

Mission District Housing Moratorium*

Digest by the Ballot Simplification Committee

Status: Final Digest

On: Thursday, August 6, 2015

Members: Packard, Fasick, Fraps, Jorgensen, Unruh

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Deadline to Request Reconsideration: 1:00 p.m. on Friday, July 31, 2015

The Way It Is Now: Persons seeking to build new housing, renovate or demolish existing housing, or change the use of a property in San Francisco must obtain permits from the City.

The Proposal: Proposition ___ would suspend the issuance of City permits on certain types of housing and business development projects in the Mission District for 18 months. San Francisco's Mission District is a neighborhood roughly bounded to the west by Guerrero Street, to the south by Cesar Chavez Street, to the east by Potrero Avenue, and to the north by U.S. Route 101. Other neighborhoods would not be subject to suspension.

Proposition ___ also would authorize a possible extension of this suspension for an additional 12 months by a majority of the Board of Supervisors.

Proposition ___ would cover these types of developments:

- the demolition, substantial renovation, conversion, or new construction of any housing development containing five or more units; and
- the demolition, substantial renovation, conversion, or elimination of buildings used for Production, Distribution and Repair (PDR). Under City law, PDR uses include a variety of business-related uses such as industrial, automotive, storage and wholesale. This also includes small businesses such as furniture makers, recording studios, auto repair shops, plumbing supply stores, art studios and lumber yards.

These prohibitions would not apply to the issuance of permits for housing developments where all units are defined as affordable to low- and moderate-income households.

Proposition ___ would require the City to develop a Neighborhood Stabilization Plan by January 31, 2017. The goal of this plan would be to propose legislation, policies, programs, funding, and zoning controls so that at least 50% of all new housing would be affordable to low-, moderate-, and middle-income households and available to residents of the Mission.

A "YES" Vote Means: If you vote "yes," you want to suspend the issuance of City permits on certain types of housing and business development projects in the Mission District for at least 18 months. You also want the City to develop a Neighborhood Stabilization Plan for the Mission District by January 31, 2017.

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

**Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.*