. AMENDMENT.**

The Board of Supervisors may by ordinance amend or repeal Article 8 of the Business and Tax Regulations Code without a vote of the people except as limited by Article XIII C of the California Constitution.

Section 2. The Administrative Code is hereby amended by adding Article XXXIII, consisting of Sections 5.33-1 through 5.33-6, to Chapter 5, to read as follows:

#### **ARTICLE XXXIII:**

#### **SUGARY DRINKS DISTRIBUTOR TAX ADVISORY COMMITTEE** **SEC. 5.33-1. CREATION OF ADVISORY COMMITTEE.**

There is hereby established the Sugary Drinks Distributor Tax Advisory Committee (the “Advisory Committee”) of the City and County of San Francisco.

#### **SEC. 5.33-2. MEMBERSHIP.**

The Advisory Committee shall consist of the following 16 voting members.

(a) Seats 1, 2, and 3 shall be held by representatives of nonprofit organizations that advocate for health equity in communities that are disproportionately impacted by diseases related to the consumption of Sugar-Sweetened Beverages, as defined in Business and Tax Regulations Code Section 552, appointed by the Board of Supervisors.

(b) Seats 4 and 5 shall be held by individuals who are employed at medical institutions in San Francisco and who have experience in the diagnosis or treatment of, or in research or education about, chronic and other diseases linked to the consumption of Sugar-Sweetened Beverages, appointed by the Board of Supervisors.

(c) Seat 6 shall be held by a person who is under 19 years old at the time of appointment and who may be a member of the Youth Commission, nominated by the Youth Commission and appointed by the Board of Supervisors. If the person is under legal voting age and unable to be an elector for that reason, the person may hold this seat, but upon reaching legal voting age, the person shall relinquish the seat unless he or she becomes an elector, in which case the person shall retain the



seat.

(d) Seat 7 shall be held by a person appointed by the Director of the Office of Economic and Workforce Development or any successor office.

(e) Seats 8 and 9 shall be held by persons appointed by the Board of Education of the San Francisco Unified School District. If at any time the Board of Education declines to appoint a member to Seat 8 or 9 and leaves the seat vacant for 60 days or longer, the Board of Supervisors may appoint a member of the public to fill the seat until such time as the Board of Education appoints a member.

(f) Seat 10 shall be held by an employee of the Department of Public Health who has experience or expertise in the field of chronic disease prevention or treatment, appointed by the Director of Health.

(g) Seat 11 shall be held by a person with experience or expertise in the field of oral health, appointed by the Director of Health.

(h) Seat 12 shall be held by a person with experience or expertise in the field of food security or access, appointed by the Director of Health.

(i) Seat 13 shall be held by an employee of the Department of Children, Youth & Their Families, appointed by the Director of that Department.

(j) Seat 14 shall be held by an employee of the Recreation and Park Department, appointed by the General Manager of that Department.

(k) Seat 15 shall be held by a parent or guardian of a student enrolled in the San Francisco Unified School District at the time of appointment, nominated by the San Francisco Unified School District's Parent Advisory Council, and appointed by the Board of Supervisors. If at any time the Parent Advisory Council declines to nominate a member to a vacant seat for 60 days or longer, the Board of Supervisors may appoint a member of the public to fill the seat until the seat becomes vacant again.

(l) Seat 16 shall be held by a person with experience or expertise in services and programs for children five and under, appointed by the Board of Supervisors.

#### **SEC. 5.33-3. ORGANIZATION AND TERMS OF OFFICE.**

(a) Members of the Advisory Committee shall serve at the pleasure of their respective appointing authorities, and may be removed by the appointing authority at any time.

(b) Appointing authorities shall make initial appointments to the Advisory Committee by no later than September 1, 2017. The initial term for each seat on the Advisory Committee shall begin September 1, 2017 and end December 31, 2018. Thereafter, the term for each seat shall be two years. There shall be no limit on the number of terms a member may serve. A seat that is vacant on the Advisory Committee shall be filled by the appointing authority for that seat.

(c) Members of the Advisory Committee shall receive no compensation from the City, except that the members in Seats 4, 5, 7, 10, 11, 12, 13, and 14 who are City employees may receive their respective City salaries for time spent working on the Advisory Committee.

