

**City of San Francisco and Regional November 2016 Ballot Measures:
Union Square Business Improvement District (USBID) Recommendations**

Proposition	Title of Measure	Sponsors	Type of Measure	USBID Position
C	General Obligation Bond to Finance Permanent Affordable Housing	Supervisors Aaron Peskin & London Breed (BOS Chair)	Bond	SUPPORT
What it does	Amends a previously authorized undersubscribed seismic safety bond fund valued at \$260 million to subsidize loans to qualifying parties to acquire and rehabilitate "at risk" apartments and convert them to permanently affordable housing. The City manages the bond funds so they'll be no increase in property tax rates. 2/3rds majority vote required.			
Reasons USBID supports	This is a measure authored by our district supervisor, Aaron Peskin. It's intended to stabilize housing costs for low-income San Franciscans, and repurposes unutilized bond money, without increasing the property tax rate.			
E	City Responsibility for the Maintenance of Street Trees	Supervisors Avalos, Wiener & Mar	Charter Amendment	SUPPORT
What it does	Makes it the City's responsibility to maintain all street trees, repair sidewalks damaged by trees, and assume liability for any property damage caused by the City's failure to maintain a street tree. Originally placed on the ballot by Supervisor Wiener with a parcel tax to fund it, it was rewritten by Supervisors Wiener, Avalos and Mar as an unfunded set-aside. If the Mayor cannot find the estimated \$19M funding (out of a City budget of almost \$10B) by January 1, 2017, the Mayor may unilaterally irrevocably terminate the measure. 50% +1 vote required.			
Reasons USBID supports	Because of city funding shortfalls during the great recession, the City began the extremely unpopular policy of "relinquishment" of responsibility for street trees. The current policy is unfair, has resulted in a diminished "urban forest", and imposes liability on private owners for trees the City requires them to plant.			
J & K	(J) Homelessness & Transportation Improvement Funds & (K) 3/4 Cent Sales Tax Increase	Mayor Ed Lee, Supervisors Wiener & Farrell	Charter Amendment	SUPPORT
What it does	Prop J establishes for 25 years a Homeless Housing and Services Fund and budget set-aside and a Transportation Improvement Fund and budget set-aside. Prop K is an initiative ordinance to provide the funding for Prop J by increasing the sales tax by 0.75 to 9.25%. The sales tax increase will provide an estimated \$48 million annually for homeless programs and \$96 million annually for Muni (41%); street resurfacing (33%); Bart, Caltrain, ferries etc. (14%); Vision Zero (12%), pedestrian and bicycle safety. If Proposition K does not pass, the Mayor may unilaterally irrevocably terminate the measure by January 1, 2017. 50% + 1 vote required on each measure.			
Reasons USBID supports	Homeless Fund: Homelessness and anti-social street behavior is our most vexing issue in Union Square. The Director of San Francisco's new Department of Homelessness and Supportive Services has proposed a comprehensive accelerated program of dealing with these seemingly intractable problems. Transportation Fund: The businesses in the BID all benefit from improved transportation. The transportation programs are specified and well developed. San Francisco's sales tax rate will still be lower than Oakland, San Jose, and most cities in the region. While J is a set-aside, the set-aside is funded by K, which is percentage-based and the total intake will go up and down with the economy and total City budget.			
RR	BART Safety, Reliability, and Traffic Relief Bond	BART Board	Ordinance	SUPPORT
What it does	Measure RR levies a tax on property within the 3-county BART District (San Francisco, Alameda, and Contra Costa) to fund a \$350B 21-year improvement program. Although Santa Clara and San Mateo counties have BART service they are not in the District and are not included in this bond. Santa Clara Valley Transportation Authority will contribute Santa Clara's share through a separate agreement; San Mateo is not part of the bond. The average cost per household in San Francisco is estimated to be \$55/year. Biggest ticket items are renewing power infrastructure, track, tunnels, and control systems. (775 new train cars are funded separately). 2/3 majority vote required in the three-county district as a whole (not individually).			
Reasons USBID supports	BART is crucial to getting our employees and customers in and out of Union Square. Much of the system is 44 years old, and will be 65 years old at the conclusion of this bond. The expenditure plan is "fix it first" asset management.			

