



## 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;  
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The coalition comprises ACCE, Calle 24, Casa Sanchez, Centro de Independencia Económica de Mujeres y Jovenes, Cultural Action Network, HOMEY, Latino Voter Project SF, Living Wage Coalition, Latino Cultural District, MEDA, Mission Neighborhood Centers, Mission SRO Collaborative, Our Mission NO Eviction, Pacific Felt Factory, Plaza 16 Coalition, PODER, SF Labor Council for Latin American Advancement, SF Latino Democratic Club, SF Green Party, SF Low Rider Council, TODCO Group, United Educators of San Francisco, Causa Justa: Just Cause and The Women's Building.

ENDORSEMENTS: Coalition for San Francisco Neighborhoods, Council of Community Housing Organizations, District 3 Democratic Club, UNITE HERE Local 2, Harvey Milk LGBT Democratic Club, San Francisco Tomorrow, Chicano Latino Caucus of the California Democratic Party, Mission Neighborhood Health Center, Vision SF, San Francisco Hispanic Chambers of Commerce, San Francisco Tenants Union, Mission Neighborhood Resource Center

Paid for by the Committee to Save the Mission, Yes on Prop I. 60 - 29th Street #619, San Francisco, CA 94110

Printed in-house; labor donated. FPPC ID #1378138