(d) Any member who misses three regular meetings of the Advisory Committee within any 12-month period without the express approval of the Advisory Committee at or before each missed meeting shall be deemed to have resigned from the Advisory Committee 10 days after the third unapproved absence. The Advisory Committee shall inform the appointing authority of any such resignation.

(e) The City Administrator shall provide administrative and clerical support for the Advisory Committee, and the Controller's Office shall provide technical support and policy analysis for the Advisory Committee upon request. All City officials and agencies shall cooperate with the Advisory Committee in the performance of its functions.

#### **SEC. 5.33-4. POWERS AND DUTIES.**

The general purpose of the Advisory Committee is to make recommendations to the Mayor and the Board of Supervisors on the effectiveness of the Sugary Drinks Distributor Tax in Business Tax and Regulations Code Article 8. Starting in 2018, by March 1 of each year, the Advisory Committee shall submit to the Board of Supervisors and the Mayor a report that (a) evaluates the impact of the Sugary Drinks

Distributor Tax on beverage prices, consumer purchasing behavior, and public health, and (b) makes recommendations regarding the potential establishment and/or funding of programs to reduce the consumption of Sugar-Sweetened Beverages in San Francisco. Within 10 days after the submission of the report, the City Administrator shall submit to the Board of Supervisors a proposed resolution for the Board to receive the report.

#### **SEC. 5.33-5. MEETINGS AND PROCEDURES.**

(a) There shall be at least 10 days' notice of the Advisory Committee's inaugural meeting. Following the inaugural meeting, the Advisory Committee shall hold a regular meeting not less than four times each year.

(b) The Advisory Committee shall elect officers and may establish bylaws and rules for its organization and procedures.

#### **SEC. 5.33-6. SUNSET.**

Unless the Board of Supervisors by ordinance extends the term of the Advisory Committee, this Article XXXIII shall expire by operation of law, and the Advisory Committee shall terminate, on December 31, 2028. In that event, after that date, the City Attorney shall cause this Article XXXIII to be removed from the Administrative Code.

Section 3. Effective Date. The effective date of this ordinance is 10 days after the date the official vote count is declared by the Board of Supervisors.

Section 4. Conflicting Measures. This ordinance is intended to be comprehensive. It is the intent of the people of the City and County of San Francisco that in the event that this measure and one or more other measures regarding the taxation of Sugar-Sweetened Beverages shall appear on the same ballot, the provisions of the other measure or measures shall be deemed to be in conflict with this measure. In the event that this measure receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and all provisions of the other measure or measures shall be null and void. If this measure is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other measure appearing on the same ballot regarding taxation of Sugar-Sweetened Beverages, this measure shall take effect to the extent not in conflict with said other measure or measures.

Section 5. Appropriations Limit Increase. Pursuant to California Constitution Article XIII B and applicable laws, for four years from November 8, 2016, the appropriations limit for the City shall be increased by the aggregate sum collected by the levy of the Sugary Drinks Distributor Tax (Business and Tax Regulations Code, Article 8) imposed by this ordinance.

## **Proposition W**

**Ordinance amending the Business and Tax Regulations Code to increase the Real Property Transfer Tax rate from 2% to 2.25% on properties with a consideration or value of at least \$5,000,000 and less than \$10,000,000; from 2.5% to 2.75% on properties with a consideration or value of at least \$10,000,000 and less than \$25,000,000; and from 2.5% to 3% on properties with a consideration or value of at least \$25,000,000, and to clarify the application of the Real Property Transfer Tax to transfers of ownership interests in legal entities; and increasing the City's appropriations limit by the amount of the tax increase for four years from November 8, 2016.**

NOTE: **Unchanged Code text and uncodified text** are in plain font.

**Additions to Codes** are in single-underline italics Times New Roman font.

**Deletions to Codes** are in ~~strikethrough-italics Times New Roman font~~.

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

Section 1. The Business and Tax Regulations Code is hereby



amended by revising Article 12-C, Sections 1102, 1108, and 1114, and adding Section 1109, to read as follows:

**SEC. 1102. TAX IMPOSED.**

There is hereby imposed on each deed, instrument or writing by which any lands, tenements, or other realty sold within the City and County of San Francisco shall be granted, assigned, transferred or otherwise conveyed to, or vested in, the purchaser or purchasers, or any other person or persons, by his or her or their direction, when the consideration or value of the interest or property conveyed (not excluding the value of any lien or encumbrances remaining thereon at the time of sale) ~~(a)~~ exceeds \$100,000 but is less than or equal to \$250,000, a tax at the rate of \$2.50 for each \$500 or fractional part thereof; or ~~(b)~~ more than \$250,000 and less than \$1,000,000, a tax at the rate of \$3.40 for each \$500 or fractional part thereof for the entire value or consideration, including, but not limited to, any portion of such value or consideration that is less than \$250,000; or ~~(c)~~ at least \$1,000,000 and less than \$5,000,000, a tax at the rate of \$3.75 for each \$500 or fractional part thereof for the entire value or consideration, including, but not limited to, any portion of such value or consideration that is less than \$1,000,000; or ~~(d)~~ at least \$5,000,000 and less than \$10,000,000, a tax at the rate of ~~\$10.00~~ \$11.25 for each \$500 or fractional part thereof for the entire value or consideration, including, but not limited to, any portion of such value or consideration that is less than \$10,000,000; or ~~(e)~~ at least \$10,000,000 and ~~above less than \$25,000,000~~, a tax at the rate of ~~\$12.50~~ \$13.75 for each \$500 or fractional part thereof for the entire value or consideration, including but not limited to, any portion of such value or consideration that is less than \$10,000,000; or ~~(f)~~ at least \$25,000,000, a tax at the rate of \$15 for each \$500 or fractional part thereof for the entire value or consideration, including but not limited to, any portion of such value or consideration that is less than \$25,000,000. The People of the City and County of San Francisco authorize the Board of Supervisors to enact ordinances, without further voter approval, that will exempt rent-restricted affordable housing, as the Board may define that term, from the increased tax rate in subsections ~~(div)~~, ~~and (ev)~~, and ~~(f)~~.

**SEC. 1108. APPLICATION TO PARTNERSHIPS: ~~TITLE CHANGES NOT AFFECTING OWNERSHIP.~~**

(a) In the case of any realty held by a partnership or other entity treated as a partnership for federal income tax purposes, no levy shall be imposed pursuant to this Article by reason of any transfer of an interest in a partnership or other entity treated as a partnership for federal income tax purposes or otherwise, if:

(1) Such partnership or other entity treated as a partnership (or another partnership or other entity treated as a partnership) is considered a continuing partnership within the meaning of Section 708 of the Internal Revenue Code of 1986, as amended; and

(2) Such continuing partnership or other entity treated as a partnership continues to hold the realty concerned.

(b) If there is a termination of any partnership or other entity treated as a partnership for federal income tax purposes within the meaning of Section 708 of the Internal Revenue Code of 1986, as amended, for purposes of this Article, such partnership or other entity shall be treated as having executed an instrument whereby there was conveyed, for fair market value, all realty held by such partnership or other entity at the time of such termination.

(c) Not more than one tax shall be imposed pursuant to this Article by reason of a termination described in Subdivision (b), and any transfer pursuant thereto, with respect to the realty held by such partnership or other entity treated as a partnership for federal income tax purposes at the time of such termination.

~~(d) Notwithstanding any other language in this Section 1108, nothing in this Section shall exempt from the tax imposed under this Article 12-C any "realty sold" as described in Section 1114(b).~~

**SEC. 1109. TITLE CHANGES NOT AFFECTING OWNERSHIP.**

~~(d)~~ The tax imposed under this Article shall not apply where the deed, instrument, or other writing transferring title to real property between an individual or individuals and a legal entity or between legal entities ~~that~~ results solely in a change in the method of holding title

and in which the proportional ownership interests in the real property, whether represented by stock, membership interest, partnership interest, cotenancy interest, or otherwise, directly or indirectly, remains exactly the same before and after the transfer.

**SEC. 1114. ADMINISTRATION AND INTERPRETATION.**

~~(a)~~ In the administration of this ordinance the recorder shall interpret its provisions consistently with those Documentary Stamp Tax Regulations adopted by the Internal Revenue Service of the United States Treasury Department which relate to the Tax on Conveyances and are identified as Sections 47.4361-1, 47.4361-2 and 47.4362-1 of Part 47 of Title 26 of the Code of Federal Regulations, as the same existed on November 8, 1967, except that for the purposes of this ordinance, the determination of what constitutes "realty" shall be determined by the definition or scope of that term under state law.

