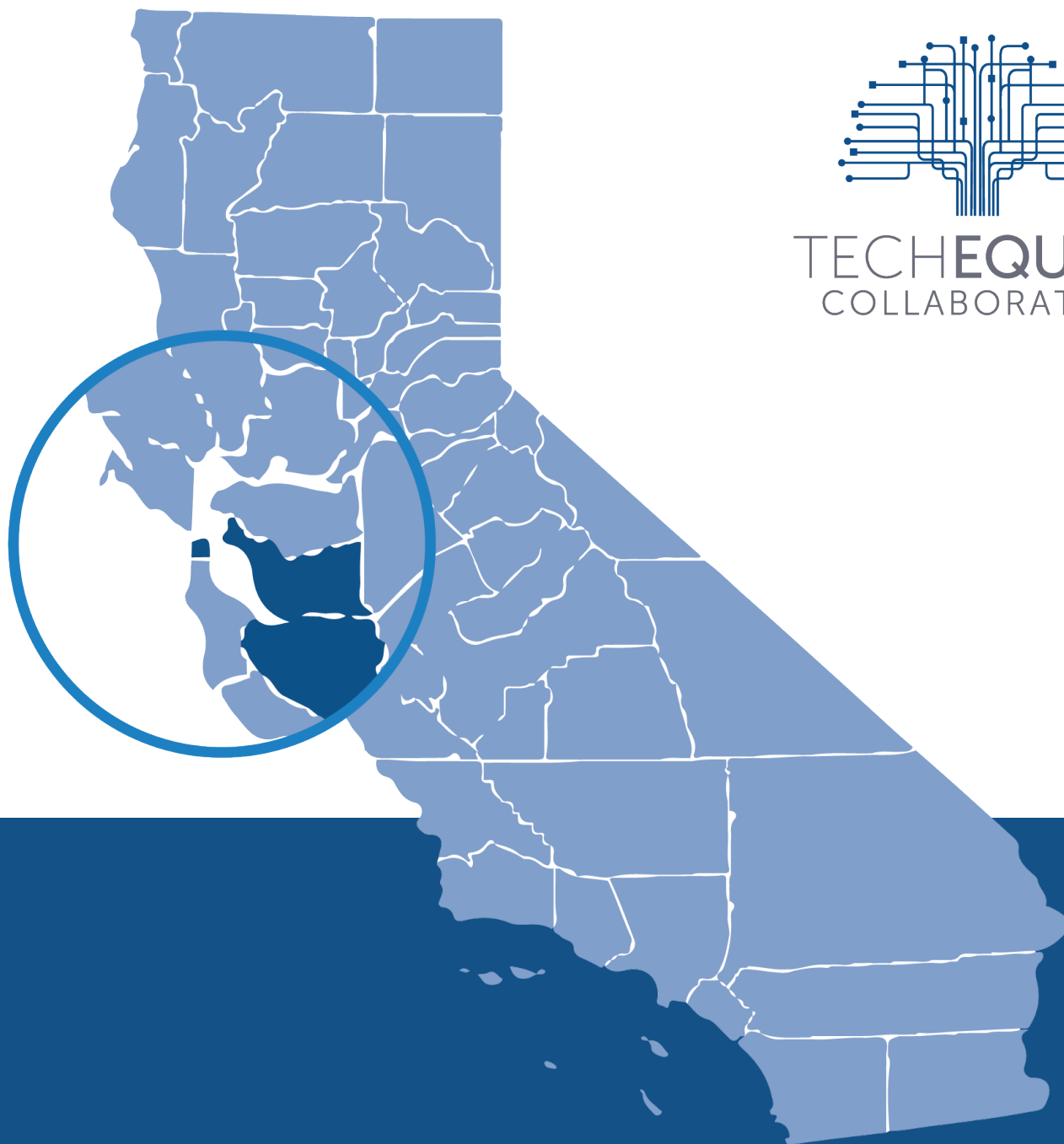


TECHEQUITY
COLLABORATIVE



TechEquity Voter Guide

March Primary 2020

San Francisco, San Jose, Oakland, Berkeley, and
Mountain View City Measures

Alameda County Measure

Statewide Measure

At-a-Glance Guide to Voting

Statewide

No Position Prop 13
School and College
Facilities Bond

Alameda County

No Position Measure C
Early-Childhood Ed.
and Children's Health

San Francisco

No Position Prop A
City College
Maintenance Bond

No Position Prop B
Emergency
Infrastructure Bond

No Position Prop C
SFHA Retirement
Benefits

No Position Prop D
Retail Vacancy Tax

No Prop E
Office Space and
Affordable Housing Link

Oakland

Yes Measure Q
Park Maintenance
and Homelessness

No Position Measure R
Official Newspaper

Yes Measure S
Increasing City
Budget Cap

Berkeley

No Position Measure E
Increasing Teacher
Pay

No Position Measure G
School Facilities
Bond

No Position Measure H
School
Maintenance Tax

Mountain View

No Measure D
Weakening Rent
Control

San Jose

Yes Measure E
Real Estate Transfer
Tax

Table of Contents

Voter Guide At-a-Glance	2
TechEquity Voter Guide Overview	5
Statewide Measure	6
Proposition 13 – School and College Facilities Bond	6
Alameda County Measure	7
Measure C – Early-Childhood Education and Children's Health	7
San Francisco Measures	8
Proposition A – City College Maintenance Bond	8
Proposition B – Emergency Infrastructure Bond	8
Proposition C – SF Housing Authority Retirement Benefits	9
Proposition D – Retail Vacancy Tax	9
Proposition E – Linking New Office Space to Affordable Housing	10
Oakland Measures	11
Measure Q – Funding for Park Maintenance and Homelessness Services	11
Measure R – Official Newspaper	11
Measure S – Increasing City Budget Cap	12

Table of Contents (cont.)

Berkeley Measures	13
Measure E – Increasing Teacher Pay	13
Measure G – School Facilities Bond	13
Measure H – School Maintenance Tax	14
San Jose Measure	15
Measure E – Real Estate Transfer Tax	15
Mountain View Measure	16
Measure D – Weakening Rent Control	16

Voter Guide Overview

[TechEquity Collaborative](#) is a non-profit organization that believes the tech industry can and should contribute to broad-based growth that benefits everyone.

