

PROGRESSIVE RENT BOARD SLATE SELECTED

Rent Board Candidates Chosen at the April 24 Tenant Convention: Christina Murphy, Leah Simon Weisberg, Alejandro Soto-Vigil (incumbent), Igor Tregub. They are candidates for Rent Board in the 2016 Election.

LOCAL MEASURES ON THE BALLOT FOR NOVEMBER

Ballot Initiative to Increase the Minimum Wage: Berkeley for Working Families turned in 4400 signatures last week for a measure that would increase the minimum wage in Berkeley, which will increase to \$12.53 an hour this year to \$15 an hour in 2017. The measure would also require employers to provide sick leave. The City Council has approved in concept increasing the minimum wage to \$15, but it would only apply to all employers in 2020. The minimum wage in San Francisco and Emeryville will increase to \$15 for all employers in 2018. San Francisco, Oakland and Emeryville have all adopted paid sick leave ordinances, but the Berkeley City Council has taken no action on sick leave.

Landlord Tax Ballot Initiative: This initiative would increase the business license tax that landlords with more than five units would have to pay. An estimated \$4 million a year would be generated by the tax and would go to fund affordable housing. The City's recent community survey found broad support for this tax increase, which could not be passed through to tenants and which would capture some of windfall increase in rents that landlords have realized in the last 4-5 years. The Berkeley Property Owners Association, representing large landlords, has proposed a watered down version of this tax that would generate less money for affordable housing.

Ballot Measure for Public Financing: The Berkeley Fair Elections Act, supported by Common Cause and MapLight among others, would apply to Berkeley Mayoral and City Council elections. To qualify for Fair Elections funds, Berkeley candidates would have to collect at least 30 small dollar donations between \$10 and \$50. Local candidates who choose to participate in the Fair Elections program would receive \$6 in public funds for every \$1 raised in small contributions. Fair Elections candidates may only accept contributions of \$50 or less and may not spend more than \$50 of their personal funds on their campaign. Only contributions from Berkeley residents would be matched. Fair Election Funds Payments could not exceed \$100,000 for a candidate running for mayor and \$40,000 for a candidate running for Council. 7 of 8 of the last Council races have been won by candidates who raised the most money. This measure would increase the influence of small donors relative to special interest contributors who often give the maximum allowed.

Berkeley Progressive Alliance funding measures for Affordable Housing. From our Affordable Housing Platform:

In addition to support for a ballot measure to increase the business license tax paid by landlords (see above)

- **Increase Housing Impact fees** to at least the \$34,000 recommended by a City-commissioned study. Make these funds available earlier by requiring developers to pay the fee when the first construction document is issued. If a developer chooses to build housing on site instead of paying the fee, require **20% affordable units** (5 affordable units for every 20 market rate units).
- **Tax short term rentals** such as AirBnB; place all this new revenue in the Housing Trust Fund.
- Allocate 25% of any property transfer tax revenue over \$10.5 million to the Housing Trust Fund.