~~(b)~~ Notwithstanding ~~subsection (a)~~ ~~the preceding sentence~~, "realty sold" includes any acquisition or transfer of ownership interests in a legal entity that would be a change of ownership of ~~the entity's~~ real property under California Revenue ~~&and~~ Taxation Code ~~§Section~~ 64. In such cases, there shall be deemed to have been an instrument executed whereby there was conveyed, for fair market value, all real property that experienced a change of ownership under California Revenue and Taxation Code Section 64.

Section 2. Scope of Ordinance. In enacting this ordinance, the People of the City and County of San Francisco intend to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions or deletions, in accordance with the "Note" that appears under the official title of the ordinance.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The people of the City and County of San Francisco hereby declare that they would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

Section 4. Appropriations Limit Increase. Pursuant to California Constitution Article XIII B and applicable laws, for four years from November 8, 2016, the appropriations limit for the City shall be increased by the aggregate sum collected by the levy of the Real Property Transfer Tax rate increase imposed by this ordinance.

## Proposition X

**Ordinance amending the Planning Code to require replacement space and Conditional Use authorization for conversion of Production, Distribution, and Repair Use, Institutional Community Use, and Arts Activities Use:**

NOTE: **Unchanged Code text and uncoded text** are in plain font.

**Additions to Codes** are in single-underline italics Times New Roman font.

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

Section 1. Findings.

(a) San Francisco is a unique city and its character is made up of the diversity of its people and its businesses.

(b) As outlined in San Francisco's General Plan, its density creates a rich variety of experiences and encounters on every street. The City is cosmopolitan and affable, easily traversed by foot or by bus, and offers an intriguing balance of urban architecture. San Francisco is the





center and the soul of the region and cooperative efforts to maintain the area's quality of life are imperative. The City has long been a magnet for business, culture, retailing, tourism and education. Its rich 150 year history reflects the cultures of the world and gives energetic diversity to its neighborhoods. The residents strive to maintain this tradition, welcoming people from around the world to participate in the promise of a healthy city.

(c) In recent years, this diversity has become threatened because of the high cost of commercial real estate.

(d) Steady increases in commercial real estate rental rates have pushed office prices to 122% above where they were five years ago to about \$70 per square foot.

(e) The Bay Area commercial real estate markets are now the toughest in the nation.

(f) This threatens organizations and businesses that are important to the City but find themselves unable to compete for limited commercial space in this real estate market. Nonprofit organizations, arts organizations, and spaces for people to work in jobs that do not require high educational attainment find themselves pushed out of this market.

(g) In a recent report commissioned by the Northern California Grantmakers Association, "Status of Nonprofit Space and Facilities", in March 2016, two out of every three nonprofits surveyed say they will have to make a decision about moving within the next five years.

(h) Many nonprofits fear they will have to abandon part of their mission because of the economic pressure created by high real estate costs or move to new locations.

(i) The report identifies that some of this pressure can be addressed at the local government level by using zoning to create space suitable for arts and other community organizations, turning to publicly owned property for space, and including nonprofit space in affordable housing development.

(j) These pressures, although City-wide, are felt acutely in San Francisco's South of Market and Mission neighborhoods. Because of this, the Eastern Neighborhoods community planning process began in 2001 with the goal of developing new zoning controls for the industrial portions of these neighborhoods.

(k) At one time, land zoned for industrial uses covered almost the entire eastern bayfront of San Francisco, from the southern county line to well north of Market Street. As the city's economy has transformed over time, away from traditional manufacturing and "smoke-stack" industry toward tourism, service, and "knowledge-based" functions, the city's industrial lands have shrunk steadily.

(l) By the 1990s, land zoned for industrial uses stood at about 12% of the city's total usable land (i.e., not including parks and streets). This period was one of strong economic growth in which the city gained thousands of new jobs and residents. As a result, capital, business, and building activity surged into the industrial and residential Eastern Neighborhoods, south of Downtown. While this wealth brought needed resources, it also created conflicts around the use of land. San Francisco's industrial zoning has historically been permissive – allowing residences, offices, and other uses, in addition to industrial businesses.