We activate tech workers on issue areas that will achieve more inclusive economic growth, specifically within the areas of housing and workforce & labor. In California, much of this policy change happens on the ballot, and many of the ballot initiatives—especially the local ones—can be hard to understand.

We cover all the state ballot measures as well as all the local ballot measures in San Francisco, San Jose, Oakland, Berkeley, Mountain View, and Alameda County. We also cover selected measures in other parts of the Bay Area if they intersect with our issue areas. We evaluate measures that intersect with our issue areas against [TechEquity's advocacy platforms](#) and make recommendations on how our community should vote.

We are not making candidate endorsements at this time, but we are providing information on their backgrounds and policy platforms to inform your vote [on our blog](#).

Measures that require a supermajority (two-thirds) to pass are denoted with an asterisk (*).

Statewide Measure

Proposition 13 – School and College Facilities Bond

What it does in one sentence: Proposition 13 would authorize a \$15 billion dollar bond to fund construction, improvements, and maintenance of local school, community college, California State University, and University of California facilities.

Proposition 13 would allow the state to sell \$15 billion worth of bonds and use the proceeds for school and college facilities.

\$9 billion of the bond funds would go to local schools and would fund construction of new school facilities (\$2.8 billion) and modernize existing school facilities (\$5.2 billion). The proceeds would also pay for providing facilities to charter schools (\$500 million) and career technical education facilities (\$500 million). The measure would also increase the limit on the value of bonds local school districts can issue. Localities would also gain the ability to charge impact fees on new developments if those developments would bring students to the area. Multi-family developments within 0.5 mile of a major transit stop would be exempt from those fees and the fees would be reduced by 20% for other multi-family developments until 2026.

