

Mission District Housing Moratorium*

Digest by the Ballot Simplification Committee

Status: Draft for Consideration

On: Thursday, July 30, 2015

Members: Packard, Fasick, Fraps, Jorgensen, Unruh

Word count: (suggested 300-word limit)

Deadline to Request Reconsideration: TBD

The Way It Is Now: 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.

Persons seeking to build new housing, demolish existing housing, or to change the use of a property must obtain permits from the City.

The Proposal: Proposition ___ would impose an 18-month moratorium – meaning a complete suspension of City permits – on certain types of development projects in the Mission District, and would authorize a majority of the members of the Board of Supervisors to extend the moratorium for up to another 12 months, for a total moratorium period of up to 30 months.

The types of development projects that Proposition ___ will cover are:

- the demolition, conversion, or new construction of any housing project containing five or more units; and
- the demolition, conversion, or elimination of Production, Distribution and Repair (PDR) use, unless the elimination of the PDR use is necessary to construct a project that consists of 100% affordable housing on the site. Under City law, PDR uses include a variety of business-related uses such as industrial, automotive, storage, and wholesale.

These prohibitions would not apply to the issuance of permits for 100% affordable housing projects.

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 intended to enhance and preserve affordable housing in the Mission, such that at least 50% of all new housing be affordable to low-, moderate-, and middle-income households, and to ensure that those units would be available to residents of the Mission.

Proposition ___ also makes findings regarding the need for the measure.

A "YES" Vote Means: If you vote "yes," you want to impose a moratorium of 18 to 30 months on certain types of development projects in the Mission District.

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

**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.*