(m) As part of the Eastern Neighborhoods planning process, the Planning Department conducted a series of workshops where stakeholders articulated goals for their neighborhood, considered how new land use regulations (zoning) might promote these goals, and created several rezoning options representing variations on the amount of industrial land to retain for employment and business activity.

(n) Starting in 2005, the community planning process expanded to address other issues critical to these communities including affordable housing, transportation, parks and open space, urban design, and community facilities. The Planning Department began working with the neighborhood stakeholders to create Area Plans for each neighborhood to articulate a vision for the future.

(o) Based on several years of community input and technical analysis, the Eastern Neighborhoods Program calls for transitioning about half of the existing industrial areas in these four neighborhoods to mixed use zones that encourage new housing. The other remaining half would be reserved for Production, Distribution and Repair zoning

districts, where a wide variety of functions such as Muni vehicle yards, caterers, and performance spaces can continue to thrive.

(p) The initial Eastern Neighborhoods Area Plans were adopted in 2008.

(q) At their core, the Eastern Neighborhoods Plans try to accomplish two key policy goals: 1) to ensure a stable future for Production, Distribution and Repair (PDR) uses in the city, mainly by reserving a certain amount of land for this purpose; and 2) to provide a significant amount of new housing affordable to low, moderate, and middle income families and individuals, along with "complete neighborhoods" that provide appropriate amenities for these new residents.

(r) Because San Francisco has very limited land available, it is important to evaluate the current state of land available for PDR use and to protect PDR uses because of competing pressure from residential and office uses, which can afford to pay far more to buy and develop land.

(s) Office tenants are willing to pay well over twice what PDR commands — creative tech space goes for \$70 a square foot in SoMa or the Inner Mission. This leads to the loss of space critical for PDR activities and therefore the loss of jobs that result from these activities.

(t) The Planning Department prepared a report in April 2005, on the demand for and supply of PDR in the City. This report is known as the EPS PDR Study. To alleviate the impact of loss of PDR uses and to revitalize PDR uses and to attract technology and biotech businesses to the City, it is necessary for the City to aggressively pursue retention of PDR and its associated job sectors. Development that removes PDR use should have the option of replacing the lost space at a one-to-one ratio. To accomplish this, a PDR replacement program should be established.

Section 2. The Planning Code is hereby amended by adding a new Section 202.8, to read as follows:

**SEC. 202.8. LIMITATION ON CONVERSION OF PRODUCTION, DISTRIBUTION, AND REPAIR USE, INSTITUTIONAL COMMUNITY USE, AND ARTS ACTIVITIES USE.**

*The following controls shall apply in the following Eastern Neighborhoods Plans Areas: Mission; Eastern SoMa; Western SoMa; and, if adopted, Central SoMa. Notwithstanding any other provision of this Code, conversion of building space where the prior use in such space was a Production, Distribution, and Repair (PDR) use of at least 5,000 square feet, an Institutional Community use of at least 2,500 square feet, or an Arts Activities use, all as defined in Section 102, through change in use or any other removal, including but not limited to demolition of a building that is not unsound, shall be subject to the following requirements:*

*(a) To preserve the existing stock of building space suitable for PDR, Institutional Community, and Arts Activities uses, such conversion shall, if located within the following zoning districts, require conditional use authorization under Section 303 and the space proposed for conversion shall be replaced in compliance with the following criteria:*

*(1) In the areas that, as of July 1, 2016, are zoned SALI, the replacement space shall include one square foot of PDR, Institutional Community, or Arts Activities use for each square foot of the use proposed for conversion.*

*(2) In the areas that, as of July 1, 2016, are zoned UMU, MUO, or SLI, the replacement space shall include 0.75 square foot of PDR, Institutional Community, or Arts Activities use for each square foot of the use proposed for conversion.*

*(3) In the areas that, as of July 1, 2016, are zoned MUG or MUR, the replacement space shall include 0.50 square foot of PDR, Institutional Community, or Arts Activities use for each square foot of the use proposed for conversion.*

*(4) For any project located in the areas that, as of July 1, 2016, are zoned SALI, UMU, MUO, SLI, MUG, or MUR, that would convert at least 15,000 square feet of PDR, Institutional Community, or Arts Activities use, and for which an Environmental Evaluation application was submitted to the Planning Department by June 14, 2016, the replacement space shall include 0.4 square foot of PDR, Institutional Community, or Arts Activities use for each square foot of the use proposed for conversion. Notwithstanding the foregoing sentence, should the Board of Supervisors overturn any such project's environmental*

review on appeal, such project shall provide replacement space as required by subsections (a)(1), (2), or (3) above, as applicable.

