

1 [Rebuttal Argument]

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

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6 MOVED, That pursuant to Section 550 of the Municipal Elections Code, the Board of
7 Supervisors does hereby authorize a rebuttal ballot argument against Proposition R, an
8 initiative 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 Author of Arguments and / or Rebuttals

THE UNDERSIGNED AUTHOR(S) OF THIS BALLOT ARGUMENT **FOR** or X **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

*Final
approved
on 8/20
8-26-02*

Style Notes B, I, or BI		# of words	
		in	each
	A fundamental tenet of democracy is majority rule. Nothing becomes law without majority support.	11	3
	But under Prop R, the minority rules. Prop R says that as few as 25% — and never greater than 40% — of the tenants can make the crucial decision whether to convert the entire building to condominiums...or not.	16	13
	If Prop R passes, that same small minority will also decide the future of housing in San Francisco. That's because Prop R allows over 85,000 apartments — 40% of our rental stock — to be converted to condominiums.	15	11
	The disenfranchised majority, although promised a "lifetime lease," actually risk massive rent hikes or even eviction because under state law the so-called "tenant protections" are unenforceable and condominiums are easily exempted from rent control. In Santa Monica, a similar law resulted in only 8% of tenants being able to purchase their units.	10	14
	Prop R weakens protections against earthquakes by exempting converted buildings from seismic safety standards. They will also be exempt from affordable housing requirements and review by the Planning Commission.	9	11
	When a similar approach was tried before in San Francisco, the vast majority of tenants couldn't afford to buy their apartments. Prop R would put thousands of senior, working family and immigrant tenants at risk.	13	13
			8



City and County of San Francisco

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

Tails

Motion

File Number: 021331

Date Passed: August 26, 2002

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

August 26, 2002 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 8 - Ammiano, Daly, Gonzalez, Leno, Maxwell, McGoldrick, Peskin, Sandoval

Noes: 3 - Hall, Newsom, Yee

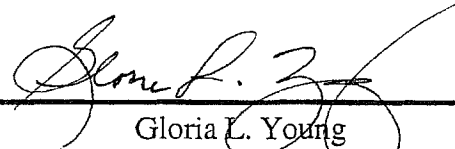
August 26, 2002 Board of Supervisors — APPROVED AS AMENDED

Ayes: 7 - Ammiano, Daly, Gonzalez, Maxwell, McGoldrick, Peskin, Sandoval

Noes: 4 - Hall, Leno, Newsom, Yee

File No. 021331

I hereby certify that the foregoing Motion
was APPROVED AS AMENDED on August
26, 2002 by the Board of Supervisors of the
City and County of San Francisco.



Gloria L. Young
Clerk of the Board