D	Filling Vacancies in Local Elective Office	Supervisors Avalos, Campos, Kim, & Mar	Charter Amendment	OPPOSE
What it does	It requires Mayor to make appointments to any vacancy in the office of Assessor-Recorder, City Attorney, Public Defender, Sheriff, Treasurer, or Board of Supervisors within 28 days; election to fill seat must occur within 6 months; appointee not eligible to run in the election. 50% +1 vote required.			
Reasons USBID opposes	One of four measures designed to increase the power of Board of Supervisors at the expense of the Mayor.			
H	Public Advocate	Supervisors Kim, Campos, Avalos, & Mar	Charter Amendment	OPPOSE
What it does	Establishes a "shadow mayor" who can introduce legislation, audit City departments, investigate complaints from the public concerning City services, conduct investigations, issue subpoenas etc. 50% +1 vote required.			
Reasons USBID opposes	One of four measures designed to increase power of Board of Supervisors at the expense of the Mayor. Usurps powers that already exist in many city departments; disrupts the balance of power between executive and legislative branches; elevates fault-finding meddling without the ability to fix anything. Controller estimates dramatic increase of cost of City government of up to \$3.5m/year.			
L	Appointments to MTA Board of Directors and Budget Process	Supervisors Yee, Kim, Peskin & Campos	Charter Amendment	OPPOSE
What it does	Currently the Mayor appoints all seven members of the Municipal Transportation Agency Board of Directors and the Supervisors confirm. This measure changes it so the Supervisors appoint 3, and the Mayor 4, still subject to the Supervisors confirmation. Currently the Board of Supervisors can accept or reject, but not amend the MTA budget; rejecting requires a 7/11 vote. This changes it to a simple majority, 6/11, and requires the MTA to respond to Supervisors' "findings" in a revised budget, similar to a line-item review. 50% +1 vote required.			
Reasons USBID opposes	One of four measures designed to increase power of Board of Supervisors at the expense of the Mayor. Unwinds two crucial reforms of 1999's Prop E that created a semi-independent MTA, with the ability to match street services and budget, free from the meddling of 11 Supervisors in such things as locations of bus stops and bus schedules. MUNI is a critical service to merchants and employers in Union Square.			
M	Housing & Development Commission	Supervisor Peskin	Charter Amendment	OPPOSE
What it does	Establishes a new Housing and Development Commission to oversee the Mayor's Office of Housing and Community Development (MOHCD) and the Office of Economic and Workforce Development (OEWD). The Commission would consist of 7 members: 3 appointed by the Mayor, 3 by the Supervisors and 1 by the Controller. Unlike other departments where the Mayor appoints the Director from a list of 3 provided by the commission, this Commission would hire and fire the Directors, and supervise, approve, reject and amend many aspects of each department's operations. Contains 2 poison pills that would void two other measures placed on the ballot by the Board of Realtors, Prop P, "Competitive Bid Process for City-Funded Affordable Housing" and Prop U, "Affordable Housing Requirements for Market Rate Housing Projects.". 50% +1 vote required.			
Reasons USBID opposes	One of four measures designed to increase power of Board of Supervisors at the expense of the Mayor. Put on the ballot in a fit of pique at the Board of Realtor's measures, and designed to nullify each of those measures if this passes. Confuses accountability between executive and legislative branch, and hampers the operation of two important departments.			
W	Real Estate Transfer Tax on Properties over \$5 Million	Supervisors Kim, Campos, Peskin, Mar, Avalos & Yee	Ordinance	OPPOSE
What it does	This initiative ordinance would increase the property transfer tax rate from 2% to 2.25% on properties with a value of at least \$5m and less than \$10m; from 2.5% to 2.75% on properties with a value of at least \$10m and less than \$25m; and create a new bracket on properties with a value of at least \$25m with a tax rate of 3%. 50% +1 vote required.			
Reasons USBID opposes	San Francisco voters have twice increased the transfer tax in the last ten years. In the case of the 2008 increase, the City was facing a budget deficit of \$338 million, and in 2010, \$522 million. While this measure is being sold as a "mansion tax" affecting the 1%, it will primarily affect large buildings such as those in Union Square and will ultimately be passed on to tenants and renters. Unlike a number of recent past tax increases, it was developed in a vacuum without participation of those who will be taxed. It will make San Francisco less affordable for residents and less attractive to business.			