Community colleges, California State University, and the University of California would each receive \$2 billion of the bond proceeds.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Alameda County Measure

Measure C – Early-Childhood Education and Children’s Health*

What it does in one sentence: Measure C would institute a 0.5% sales tax increase to fund early-childhood education and children’s health programs.

Measure C would raise \$150 million annually for early-childhood education and children’s health by instituting a 0.5% sales tax. 80% of the tax revenue (\$120 million) would go to early-childhood education, and 20% (\$30 million) would go to children’s health. The measure would expand access to childcare, preschool, and early education, and ensure that providers are paid at least \$15 per hour.

The children’s health funding would be used to expand access to free and low-cost pediatric care and emergency services at UCSF Benioff Children’s Hospital Oakland. The tax would go into effect between July 2020 and July 2021. There is an ongoing disagreement over whether the measure needs a 50% or 2/3rds majority to pass.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

San Francisco Measures

Proposition A – City College Maintenance Bond

What it does in one sentence: Proposition A would allow an \$845 million bond to fund seismic retrofits and other deferred maintenance at City College of San Francisco.

Proposition A would allow the City College of San Francisco (CCSF) to sell \$845 million in bonds to fund maintenance and seismic retrofits. 70% of the buildings at CCSF's main Ocean Campus are rated in poor or very poor condition due to long overdue maintenance needs. The renovations would make the buildings safe during an earthquake, improve access for people with disabilities, and improve dated electrical, plumbing, fire safety, and security systems. The bonds would be repaid with an additional 1.1 cent tax per \$100 of assessed property value for the next 30 years. The measure requires a 55% majority to pass.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Proposition B – Emergency Infrastructure Bond

What it does in one sentence: Proposition B would allow a \$628.5 million bond to fund improvements to San Francisco's emergency response infrastructure.

Proposition B would allow the city to sell \$628.5 million in bonds to fund improvements to its emergency response infrastructure. The measure follows bonds from 2010 and 2014 in funding upgrades to the city's earthquake response capabilities. Specifically, the bond would pay for upgrades to the water delivery systems used by firefighters, improvements to the city's 911 system, and seismic retrofits for fire and police stations. The measure needs a 2/3rds majority to pass.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Proposition C – SF Housing Authority Retirement Benefits

What it does in one sentence: Proposition C would ensure that former SF Housing Authority employees can keep their retiree health benefits if they found another city job following the closure of the agency last year.

Last year, the San Francisco Housing Authority was absorbed by the city and no longer functioned as an independent agency. Unfortunately, preserving the retirement health benefits for employees of the Housing Authority who continued on to work for the city requires an amendment to the city charter. Proposition C would make that amendment and allow the employees to retain their retirement health benefits.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Proposition D – Retail Vacancy Tax*

What it does in one sentence: Proposition D would tax landlords who keep retail space vacant for more than half of the year.

Proposition D would impose a tax of \$250 per linear foot of storefront space on landlords who keep retail space vacant for more than six months. The measure aims to address the city's relatively high retail space vacancy rate. The tax would begin in 2021 and only apply in certain retail districts. Landlords with vacancies in two or more consecutive years would face a higher tax rate. There are exemptions for properties that have applied or received a construction permit, properties with an ongoing conditional use approval, and properties damaged by fire or natural disaster. The revenue from the tax would go into the city's Small Business Assistance Fund. The Board of Supervisors would be able to amend the tax with a 2/3rds vote. The measure requires a 2/3rds majority vote in the March election to pass.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Proposition E – Linking New Office Space to Affordable Housing

***What it does in one sentence:** Proposition E would tie the limit on new office space to the amount of affordable housing built in San Francisco.*

Measure E ties the amount of new office space to the amount of affordable housing built in San Francisco. Currently, San Francisco allows only 875,000 sq. ft. of large office space development each year. The measure reduces that cap by the same percentage as the city's percentage shortfall in meeting its affordable housing needs for very-low, low, and moderate-income residents.