(5) The replacement requirements of subsections (a)(1), (2), (3), and (4) may be reduced by 0.25 for any project subject to any contract or agreement meeting the requirements of California Civil Code Section 1954.28(d), including but not limited to a development agreement approved by the City under California Government Code Section 65864 et seq. if, as part of the terms of such agreement, the required replacement space is rented, leased, or sold at 50% below market rate for such commercial space for a period of not less than 55 years and is subject to a deed restriction.

(6) Replacement space for PDR and Arts Activities use may be used for either PDR or Arts Activities use, regardless of which of those uses is proposed for conversion. Replacement space for Institutional Community use shall be used for Institutional Community use.

(b) Definitions. For the purposes of this Section 202.8, the following definitions shall apply:

“Prior use” shall mean the prior permanent and permitted use and shall not include any approved temporary uses such as “pop-up” eating establishments, craft fairs, or other seasonal uses.

“Replacement space” shall mean newly developed building space and shall not include building space that was previously used for PDR, Institutional Community, or Arts Activities.

“Unsound” shall mean a building for which rehabilitation to comply with City Codes for continued use as PDR, Institutional Community, or Arts Activities use, as applicable, would cost 50% or more of the cost to construct a comparable building.

(c) The amount of replacement space required under subsection (a) (1) may be reduced by the amount that is necessary to provide building entrances and exits; maintenance, mechanical, and utilities facilities; and on-site open space and bicycle facilities required under this Code; provided that no reduction shall be permitted for non-car-share vehicle parking spaces.

(d) Undeveloped property. The requirements of this Section 202.8 shall only apply to those portions of a site that are developed with building space where the prior use in such space was PDR use of at least 5,000 square feet, an Institutional Community use of at least 2,500 square feet, or an Arts Activities use.

(e) In determining whether to grant Conditional Use authorization, in addition to making the required findings under Section 303, the Planning Commission shall consider the suitability of the replacement space for the use proposed for conversion.

(f) Exemptions. The following shall be exempt from the requirements of this Section 202.8:

(1) Any property under the jurisdiction of the Port of San Francisco or the Recreation and Park Commission; all Redevelopment Plan Areas in effect as of July 1, 2016; and any parcel zoned P (Public) on or after July 1, 2016.

(2) Any project where the PDR use, Institutional Community use, or Arts Activities use subject to conversion commenced after June 14, 2016.

(3) Any project that has been approved by the Planning Department or Planning Commission by June 14, 2016, provided that, if subsequently appealed, such approval is upheld.

(4) Any project that would convert less than 15,000 square feet of PDR, Institutional Community, or Arts Activities use and for which an Environmental Evaluation application was submitted to the Planning Department by June 14, 2016.

(5) Any public transportation project.

(6) Any project that receives affordable housing credits associated with retention of affordable units at the South Beach Marina Apartments, pursuant to Board of Supervisors Resolution No. 197-16.

(7) Any project where all of the residential units with the exception of the manager’s unit are affordable housing units, as that term is defined in Section 406(b)(1). If feasible, such projects shall make efforts to replace any converted PDR, Institutional Community, and Arts Activities uses.

(8) Any property in the Western SoMa Plan Area if the actual use functioning on the property as of September 8, 2014, as determined by the Zoning Administrator, was principally permitted, and not a PDR, Institutional Community, or Arts Activities use, such that a legal conversion could have been approved prior to October 9, 2014. This exemption applies only to conversions of uses smaller than 25,000 square feet.

(g) This Section 202.8 shall not authorize a change in use if the new use or uses are otherwise prohibited.

(h) In Lieu Fee and Off-Site Replacement. The Board of Supervisors may enact an ordinance adopting an in lieu fee and/or an off-site replacement option to meet the replacement requirements set forth in subsection (a). The proceeds from any such in lieu fee shall be used for the preservation and rehabilitation of existing PDR, Institutional Community, and Arts Activities spaces in the area plan area where the project paying the fee is located.

(i) The Board of Supervisors by ordinance and by at least a two-thirds vote of all its members may amend this Section 202.8 at any time after its effective date.