

1 [Ballot Argument]

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3 **Motion authorizing ballot argument against Proposition R, an Initiative Ordinance**
4 **regarding changes to the City's Condominium Conversion Regulations.**

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6 MOVED, That pursuant to Section 540 of the Municipal Elections Code, the Board of
7 Supervisors does hereby authorize a ballot argument against Proposition R, an initiative
8 ordinance to amend the City's Condominium Conversion Regulations; and, be it

9 FURTHER MOVED, That the full text of said argument hereby authorized be shown
10 in the copy attached to this motion and is hereby declared to be a part hereof; and, be it

11 FURTHER MOVED, That the Director of Elections be and is hereby authorized and
12 directed to include said argument in the pamphlet accompanying the sample ballots to be
13 mailed to the voters of the City and County of San Francisco for the election to be held on
14 Tuesday, November 5, 2002.

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Declaration by Authors of Arguments and / or Rebuttals

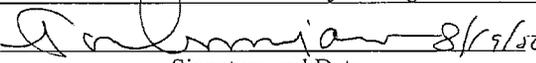
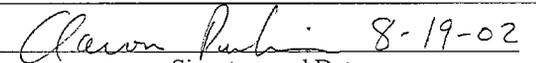
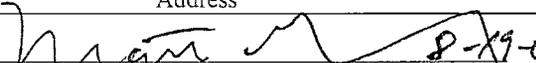
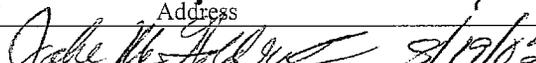
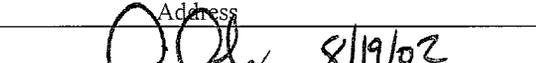
THE UNDERSIGNED AUTHOR(S) OF THIS BALLOT ARGUMENT **FOR** or **AGAINST** PROPOSITION R FOR THE ELECTION TO BE HELD IN SAN FRANCISCO ON NOVEMBER 5, 2002 HEREBY STATE THAT SUCH ARGUMENT IS TRUE AND CORRECT TO THE BEST OF HIS/HER/THEIR KNOWLEDGE AND BELIEF. ALL SIGNERS OF THIS ARGUMENT MUST BE REGISTERED TO VOTE IN SAN FRANCISCO.

Style Notes B, I, or BI		# of words in each line
B	<p>PROPOSITION R IS FAR TOO RISKY - thousands of renters could be evicted, see rent control repealed, and see rents skyrocket. Thousands of San Franciscans - seniors, working families, teachers, immigrants and those without the financial resources to purchase a condominium - could be forced to leave.</p>	11 12 8 12
B	<ul style="list-style-type: none"> This drastic condo-conversion law makes it much worse by reducing the availability of apartments and increasing rents. In the next 25 years 85,000 apartments could be converted to condominiums - that's 40% of the City's rental stock - apartments will be in short supply and rents will rise. 	12 12 11 12
B	<ul style="list-style-type: none"> This risky measure is unfair and undemocratic and allows only 25% to decide if a building will be converted to condominiums - even if the remaining 75% oppose it! 	12 12 4
B	<ul style="list-style-type: none"> Renters risk massive rent increases or even eviction because under state law the promised tenant "protections" are unenforceable and condominiums 	12 8
B	<p>are easily exempted from rent control.</p>	6
B	<ul style="list-style-type: none"> When San Francisco tried this approach before in the 80's, 89% of tenants could not afford to buy their apartments. Mayor Feinstein's study of the issue concluded it was a bad idea. 	12 12 7
B	<ul style="list-style-type: none"> Even large apartment buildings risk being converted to condominiums. Currently, tenants in large buildings are safe from condo conversions. 	9 10
B	<ul style="list-style-type: none"> Currently, buildings converted to condominiums must be upgraded to meet 	10

Declaration by Authors of Arguments and / or Rebuttals

B	current seismic safety standards. Buildings converted under the proposal,	9
B	however, will be exempt from this requirement to meet current seismic	11
B	standards - it's too risky.	4
	• Buildings converted to condominiums under this proposal will also be	10
B	exempt from review by the Planning Commission and The City's	10
B	affordable housing requirements.	3
I	Join Supervisors Ammiano, Peskin, Gonzalez, McGoldrick, Daly and Senior	9
I	Action Network, St. Peter's Housing Committee, San Francisco Tenants Union,	9
I	Housing Rights Committee, Eviction Defense Collaborative, Tenderloin	7
I	Housing Clinic, Affordable Housing Alliance in voting NO to save rent control	12
	and stop risky and dangerous mass condo-conversions.	8
[continue text on next page]		Total # of Words = 296

Use additional sheets if more than four signers. Each sheet must include the text of the argument.

1.	<u>Tom Ammiano</u> Printed Name	<u></u> 8/19/02 Signature and Date
	<u>Supervisor</u> Title to Appear on Argument	<u>162 Broderick</u> S.F. 94110 Address
2.	<u>Aaron Peskin</u> Printed Name	<u></u> 8-19-02 Signature and Date
	<u>Supervisor</u> Title to Appear on Argument	<u>522 Filbert St.</u> S.F. 94133 Address
3.	<u>Matt Gonzalez</u> Printed Name	<u></u> 8-19-02 Signature and Date
	<u>Supervisor</u> Title to Appear on Argument	<u>825 Hayes St.</u> S.F. 94117 Address
4.	<u>Jake McGoldrick</u> Printed Name	<u></u> 8/19/02 Signature and Date
	<u>Supervisor</u> Title to Appear on Argument	<u>240 4th AVE</u> S.F. 94118 Address
5.	<u>Chris Daly</u> Printed Name	<u></u> 8/19/02 Signature and Date
	<u>Supervisor</u> Title to Appear on Argument	<u>1346 Stevenson St B301</u> S.F. 94003 Address

ALL PAID ARGUMENTS MUST PROVIDE THE FOLLOWING INFORMATION, WHICH WILL BE PUBLISHED IN THE VOTER INFORMATION PAMPHLET.

The true source of funds used for the printing fee of this argument is:



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Motion

File Number: 021330

Date Passed: August 19, 2002

Motion authorizing ballot argument against Proposition R, an initiative ordinance regarding changes to the City's Condominium Conversion regulations.

August 19, 2002 Board of Supervisors — APPROVED

Ayes: 6 - Ammiano, Daly, Gonzalez, McGoldrick, Peskin, Sandoval

Noes: 5 - Hall, Leno, Maxwell, Newsom, Yee

File No. 021330

I hereby certify that the foregoing Motion
was APPROVED on August 19, 2002 by the
Board of Supervisors of the City and County
of San Francisco.

Gloria L. Young
Clerk of the Board