The measure exempts some office projects that have already been approved as part of the Central SOMA Plan and accelerates a portion of those projects. Other projects can receive an exemption if they contain a specified amount of affordable housing built on-site or in an "economically disadvantaged community."

Position: NO.

Why TechEquity Members Should Vote Against It: The measure promotes a false choice between jobs or affordable housing. We can have BOTH job creation and affordable housing production.

This measure is unlikely to facilitate more affordable housing because it doesn't directly address the main obstacles to building in San Francisco. We don't have strong evidence that office development is a serious barrier to affordable housing development. Construction costs and the city's lengthy approval process are cited as the main challenges holding back affordable housing and this measure does nothing to ease them.

If the measure does reduce office construction, the cost of office space in the city will rise, making it harder for small businesses and nonprofits to remain in San Francisco. Shifting work locations would hinder the state's efforts to combat climate change because San Francisco is the most transit-rich city in the Bay Area. Increased employment in any other area will likely create more traffic and carbon emissions from additional car commuters.

Oakland Measures

Measure Q – Funding for Park Maintenance and Homelessness Services*

What it does in one sentence: Measure Q would institute a parcel tax to fund park maintenance and homeless services.

Measure Q institutes a \$148 parcel tax to fund park maintenance and homeless services. The tax will raise \$21 million every year. 64% of the revenue will go to park maintenance, 30% will go to homelessness services, 5% will go to stormwater and trash removal, and 1% will go to auditing and oversight.

Non-profit affordable housing organizations will pay a reduced rate. Low-income seniors and very-low-income individuals are exempt from the tax.

Position: YES

Why TechEquity Members Should Vote For It: Spending on parks hasn't kept up with cost-of-living increases opening up an \$8 million budget gap. The measure will close most of that gap and provide needed funding for services for unsheltered people living in Oakland's parks.

Measure R – Official Newspaper

What it does in one sentence: Measure R would allow the city council to designate an official newspaper for official announcements.

Measure R would change the process for designating official newspapers for official public notices. The city charter requires an official newspaper for certain announcements and has requirements for what can qualify as an official newspaper. There are no newspapers that still meet the charter requirements, so this measure would allow the city council to set the requirements.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Measure S – Increasing City Budget Cap

What it does in one sentence: Measure S would raise the cap on Oakland's city budget and allows the city to spend tax revenue it has already collected.

Measure S allows Oakland to spend tax revenue it has already collected. California law caps the growth of city budgets. This policy, known as the Gann limit, requires voters to approve budgets that exceed the cap. In recent years, Oakland voters enacted special taxes, including a vacancy tax and real estate transfer tax, which push the city's revenue over the Gann limit. Voters must approve this measure to allow the city to spend that tax revenue.

Position: YES

Why TechEquity Members Should Vote For It: Oakland voters have already approved these taxes so the city should be able to spend the money. Some of the taxes, like the vacancy tax, are not intended to raise revenue but change behavior. For example, the goal of the vacancy tax is to encourage property owners to rent empty residential units. If this measure doesn't pass, the city may have to return funds, potentially making it harder for those taxes to achieve their goals.

Berkeley Measures

Measure E – Increasing Teacher Pay

What it does in one sentence: Measure E would institute a parcel tax to fund pay increases for Berkeley teachers and help attract hard-to-hire teachers.

Measure E would impose a 12.4 cent per square foot parcel tax with the proceeds going to raise Berkeley teachers' salaries. For a 1,500 square foot property, the tax bill would be \$186. Very low-income seniors and those on SSI or SSDI would be exempt from the tax. Overall, the tax would raise \$10 million annually.

