

PRO-HOUSING

SAN FRANCISCO HOUSING ACTION COALITION PRO-HOUSING VOTER GUIDE

On November 8th, San Franciscans will be asked to vote on six important housing measures. SFHAC's Ballot Analysis Committee analyzed each one and put together this guide that supports building housing at ALL levels of affordability.



Prop C
Loans to Finance Acquisition and Rehabilitation of Affordable Housing
YES

Prop C would allow funding from an existing seismic retrofitting program to be re-purposed for the acquisition and rehabilitation of affordable housing. Only a small portion of the original authorized debt has been issued; a large part of its capacity remains unused.

Prop C is a sensible, modest proposal that would advance SFHAC's goals of increasing the City's stock of permanently affordable housing. While it might not have a dramatic impact on affordability, it could be a useful tool to increase our supply of low-income housing.



Prop M
Housing and Development Commission
NO NO NO!

Prop M is really about backroom deals to weaken the mayor's power. Our City suffers from a housing affordability crisis caused by a severe shortage of housing. The solution requires building more.

Prop M creates a whole new City commission to regulate building housing. It would add an expensive, redundant layer of bureaucracy that guarantees increased process, delays, uncertainty and more costs to housing production.



Prop O
Office Development in Candlestick Point and Hunters Point
YES

In 2008, San Francisco voters overwhelmingly approved the Hunters Point Shipyard project that includes almost 12,000 new homes, including 32 percent permanently affordable homes. Prop O would exempt this project from a San Francisco law that puts a cap on how much office space can be built each year. It makes no sense to apply these rules to this part of the City. Without this measure, the construction of these new homes would be delayed for many years.

The Hunters Point-Candlestick development contract mandates that construction of offices, homes, parks and community spaces be phased together. It's not possible to build just the housing and wait for office construction - they're linked. Prop O removes an unnecessary obstacle to getting the housing built more quickly.



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Prop P
Competitive Bidding for City-Owned Affordable Housing Projects
NO

SFHAC decided that Prop P is a solution in search of a problem. The process recommended for competitive bidding in this measure is very similar to the process that already exists. The specifics appear intended to allow the “public” more opportunities to scrutinize, second-guess, and politicize the operations of developers of affordable housing. It would result in a slower, more political development process, especially for 100-percent affordable housing. If reforms to the bidding process for affordable housing are needed, the appropriate way to do it is through the normal legislative process.



Prop U
Middle-Income Eligibility For Affordable Housing
NO POSITION

Reasons to support Prop U: Support for middle-income housing closely aligns with SFHAC’s mission. The City’s housing market is heavily stacked against middle-income folks who are being forced out by the housing affordability crisis. Prop U would increase the income eligibility requirement for below-market-rate rental housing, giving middle-income residents more housing options.

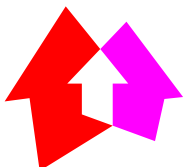
Reasons to oppose Prop U: It is not a solution suited for a ballot measure. While SFHAC strongly supports building more middle-income housing, we’re not convinced the vaguely worded Prop U is the right answer. Middle-income residents would not need a subsidy in a properly functioning market. These are the people for whom an increase in housing supply is the best answer.



Prop X
Replacement of PDR Space In Certain Neighborhoods
NO NO NO!

Prop X’s proponents believe that the growth occurring on the eastern side of the City has built too much housing. Prop X requires that any project removing space used for “production, distribution and repair” (PDR), would have to replace it. This could make new residential development in these neighborhoods economically infeasible and drive up the cost of housing.

The industries that Prop X wants to regulate are changing rapidly – many of them didn’t exist a few years ago. Prop X will lock in land use policies today that may not help the jobs of tomorrow. There is absolutely no reason it needs to be on the ballot.



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San Francisco Housing Action Coalition

San Francisco Housing Action Coalition is a 501c3 fiscal project of Greenbelt Alliance.

The SF Housing Action Coalition advocated for the creation of well-designed well-located housing, at ALL levels of affordability, to meet the needs of San Franciscans, present and future.