

CITY AND COUNTY OF SAN FRANCISCO



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DEPARTMENT OF ELECTIONS

OFFICE OF THE CITY ATTORNEY

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TO ALL INTERESTED PARTIES:

Attached is the City Attorney's title and summary for the measure entitled "Mission District Housing Moratorium." In preparing this title and summary, the City Attorney makes no representation regarding the merits or legality of the proposed legislation. Nor does the City Attorney verify or confirm any factual or legal assertion made in the proposal. The title and summary is presented as a "true and impartial statement of the purpose of the proposed measure." Elections Code § 9203.

Very truly yours,

DENNIS J. HERRERA
City Attorney

/s/ Joshua S. White

Joshua S. White
Deputy City Attorney

MISSION DISTRICT HOUSING MORATORIUM

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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.

A person seeking to build new housing, demolish old housing, or to change the use of a property must, among other things, obtain a permit from the City.

This measure 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 another 12 months.

Specifically, this measure would prohibit the City from issuing the following types of permits for projects in the Mission District:

- permits for the demolition, conversion, or new construction of any housing project containing 5 or more units; and
- permits for 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.

This measure 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.

This measure also makes findings regarding the need for the measure.

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