The funds would be used to give teachers and staff a 12% raise over two years and resolve a dispute between the school district and teachers over salaries. 5% of the tax revenue would be dedicated for hard-to-hire positions like special education, bilingual education, and science and math teachers.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Measure G – School Facilities Bond

What it does in one sentence: Measure G would allow a \$380 million bond to fund seismic retrofits, solar paneling, and other school facility costs.

Measure G would authorize the Berkeley Unified School District to sell \$380 million in bonds. The proceeds would be used for seismic retrofits, solar paneling, and other school facility costs. Berkeley last passed a school facilities bond in 2010 raising \$210 million. There are concerns that if approved this bond measure would make Berkeley ineligible for funds from the state school bond measure, Proposition 13.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

Measure H – School Maintenance Tax

What it does in one sentence: Measure H would institute a parcel tax to fund school maintenance workers' salaries, maintenance supplies, and other maintenance costs.

Measure H would effectively raise an existing school maintenance parcel tax by 2 cents per square foot to fund salaries for school maintenance workers, supplies, and other maintenance costs. In 2010, voters passed a 7 cent per square foot parcel tax to fund school maintenance. This measure would repeal that tax and replace it with a 9 cent per square foot tax, effectively raising the existing tax by 2 cents. Overall, the measure is expected to raise \$7.3 million annually.

Position: No Position. This measure does not have a close nexus to our issue areas or mission.

San Jose Measure

Measure E – Real Estate Transfer Tax

What it does in one sentence: Measure E would tax sales of properties worth more than \$2 million to fund affordable housing and homelessness services.

Measure E taxes sales of properties worth more than \$2 million to fund affordable housing and homelessness services. The transfer tax rate increases with the value of the property and is on top of San Jose's existing transfer tax. Sales of properties worth \$2-\$5 million will pay an extra 0.75%, sales worth \$5-\$10 million will pay an extra 1%, and sales over \$10 million will pay an extra 1.5%.

The tax should collect \$20-\$70 million per year. The measure does not mandate how the revenue will be spent, but the city council adopted a non-binding spending plan. The council allocated 80% of the revenue for affordable rental housing, 10% for affordable for-sale housing, and 10% for homelessness services.

Position: YES

Why TechEquity Members Should Vote For It: This is a progressive tax on the most expensive homes, which establishes a sustainable source of funding for affordable housing and services for those without homes. TechEquity previously endorsed similar successful measures in Oakland and Berkeley.

Mountain View Measure

Measure D – Weakening Rent Control

What it does in one sentence: Measure D would change the annual rent increase cap for rent-controlled housing in Mountain View from the lesser of inflation or 5% to a fixed 4% and make other alterations to Mountain View's rent control ordinance.

Measure D raises the annual rent increase cap to 4%. Current law limits rent increases in controlled units in Mountain View to the lesser of inflation or 5%. Inflation has been less than 4% every year since 2001, so this would likely mean landlords could institute bigger increases. The measure allows landlords to impose rent increases up to 10% to recover costs for certain building improvements, including seismic retrofits and sustainability upgrades.

It also exempts duplexes and allows the city council to create more exemptions for those renting their primary home. The measure allows the city council to appoint property owners and managers who are not Mountain View residents to the rent control oversight committee, bans compensation for committee members and restricts spending by the committee.

Position: NO

Why TechEquity Members Should Vote Against It: It's wrong to raise the rent increase cap and expand exemptions in the midst of the housing crisis. Some proponents argue that the rent control law is driving property owners to take their properties off the market. The recently passed SB 330 prohibits property owners from demolishing rent-controlled units for development purposes, which should alleviate any potential concerns about losing rental housing.

It's not clear the other issues cited by proponents, like committee compensation and spending, need to be resolved via ballot measure. Opponents of the measure argue that the city council already has oversight of those issues under current law.

**We're uniting tech workers to create a
more equitable economy. Join us!**

We believe the tech industry, built on the internet—the most democratizing communications platform in human history—can and should contribute to broad-based economic growth that benefits everyone.