Mission District Market Rate Development Pause and Neighborhood Stabilization Plan

FACT SHEET

In November 2015, San Franciscans will have the opportunity to vote on an 18-month pause on luxury development in the Mission and create a Neighborhood Stabilization Plan!

WE ARE LOSING THE MISSION’S SPECIAL CHARACTER. Luxury development in the Mission has had a ripple effect that has contributed to higher rents and a higher incidence of evictions for residents and businesses than the rest of the City. The Mission is just 1.8 sq miles, but has built more housing than planned in 58 of 101 Bay Area Cities. Since 2000, the Mission has:

LOST: -1,400 families with children - 80 rent controlled units/year - 8,000 Latinos - 3,184 total residents
- 3,000 families earning < $75,000/year
ADDED: +2,370 Evictions +30 affordable units per year +6,000 families earning > $100,000/year

THE STATUS QUO IS NOT WORKING FOR MIDDLE AND WORKING CLASS FAMILIES. In the past eight years, the Mission has gained 1,327 units total, with only 165 of these (12.4%) being affordable. Of the 478 units which are currently being constructed or approved for construction, only 34 (7%) are below-market units. These numbers fall far short of the 50% goal of Proposition K for low- moderate-and middle-class households.

LUXURY HOUSING MAKES THE MISSION LESS AFFORDABLE. A 2007 study commissioned by City Planning found that for every 100 market-rate condominium units built, it creates a need for 43 additional affordable units. In other words, luxury development does not alleviate the housing crisis—quite the opposite, as it actually increases the demand for affordable housing. We need affordable housing!

PRIORITIZES AFFORDABLE HOUSING. Housing developments that are entirely affordable to a household earning less than 120% of the area median income (AMI) would be able to move forward under this proposal. For a family of four, 120% of AMI would be an annual income of less than $122,300.

CREATES NEIGHBORHOOD STABILIZATION PLAN: 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 newhousing would be affordable to low-, moderate- and middle-income households and available to residents of the Mission. Authorizes possible extension for an additional 12 months by a majority vote of the Board of Supervisors.

For further information, please contact Scott Weaver at (415) 317-0832; or Gabriel Medina at (415) 690-6992 and savethemission2015@gmail.com.


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